

## Endgame approaches for concrete factory application, but residents fight on

**T**he long battle to stop London Concrete's proposed concrete batching plant in the heart of our residential neighbourhood continues. Haringey's Planning Sub-Committee is set to consider the application on Monday 10th October 2005. Residents and businesses from Crouch End, Hornsey, Stroud Green, Harringay and St Ann's and further afield are urged to keep up the pressure to ensure this wholly unsuitable development does not become a reality.

### Background

Submitted in June 2004, London Concrete's original application calls for the erection of a 14-16 metre high batching plant and associated hoppers, conveyors and ancillary facilities on railway land adjacent to Cranford Way just off Tottenham Lane.

In December 2004 London Concrete (LC) started an appeal process on grounds of 'non-determination' as Haringey failed to determine this application within the limited time period. LC then submitted a second application which was identical to their first application and a Public Enquiry was scheduled for December 2005. LC has subsequently submitted a revised application, making six cosmetic amendments to the original proposal. That new application will be considered by the councillors on the Planning Sub-Committee on October 10th 2005.

Located on the southerly boundary of Ferme Park Depot, the site for the proposed plant lies in close proximity to residential properties in Uplands Road to the west, Wightman Road to the east and the Chettle Court estate to the south whose play area and basketball court would be within metres of the batching plant should the application be approved. The site is located in a wooded area that falls within the Stroud Green Railway Bank – designated

by the Greater London Authority as an area of importance for nature conservation, and as a 'site of borough importance G' is home to many wildlife species.

London Concrete is proposing to operate its business on the site between 7am and 7pm, Monday to Friday, and 7am to 1pm on Sat-

urdays. London Concrete estimates their operation will create 56 heavy Goods Vehicle (HGVs) additional movements a day in and out of the site and the surrounding area. In the context of existing traffic movements in and out of the Depot itself, London Concrete's proposal would result in a 170% increase of such movements. These 30-tonne trucks will be travelling through already congested streets in close proximity to many local schools, play groups and after-school clubs.

London Concrete's managing director Derek Casey has publicly confirmed that the figure of 56 vehicle movements a day is based on the plant operating at only 50% of its full capacity. Citing the example of London Concrete's existing Battersea plant – where the firm quickly moved to overturn the original limit imposed on vehicle movements, it is likely that sooner rather than later the site will be generating well over 120 vehicle movements a day. An average of 9 - 10 HGVs per hour, or one every 5 - 6 minutes.

Other vehicles accessing the plant will be the 'private contractors', a practice the firm actively encourages. There will be no way to enforce any limits on their numbers or condition and will add to the traffic volume. In addition, while the aggregate used by the proposed plant might eventually be delivered by rail 2 to 3 times a week, for the first couple of years it would be brought in by road while the rail access is made ready. And let's not forget the 2 to 3 cement tankers a day – and those are huge.

The siting of this plant in the middle of a residential neighbourhood, with the noise, dust and traffic generated by the proposed development would, without doubt, be hugely damaging to the quality of life currently enjoyed by residents of Crouch End, Hornsey, Stroud Green, Harringay and St.

Ann's. For more in depth information on the impact of this development please visit the Green N8 website. [www.GreenN8.org](http://www.GreenN8.org)

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# STOP THE CONCRETE FACTORY

**MAKE SURE HARINGEY REFUSE IT**

**Mon 10th of October 05**

**Demonstration starts at 6:15pm  
for live cover on TV evening news**

**At Haringey Civic Centre High Road, Wood Green N22**

**Planning Application Sub Committee Meeting starts 7:00pm**

*Local residents remain united in opposition to a controversial planning application lodged by London Concrete Ltd to build a concrete batching plant located in the residential heart of N8.*

**B y M a n d y S t e e l e**

urdays. If approved, the development would generate significant increase in levels of traffic noise and dust/particulate pollution and will consequently seriously damage the quality of life and the health enjoyed by local residents.

[www.GreenN8.org](http://www.GreenN8.org)  
**GreenN8**

## Amendments of the 2nd Application

In June 2005, London Concrete submitted amendments to their second application - these comprise a few cosmetic changes to their original application. They have reoriented the plant to face Wightman Road, added some coloured cladding, and proposed an acoustic wall to face Chettle Court.

A new consultation process on the second application began with a great number of people already involved and many more joining every day. Green N8 has formally objected to the second application by submitting another report - Statement of Objections II - along with over 2000 petition signatures and individual letters.

