

LJAG
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05 February 2021

London Power Tunnels – an update on Bengeworth Road

Dear Ms Masey,

Thank you for your letter dated 1 February 2021 to John Pettigrew, as Project Director for London Power Tunnels, I have been asked to respond on his behalf. I will try and answer the issues you raise in turn.

We are mindful that residents are concerned about the number of HGVs associated with our works. In terms of the current numbers, you are correct that peak vehicle movements are estimated to be around 60 vehicles per day (120 movements), however, we anticipate that the average vehicle movements will be 40 vehicles per day (80 movements). This level of HGV movement would be over the course of the tunnelling work which will take place between summer 2021 and 2022.

I understand that this is still a large number of HGV movements. We are committed to minimising disruption to residents and, as you suggest, we are exploring alternative access arrangements to try and reduce the number of HGVs on residential roads. Our work to find an alternative route is ongoing and we will of course let LJAG and the community know the outcome.

We always endeavour as far as is possible to involve the community in the planning process. Since summer 2020 we have written to stakeholders in the area to arrange meetings to discuss the plans for the site. Indeed, over the summer as part of our borehole works we spoke with members of LJAG. Since then, we have had three community engagement events, two in December 2020 and one in January 2021. We are pleased that these events have led to the formation of the Community Liaison Group (CLG) and we look forward to holding the inaugural meeting of the group later this month.

We acknowledge that there were errors in the initial sunlight shading assessment. As a result of this, we are carrying out a new sunlight shading assessment which we will submit to Lambeth Council as part of our application. As part of our new sunlight shading assessment, we will be considering if there is any impact from the development on the properties along Southwell Road as well as Ruskin Park. This work is still underway, however, once it is complete, we have committed to sharing it with all concerned residents and we will of course share it with you.

At this stage, we do not have any detailed designs for the buildings on site, but we are committed to developing these designs with the community which we will look to coordinate through the CLG group at the earliest possible stage.

We have contacted the owners and occupiers of the properties which are located above the route of the tunnel to discuss the required rights to deliver the project. We will continue to engage with affected owners and occupiers to seek the rights that we require via voluntary agreement where possible. If any of your members are part of this process, and would like to discuss it, we are happy for them to contact us directly.

I believe that you have recently spoken to my colleague Joe Cawley in the community relations team about the possibility of us coming to a LJAG meeting. I understand that at the time of speaking we had recently held our community engagement event and it was felt that the community had received sufficient briefing at that time. However, the offer remains open and we would be happy to come and brief LJAG at a convenient time for your members. Alternatively, if you or another member of LJAG would like to join the CLG please do let us know.

Kind regards,

Gareth Burden

Project Director