



Maintenance and upgrade works Redbridge site

Cadent owns, operates and maintains the largest gas distribution network in the UK. Our main priority is to deliver gas safely to 11 million homes and businesses across our networks, ensuring people can cook meals and heat their homes, their businesses and ensure key buildings in the community, like hospitals and schools, can continue to run effectively.

This number includes the 2 million customers we serve in North London, including in and around the Redbridge area.

As part of this, we have an uncompromising commitment to safety, reliability and keeping our customers safe and warm 24/7.

Our proposals for Redbridge

Our facility in Redbridge has been operational since 1981, supplying gas to Redbridge and the surrounding area.

As part of our ongoing commitment to maintain the gas supply, we need to carry out some works to our Redbridge site; these works will lengthen the life of this key asset and improve its security; this will enable us to continue to effectively meet peak gas demand across this area of London in the years to come. This programme of work has been developed by the Government's Health and Safety Executive, the energy regulator Ofgem, and the Department for Business, Energy and Industrial Strategy (BEIS).

These works need to be completed in a specified timeframe - so that we can work with the community in shaping our proposals we started our engagement as early as possible.



The map provides a bird's eye view of the existing site in Redbridge where we need to carry out the following maintenance and improvements:



Replacement of some equipment on our main Redbridge Lane West site: including various modifications to mechanical equipment and pipe supports amongst others.



Modification of smaller adjacent Cadent site: we need to carry out modifications to this site as the metal ladders and platforms within the valve pits have corroded over the years, hindering safe access and egress for our personnel and therefore need to be replaced.



Noise: our work will aim to mitigate noise created by our above ground equipment. During construction, the team will have the latest technology, including noise-reducing elements, that will make our operations much quieter for our neighbours. Additionally, during construction we'll monitor noise levels throughout our activities at site and do all we can to keep them to a minimum.



Fencing: to improve the safety of the site, we will be replacing the perimeter fence with higher specification fencing.

In order to facilitate this work, we will need to carry out the following:



Some vegetation/tree removal: to ensure that we can keep the required safety clearance to the fence. We've carried out ecological surveys and are working with the Redbridge Neighbourhood Street Scene Team as well as a specialist Consultant to ensure that we carry out the work as safely and practically as possible, with minimal environmental impact. We will replace 5 trees for every 1 tree removed.



Temporary site compound set up: this will need an area of a minimum of 2,500m² and will only be installed temporarily whilst construction takes place. We need to establish a temporary compound with good access for construction vehicles so we can carry out our work safely. The compound will include a main project office, welfare facilities for our employees, space storage of some of the plant, machinery and equipment, parking for HGVs (Heavy Goods Vehicles) and enough space for these to manoeuvre around the compound area.

Our Redbridge site is in the dense urban environment so identifying a suitable location for the compound, has proved challenging. Our Land and Planning teams carried out thorough investigations and originally found Redbridge Lane West Allotments to be the most suitable location that allows direct access to our site.

Proposed Minimal Impact Strategy

As a result of valuable feedback received by Redbridge Lane West allotment holders, along with direction from Redbridge Council, we have now produced a Minimal Impact Strategy.

To devise this strategy, we looked at four other areas, to review suitability for our necessary compound, including; Royston Gardens, the nearby Thames Water Site, Wanstead Golf Course and Wanstead Park Allotments.

We also liaised with key groups alongside Redbridge Council, including Transport for London and Environmental Consultants. We conducted additional surveys, including ecological, environmental and energy assessments, and reviewed further opportunities for mitigation.

Our updated plan is significantly different from our initial plans taking into account allotment holders needs. The strategy includes a redesign of the area at Redbridge Lane West to use the least amount of space we can whilst allowing for direct access, and we made the decision to locate our main compound at Wanstead Park.



