

Bengeworth Road Community Liaison Group

Minutes of the meeting

Overview

On Tuesday 31 January 2023, the thirteenth Community Liaison Group (CLG) meeting was held to discuss the works at Bengeworth Road, as part of National Grid's London Power Tunnels (LPT) project. All residents who previously signed up for the CLG were invited to attend the meeting. Emails were also sent to all ward (Herne Hill and Loughborough Junction) councillors and Helen Hayes MP.

One resident and Helen Hayes MP attended the session. The CLG followed twelve previous CLG meetings held throughout 2021 and 2022 and three online engagement events in February 2022 on the design options for National Grid's Bengeworth Road substation and headhouse. National Grid also held three public information sessions between 2020 and 2021 about the overall works at Bengeworth Road.

Meeting called by: National Grid

Date: Tuesday 31 January 2023

Time: 6-7pm

Venue / format: Zoom

Speakers and panel members (5)

- Joe Cawley (JC) Director, Grayling (National Grid CR team)
- Sarah Harris (SH) External Affairs Manager – London and South East, National Grid
- Mark Farmer (MF) Project Manager, National Grid
- Phoebe Adams (PA) Stakeholder Engagement and Communications Manager, UK Power Networks
- Andrew White (AW) Project Manager, UK Power Networks

Technical Support and notetakers (2)

- Belinda Charlton Grayling (National Grid CR team)
- Tom Cherrill Grayling (National Grid CR team)

Elected representatives (1)

- Helen Hayes MP, Member of Parliament for Dulwich and West Norwood

Residents and members of the local community (1)

Presentation

Introductions

Chair, Joe Cawley (JC), opened the meeting and thanked everyone for their attendance. He introduced himself as Head of Engage at Grayling before handing over to other panellists to introduce themselves.

Following this, JC briefly discussed housekeeping rules, noting that the presentation would be recorded for internal purposes and that the meeting minutes and presentation would be made available on the London Power Tunnels website after the session.

JC then provided a brief overview of what was to be covered in the meeting, which was broken down into the following sections:

- National Grid's construction update
- National Grid's lookahead for 2023
- UK Power Networks' update
- Next steps and contact details
- AOB and questions from attendees

Update on the last few months

Mark Farmer (MF) provided an update on behalf of National Grid. He noted that headhouse works have now started. He explained that HV cable diversion works have been carried out on site to enable substation construction to begin later this year, alongside modifications to the site layout that will enable headhouse and substation works.

MF noted that prior approval has been received by the council for the headhouse and that prior approval for the substation design was submitted in December. He explained that National Grid has received some initial comments from the council on the substation design. He said that they have requested a closer look at the colour scheme of the building and for some of the colours to be toned down. He explained that a couple of alternative options are currently being worked up to provide to the council. MF noted that both the applications for the headhouse and substation are available on the council website.

MF then spoke to images of the headhouse foundations on the south and west side of the shaft, which showcase the reinforced concrete works, cable works and the new cover slabs.

MF provided an update on upcoming works in 2023, stating that headhouse works will continue throughout the year and that the team have started with shallow excavations. He noted that National Grid may also need to undertake drainage and water supply works once ongoing survey works conclude. Pending prior approval from the council, initial piling works for the substation will start in April.

Finally, MF reiterated that National Grid will continue to comply with permitted working hours, the agreed traffic management plan and noise and air quality monitoring requirements.

UK Power Networks update

Andrew White (AW) provided an update on behalf of UK Power Networks. He began by explaining that UK Power Networks' application for prior approval has now been submitted to the council and

that UK Power Networks are hoping for a response from the council in February. The concept design for the building has now been signed off internally and shared with National Grid. He explained that UK Power Networks are currently on track to commission a new consultant to draw up detailed designs at the end of February. Demolition of the car park area is due to start between April and June, upon receiving demolition drawings. He noted that the planning application can be found on the local authority's website.

Contact details

JC mentioned that phone lines and emails are available for anyone who has any queries. Due to the reduced attendance, he explained that CLG meetings will move to bi-monthly, rather than every month, and that the next meeting will likely be held in March.

Questions

Please note that we have grouped questions under themes.

Right to light and daylight/sunlight assessments

One resident asked when daylight/sunlight assessments will be undertaken. They asked how applications for prior approval can be submitted without undertaking daylight/sunlight assessments beforehand. They explained that when the previous application for prior approval was submitted, daylight/sunlight assessments were included with this.

Phoebe Adams (PA) responded by explaining that the right to light process is completely separate to the planning application and runs concurrently in the background. She explained that conversations have started with consultants, Avison Young, who will be in touch with residents shortly regarding this. PA confirmed that the previous application was a National Grid application and that it was a full application, rather than a permitted development application, which UK Power Network's current application is. AW explained that permitted development applications do not require daylight/sunlight assessments and are not included in the scope laid out by Lambeth Council. He also explained that right to light surveys are separate to daylight/sunlight assessments and are being undertaken separately.

Independent legal advice

The resident also asked if neighbouring homeowners were going to be offered independent legal advice when dealing with compensation. They noted that when the original plans were put together to run the tunnel underneath the residents' house, National Grid and UK Power Networks provided a budget to residents which they could use towards legal advice.

PA confirmed that she will take this point away and confirm with UK Power Networks' wider team if this is possible. She noted that the resident and UK Power Networks can have a further conversation if they have any more questions. PA again mentioned that Avison Young are due to contact residents to provide advice on next steps.

The resident requested that Avison Young also reach out to residents via email as there have been issues with local postal services.

PA confirmed this update will be sent both physically and electronically. She added to this that National Grid and UK Power Networks will continue to maintain the CLG platform for site updates and if residents require anything further, such as information on right to light assessments, it can be taken offline.

Barbed wire removal

Finally, the resident asked if barbed wire around the site, which appears on top of their fence, can be removed.

AW confirmed he had been in contact with the site security team, who informed him that it is no longer needed. AW shared that as part of the project, UK Power Networks will look to remove sections for residents who are impacted.

Feedback from Helen Hayes MP

HH asked if the right to light process is completely unconnected from the planning application process and whether there is a need to compensate property owners whose right to light is compromised by the development. She also asked whether this is a legal process rather than a planning process.

AW confirmed HH is correct and that the process is a legal process rather than a planning process.

HH asked what the process is for updating other residents that are not currently in the meeting.

JC explained that National Grid and UK Power Networks update residents via email and also carry out letter drops for anything substantive. SH added that the Bengeworth Road project website is also regularly kept up to date. JC explained that if a particular issue arises and a higher level of interest resumes, National Grid will increase the regularity of the CLG meetings.

Closing remarks

JC drew proceedings to a close and thanked everyone for their time. He confirmed that the meeting minutes will be written up and circulated to attendees. Following this, the minutes and presentation will also be uploaded to the Bengeworth Road website. He reminded attendees that the next CLG meeting will be scheduled for the end of March, though if anyone has any queries in the meantime, to contact the team via the usual channels.

MEETING ADJOURNED

31 January 2023