## London Concrete still haven't supplied reliable impact surveys

London Concrete Ltd, part of multi-national parent company Aggregate Industries PLC, is very well connected in industry and has a variety of highly influential people sitting on their board who are lobbying on their behalf. We can only surmise that these 'friends in high places' have helped win them an exemption from the usual requirement to compile an Environmental Impact Assessment. Green N8 contends that an EIA would quickly make clear the extent to which public health and local residents' general quality of life would be damaged by the development.

In their 'Statement of Objections II' GreenN8 have highlighted the flawed and misleading nature of the reports submitted by London Concrete's own 'independent' experts.

## Haringey's commissioned reports

Green N8 campaigned for independent surveys to be carried out assessing the possible impact, before a decision is made with regard to this application. In February after much hard work by many of our members we managed to secured a promise from Haringey Head of Planning that the Council would carry out full tests and surveys of its own so that the Planning Application Sub-Committee would not be basing its final decision solely on the heavily biased reports provided by London Concrete's own consultants. However in July, half way through the consultation on the amended application, we discovered that Haringey only intended to hire independent consultants to review LC's reports.

To date, such thorough and independent reports have not been carried out. A 'desk based' study

into the dust implications of the application was carried out over the summer - however, this was based on London Concrete's own reports; the commissioned report's credibility was undermined still further by the factual inaccuracies (including such basics as the actual position of the proposed site and the proximity of surrounding properties and amenities) with which it was riddled.

Green N8 has compiled a list of all the tests and surveys that would be required to gain a full and clear picture of all possible impact. It

one of the key 'improvements' within London Concrete's second application.

## When many people come together in protest it has an effect

Church Lane and Tottenham Lane residents have formed a residents association to protest the fact that they were not informed of either the first or the second London Concrete application, despite the proposed concrete factory being directly on their doorstep, including St Mary's School in Church Lane, to name but one school, which would be directly affected by the development. As a result of their action, an extension to the consultation process was gained and the Planning Application Sub-Committee meeting was moved from mid September to Monday 10th October 2005. In addition to all this activity in Hornsey, local residents from Harringay and St Ann's wards also came together to highlight the lack of adequate consultation, which resulted in the last public meeting called for by the leader of the council.

This public meeting was very well attended, over 300 people showed up. Both Haringey MP's, Lynne Featherstone and David Lammy were present. Chairing

the meeting was Leader of the council, Councillor Charles Adje, joined by a large panel of councillors, the MP's, Deputy Executive member for Enterprise & Regeneration, Councillor Harry Lister, and executive member for Environment & Conservation, Councillor Peter Hillman. Planning Department representative included Shifa Mustafa and Paul Tomkins. Also local Councillor for Harringay, Takki Sulaiman and last but not least Stroud Green Councillor LAURA EDGE who has truly led on this issue from the application's beginning to this day. Many other councillors local and otherwise were also present at the meeting.

At the end of the meeting councillors on the panel made their stand, voicing their position with very strong words in defiance of this application. All expressed unequivocal support for cross party unity in opposing the development.

## Call to all local residents to attend Planning Sub Committee

If the Sub-Committee approve the application, the local community - unlike the developer - has NO right of appeal. It is VITAL that as many residents as possible show up to on Monday 10th October meeting to ensure this application is refused.

# STOP THE CONCRETE FACTORY

is vital that the reports outlined by Green N8 are commissioned if the Planning Sub-Committee is to be in full possession of all the necessary facts when it comes to rule on the applications. Without such reports, there will be no record of the baseline conditions that exist in and around the site prior to the commencement of London Concrete's operations, and hence no yardstick against which the impact arising from those operations can be measured. Without those base conditions, the Council will be unable to enforce any dust, noise or traffic suppression measures in relation to the development.

## London Concrete's Wembley plant

A study published last year looked at the impact of London Concrete's Wembley plant on local residents, specifically those living on a travellers site, who are closest to the facility. It describes a high incidence of breathing problems as well as skin abnormalities and rashes, attributed by residents to dust from the plant. The Wembley batching plant is located deep inside London Concrete's larger site, an estimated 200 metres away from the nearest neighbour - some properties in Uplands Road are a mere 50 to 70 meters from the proposed Cranford Way plant. The Wembley site is also surrounded by a high wall, which in theory is supposed to eliminate dust and noise from the plant; a similar wall is

**Make sure Haringey says NO  
to Concrete Factory in N8**

**Attend the planning sub committee meeting  
Monday the 10th of October 2005, 7:00pm  
At the Wood Green Civic Center.**