Proposed Wanstead Park compound

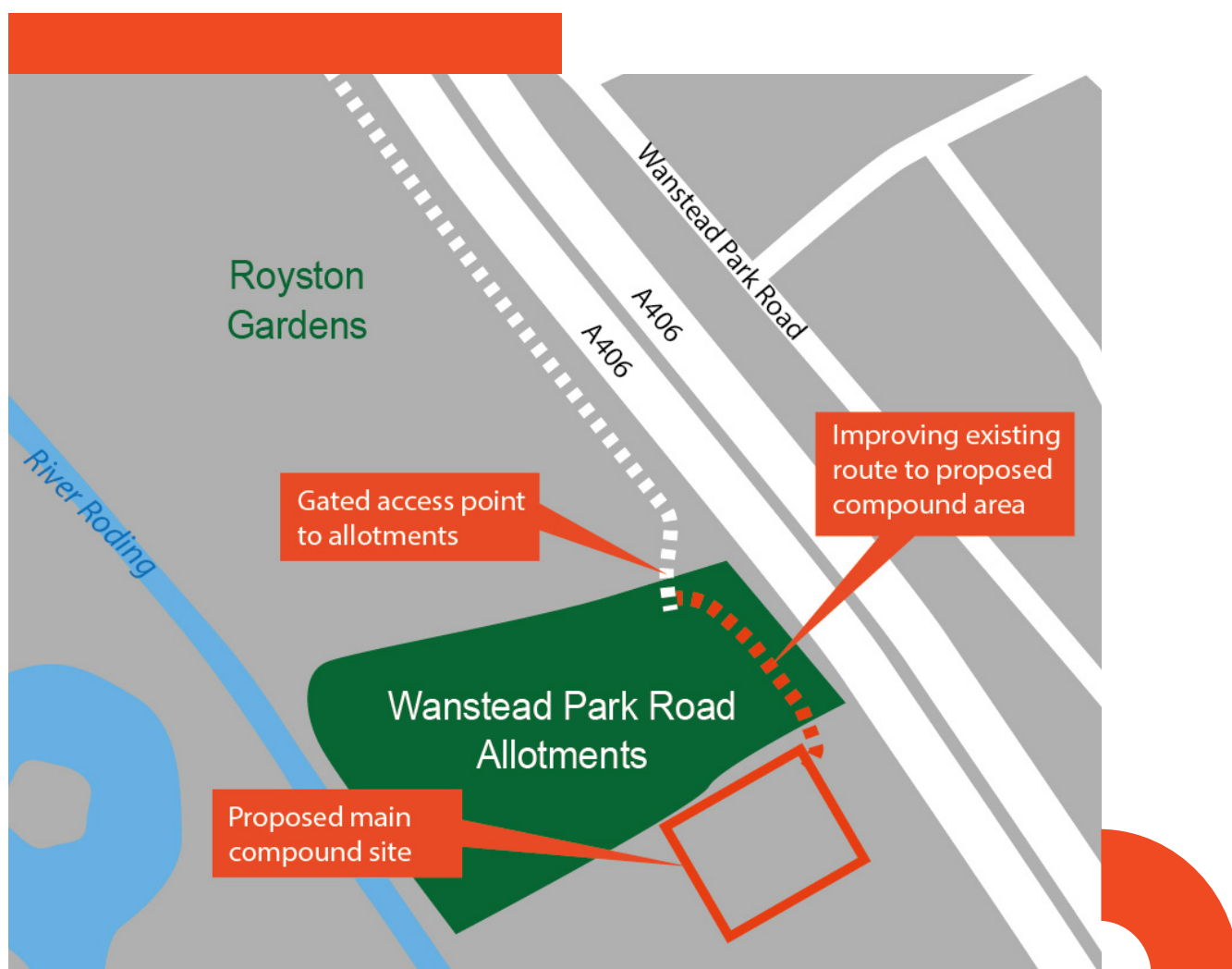
The main compound will house the project office and welfare facilities, as well as allowing us to provide a park and ride facility for our employees to get to and from the construction site at Redbridge Lane West. This compound will provide sufficient space to store the bulk of construction equipment as well as for parking and manoeuvring of HGVs.

There will be no direct impact on the allotments at Wanstead Park Road Allotments as our compound will be located behind the allotments and screen of trees. We want to be a considerate neighbour, therefore we will actively minimise disruption during our time at this location.

