



Dear Jennifer,

I realise the comments period on the application for the Camley Street visitor centre is now closed. I didn't have any comments on the buildings proposed, but I have just learned about the length of the closure period proposed for the park, and have some other comments relevant to construction management, which I would like to submit for consideration alongside the planning application.

These are below, and hope they are ok to send in directly to you.

Many thanks, and best wishes,
Sian

Comments on planning application 2017/6011/P wrt construction management

Camley Street Natural Park is a priceless asset for our borough. Its visitor centre, educational work and its existence as an oasis of biodiversity in one of the largest brownfield development areas in the country are unique and special.

The new buildings proposed appear to be high quality and not overly intrusive on the landscape. My concern is about the length of time the park is to be closed, which was just announced on the London Wildlife Trust website as more than a year. This indicates that the replacement of the visitor centre will involve a long demolition and construction process that could have an impact on the wildlife in the park. I would like this period of construction to be shortened if possible.

The conservation statement says that the site is recognised as a Site of Metropolitan Importance for Nature Conservation (SMI – Site M095), the highest tier of London's 'wildlife site' system, with many species and different woodland, grassland and pond/water habitats represented. There are a number of protected species that use the site, and the statement recognises that as a relatively new (nearly 40 years) natural park, Camley Street is at a crucial stage in developing a mature ecology, which could be fragile. However

the current documents submitted with the application do not outline how the wildlife on the site will be protected during construction.

I therefore have a number of questions and issues to raise related to construction management. These are mainly relevant when this is looked at post-approval when the Construction Management Plan is being consulted upon and agreed by the council, but also I think these should be considered as part of planning conditions/subject to legal agreement as the site is so important:

- ∞ Vehicle movements to be minimised by reusing all materials from the existing building on site, as part of landscaping following crushing etc, or removed from site only if salvaged for other uses. Canal to be utilised for transport wherever possible - given its history, location and purpose the site should be exemplary in this respect.
- ∞ Dust and air pollution need to be managed exceptionally well in this location. I am concerned that the absence of near neighbours in terms of humans may mean this is not given the attention needed when agreeing the Construction Management Plan. I believe that the construction materials both being demolished and built don't present a very high risk, but monitoring of the levels of key pollutants, including nitrogen dioxide and particulates is still needed because of the sensitivity of the site.
- ∞ How will the park be maintained and any effects on wildlife monitored during construction? I have written to the London Wildlife Trust to ask the same question but Camden should be making sure this is done too as part of agreeing the construction plan.
- ∞ The park also serves an important educational function for Camden's children (and children from further afield). I would like to see a statement to accompany the planning application from LWT setting out how they will make similar provision available during the gap in service from Camley Street, but I also believe Camden Council has a responsibility to make sure alternative ways for children to be educated in natural and wildlife rich settings are available during the period of closure. I have also written to Camden Council and LWT separately to ask about interim educational provision.