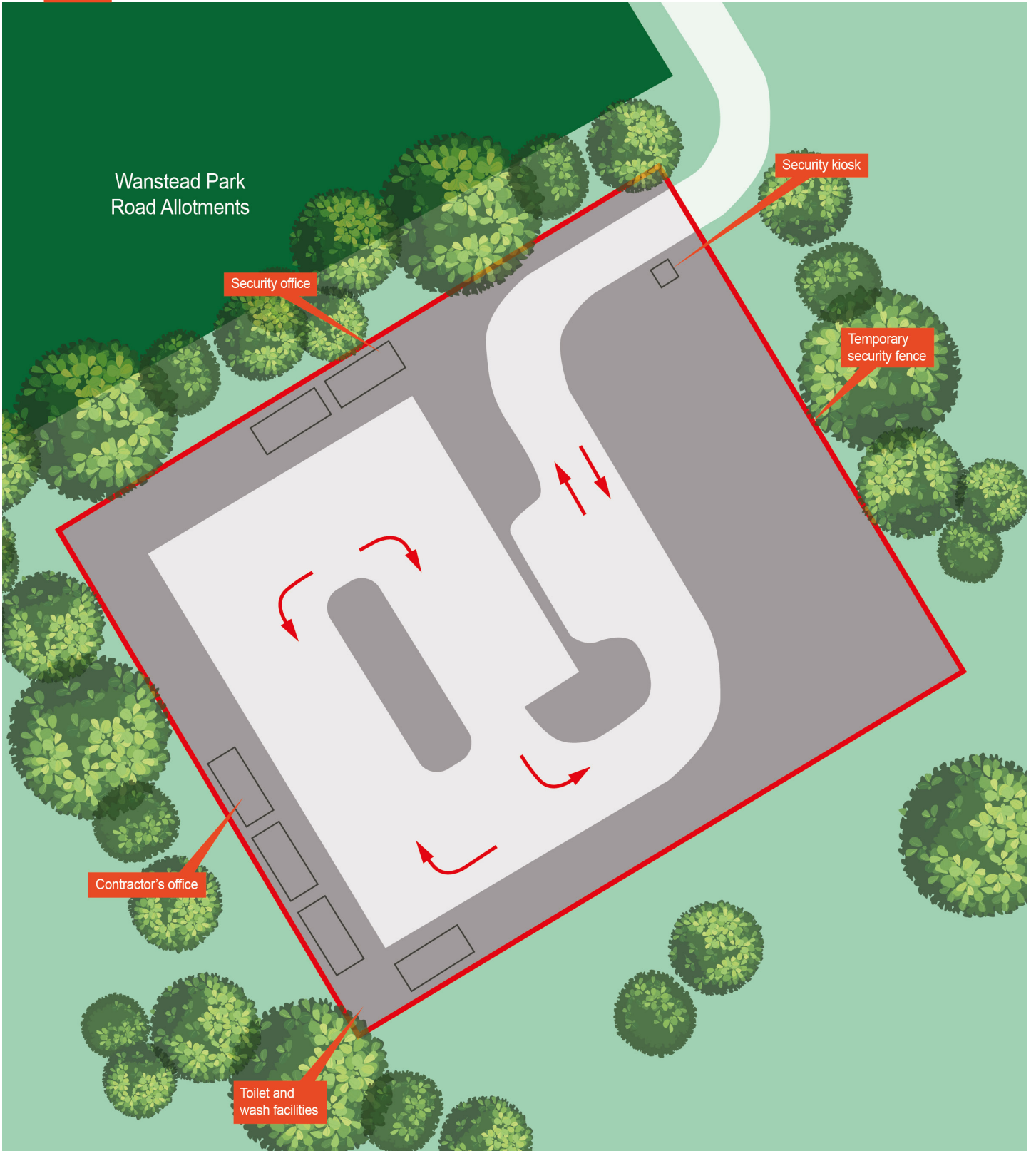
We need to make improvements to the existing access road in order to make it safe and practicable for the duration of our works. Making it into a more robust road will allow our vehicles to transport equipment safely. We expect this road to be temporary and our vehicles to be governed by speed restrictions.

We are aware of the presence of beehives on the Wanstead Park Road Allotments. We know the important role that bees play in pollinating plants and how beneficial they can be to allotments, so we are working with the owners and Redbridge Council to ensure their proper safekeeping.

We are committed to benefitting the community we are affecting during these works in the long term. Therefore, we will carry out improvements to the allotment facilities, such as installing a new toilet facility and provide a new communal water supply.



The map provides a bird's eye view showing the location of the proposed Cadent compound in relation to the Wanstead Park Road Allotments.

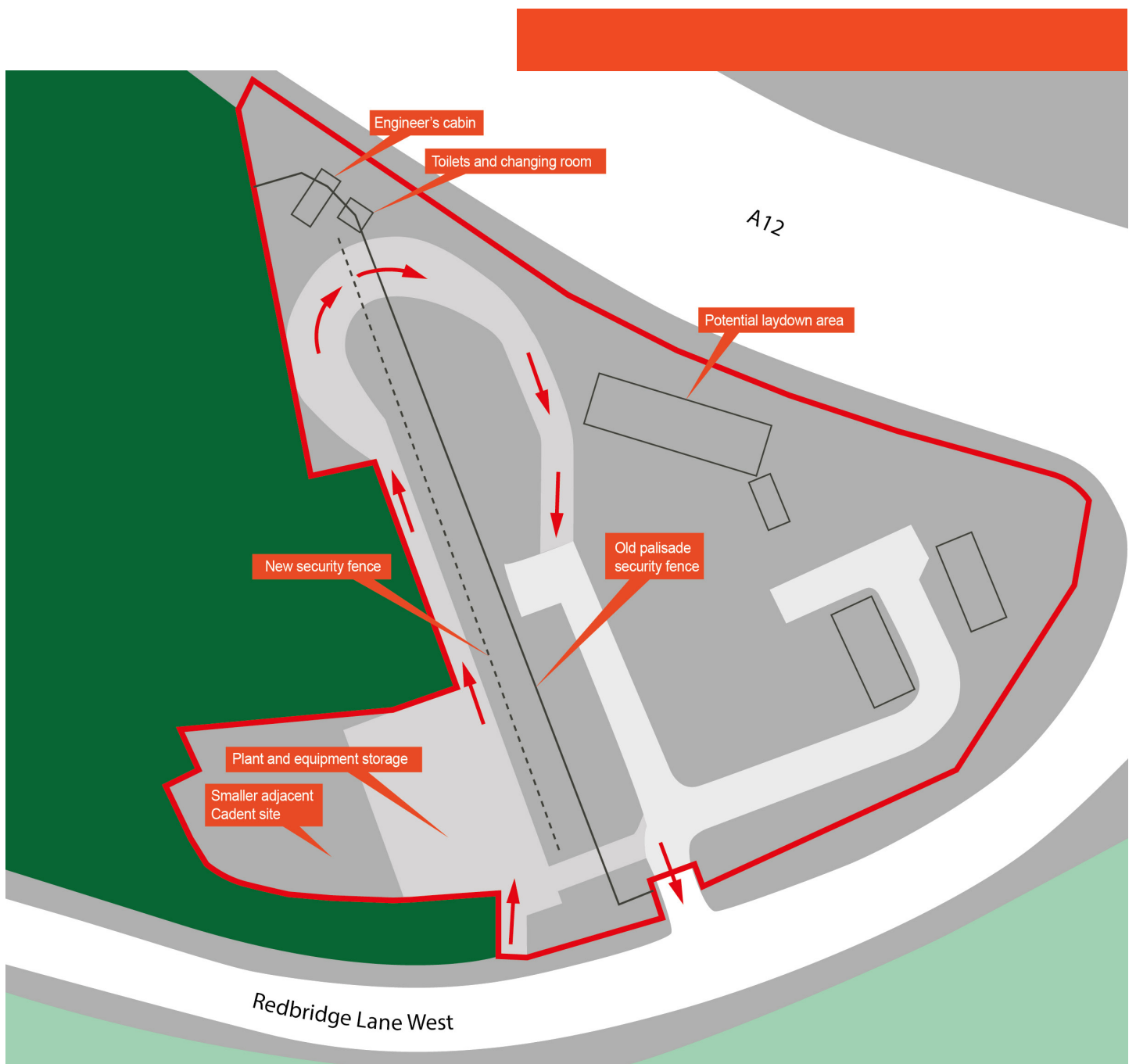


The above shows a bird's eye view of the proposed main compound behind to Wanstead Park Road Allotments.

Proposed Redbridge Lane West Allotment compound

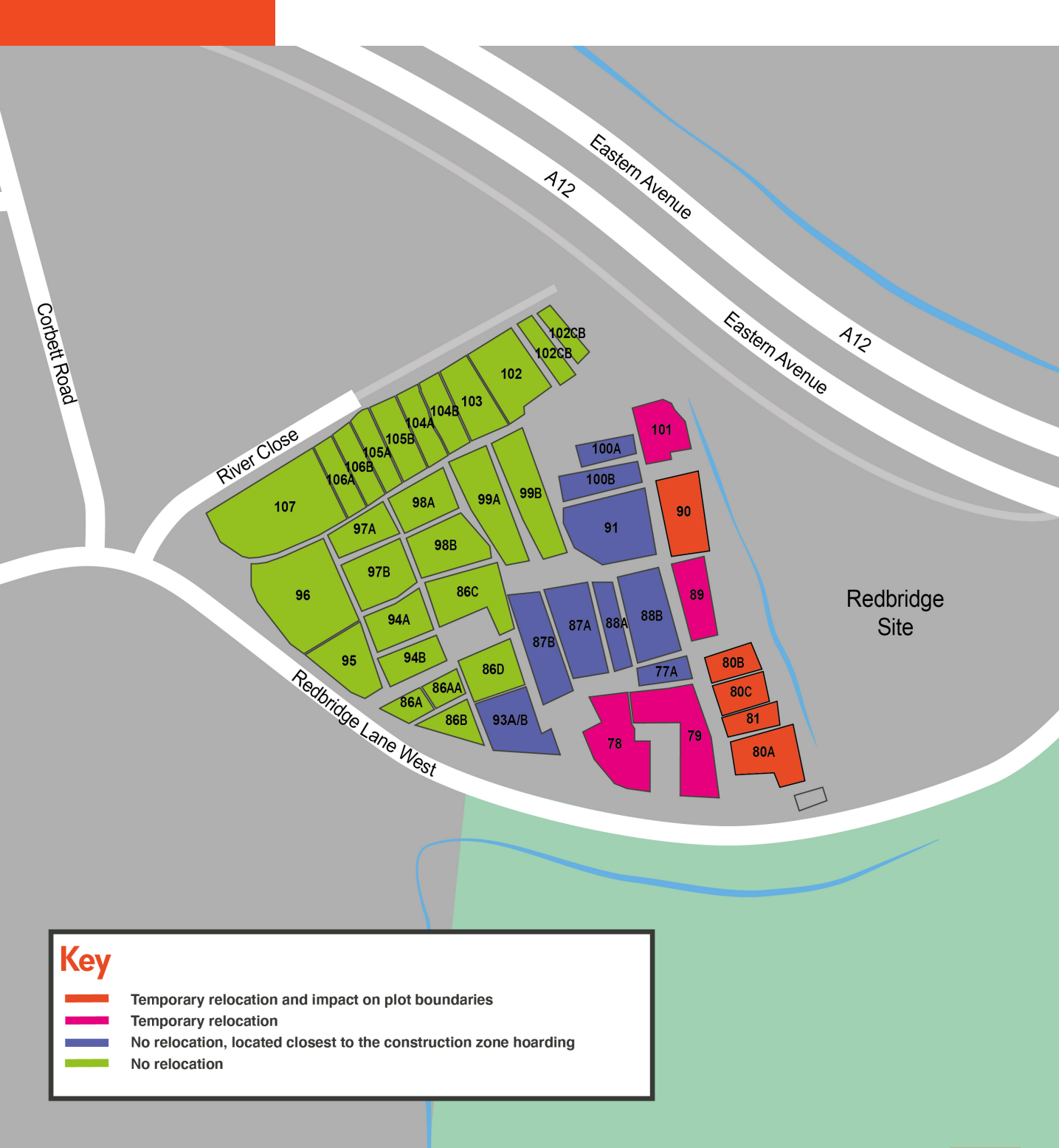
We have reduced the size of the proposed compound at Redbridge Lane West Allotments and have agreed with Redbridge Council a minimal impact solution which affects 9 allotments.

This compound will only be used for minimum welfare facilities required by law and for some storage of plant, machinery, and construction equipment. The proposed area will allow a safe turning space for deliveries and direct access to the construction area.



The above provides a bird's eye view of the proposed compound and site set up at our Redbridge Lane West site.

Redbridge Lane West Allotments



The above map provides a bird's eye view of the Redbridge Lane West Allotment, with plots colour-coded in accordance with the level of disruption.

The disruption of our works to individual allotment holders will vary according to their plot's location; we have arranged these plots into various groups according to the level of impact.

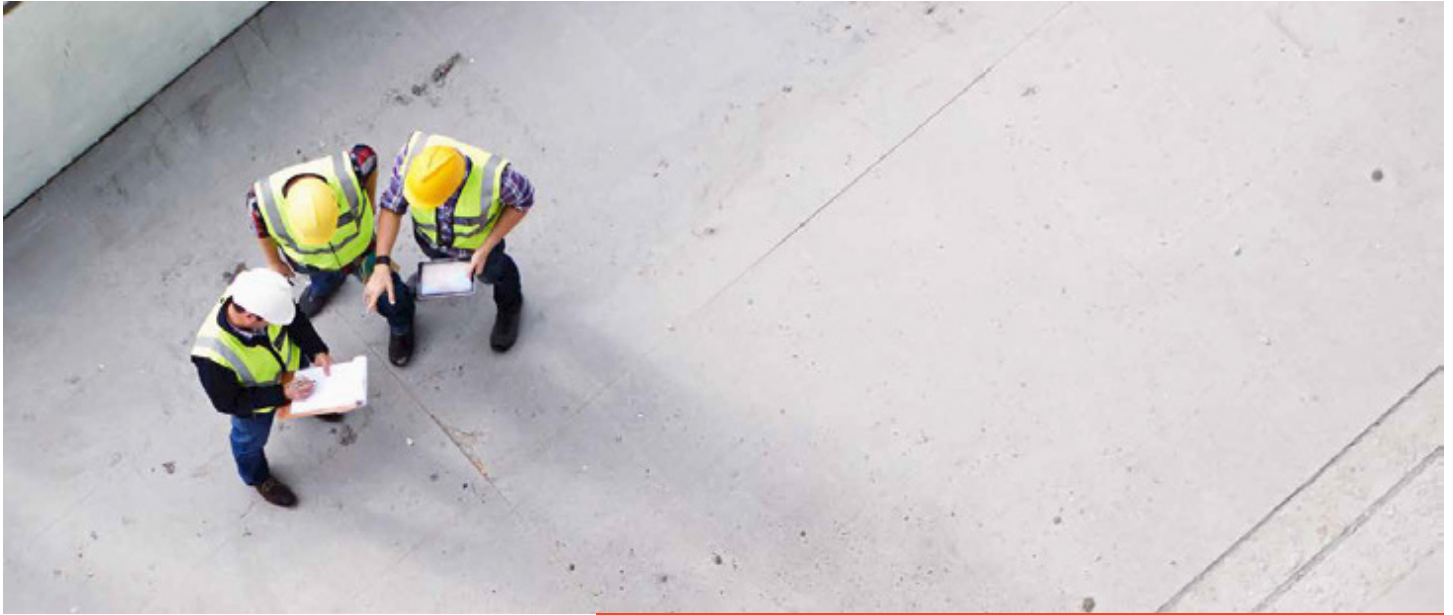
The allotment holders whose plots are situated in the area of our proposed compound will be asked to temporarily vacate their plots while the works are carried out – these plots are marked as orange and pink on the above map. There are some points for the allotment holders occupying the plots outlined in orange or pink to consider:

- For some, on your return we may need to adjust plot boundaries to ensure that we allow enough space to fulfil the minimum safety clearance requirements to the new fence. We have tried our hardest to minimise the number of plots whose boundary may be affected, and have managed to bring the number of affected plots down to five, these are shown on the above map in orange.
- For those being asked to temporarily vacate their plot, we want to work closely with you to come up with a strategy that works best for all involved. We will offer an array of possibilities: from moving to an alternative plot temporarily or permanently to requesting a two-year holiday from the allotment. If allotment holders would like to work with us to come up with a plan which works best for them, we will be conducting one to one sessions to discuss next steps.

We are pleased that the remainder of the allotment holders will be able to stay at their plots throughout construction. Some allotment holders may be affected by, for instance, by being closest to the construction zone hoarding that will be in place to screen our work. These are indicated in purple on the Redbridge Lane West allotment map. We are pleased that the plots indicated in green will not be affected directly by the works.

We know that those allotment holders who will be able to carry on using their plot during the work will still be able to see and hear the works taking place; we strive to be a considerate neighbour at all times and will share our plans on how we will reduce this impact during construction post Detailed Design, which is being undertaken now. We also welcome any ideas allotment holders may have for how we can make the construction time a more pleasant experience.





FAQs

The project

Why do these works need to be completed in a specified timeframe?

We have driven this project timeline, in consultation and agreement with The Department for Business, Energy and Industrial Strategy (BEIS) and the Office of Gas and Electricity Markets (Ofgem), to complete the works at this site, during the regulatory period 2021-2025, as part of a wider business strategy to secure our customers future energy demands.

When will definitive details around the start/end date of the works be given?

We are still at the critical early design & procurement stages of this project, however our key focus will be our engagement with you at every step of the way, keeping you informed of our progress throughout. We are working towards a construction start date of 2023.

What are you doing to minimise inconvenience?

We are liaising closely with Redbridge Council and expert Consultants to plan our work. We will engage with the affected stakeholders in advance to discuss what we are doing so that we can plan a scheme which considers the needs of local people and the environment.

Environment

How are we protecting local wildlife and ecology during the proposed works?

We have carried out a thorough review of the site and conducted a series of ecological and environmental surveys to help us understand the local ecology and potential habitats on site. These surveys identify the measures we need to take to protect the environment, including any protected species.

We have a dedicated team who work hard to protect areas of local amenity value. These include important existing habitats and landscape features such as historic hedgerows, surface and ground water resources and nature conservation areas. There will be a 5:1 replanting policy in place for any trees we need to remove, and clearance work will be under the watch and guidance of an appointed ecologist.

We are liaising with Redbridge Council and the Neighbourhood Street Scene team to ensure that we carry this work out as effectively as possible. We always aim to leave the environment where we undertake our work in a better condition than before.

Will construction affect air quality in the local area - how do you monitor this?

We follow the requirements of the local authority set out in our planning conditions and government guidance relating to vehicle movements, cyclists, noise, pollution etc.

Construction

Who are you working with?

Most importantly, we engage with the local communities that we are likely to impact. We will continue to liaise with relevant stakeholders throughout the life cycle of the project.

We are engaging with the London Borough of Redbridge including local politicians, Vision Redbridge Culture and Leisure, leisure and planning officers from the Regeneration, Property and Planning department, the principal arboricultural and horticultural officer from the Neighbourhood Street Scene and the Highways Safeguarding Adult Board Team (acting as Lead Local Flood Authority).

During our maintenance works we use experienced and qualified contractors to carry out the work on our behalf. We manage our contractors and monitor their performance closely.

What hours would you be working?

Working hours would be 7am until 6pm weekdays. If weekend work is necessary, we'll agree this with the local authority, and write to you to inform you.

Would these works have any effect on local traffic?

We are at early stages of our traffic management plan, however, our traffic management plans consider the local area, road network and speed limits and avoids residential areas where possible. It's designed to minimise disruption whilst we're working on our sites.

All heavy vehicle deliveries will call us in advance to discuss the best route to site and arrange dates and times to avoid a queue on local roads. We'll make a passing point for vehicles in the site compound/ access road, and we'll install traffic signage at the proposed site entrance to keep access entrances clear at all times.

Traffic management will be agreed with the local authority. As soon as we have more detailed information, we will ensure that we communicate this out to the local community.

Do you need any sort of permission to do this work?

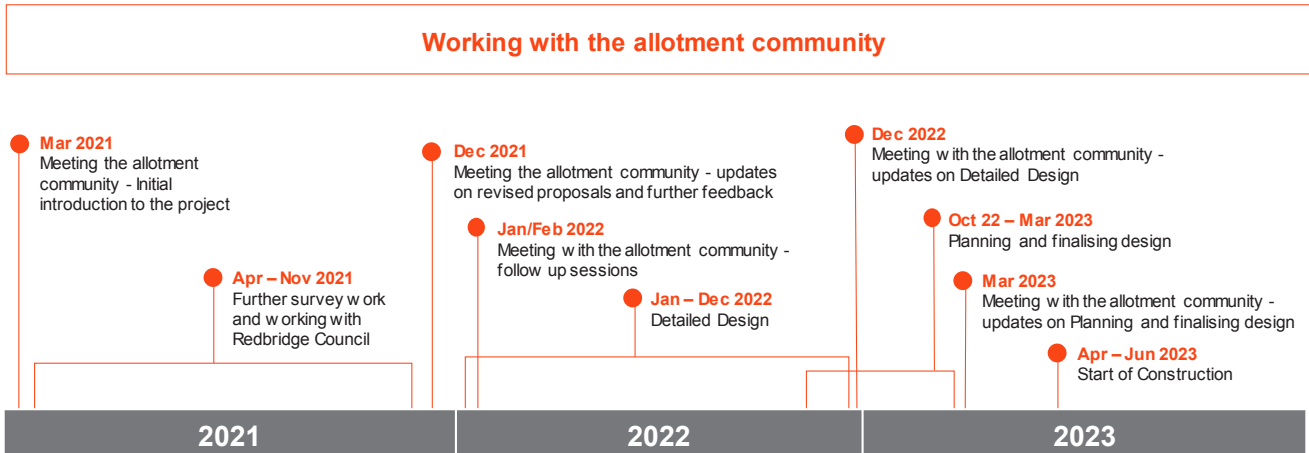
As an essential infrastructure provider, Cadent benefits from permitted development rights for gas transporters under Part 15 Class A of the Town and Country Planning (General Permitted Development) Order 2015. Most of our works fall under these rights with the exception of the works to upgrade the security fencing which will require planning permission.

Cadent has already engaged with the London Borough of Redbridge through a pre-application enquiry and will continue to liaise with the planning team, other consultees and stakeholders throughout the planning process as the detailed design is developed. We are committed to working closely with the council to submit this planning application.



Next steps

We are at the early stages of the project and would like to continue to engage with you every step of the way. We will be continuing to engage with local stakeholders regularly as we develop and refine our designs and plans throughout all stages of the project lifecycle, to ensure that we can minimise our impact and make the project work best for the local community.



**Please note that the timeline only indicates meetings with the allotment community for each project milestone. We will engage with the community as frequently as necessary between these periods.*

Engaging with you



Feedback: We will be providing feedback forms so that you can help us shape our proposals.



Information: We will continue to share our plans through materials such as this leaflet and our website www.cadentgas.com/Redbridge will be a resource where you can find out real-time updates on the project and will be able to access project materials.



Engagement: We will be hosting further meetings. These will provide you with updates on our proposals and allow us to work together to further develop our plans.



Community relations team: A dedicated community relations team will be available for you to provide feedback to the project team and answer any questions.

Contact us

We are committed to keeping communities informed about our work. We provide advance information and make it easy to get further details to minimise inconvenience.

To find out more about our work, visit our website: www.cadentgas.com/Redbridge.

If you have any questions, we have a dedicated community relations team who can be contacted on redbridgeagi@communityrelations.co.uk or [0800 0687925](tel:08000687925).