

# Welcome back

Welcome to our second public exhibition for Cheshunt Lakeside. We are now presenting our updated and more detailed proposals.

We previously held an exhibition in July. Attendees were positive about the planned benefits for the site – the commercial elements, the school, potential community and potential health provision.

One of the key issues raised was regarding local transport infrastructure. Since the previous consultation, we have undertaken more detailed work to assess the local highways network and you can find out more about that later in the exhibition.



## Our application

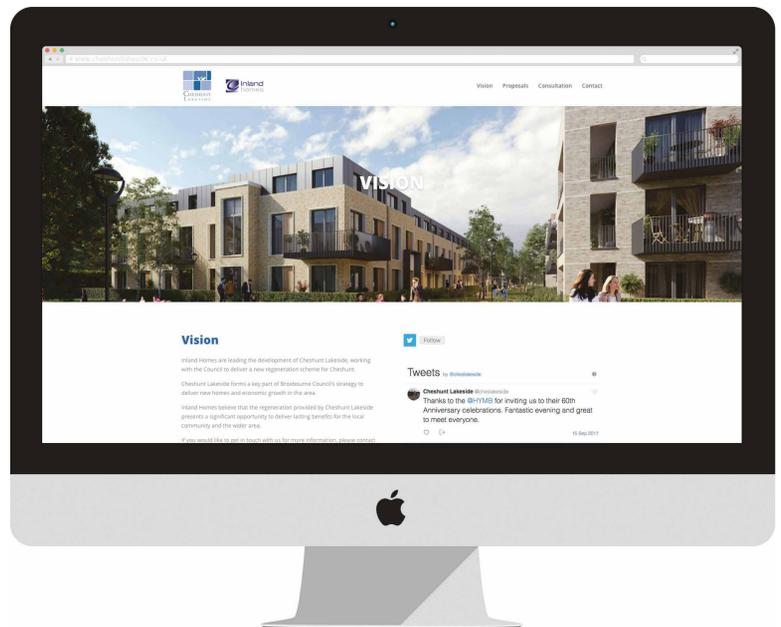
Once this consultation has finished, the development team will finalise the proposals before submitting an outline planning application, which will determine the core principles of the scheme - including height, scale and number of parking spaces.

Once the application is submitted Broxbourne Borough Council will run their own statutory consultation, providing an opportunity for local residents and businesses to comment on the application.

If the application is approved, Inland Homes will bring forward **reserved matters applications** for each phase of development.

These Reserved Matters applications will include details of the architecture and materials for each building.

Feedback form



Consultation website

## The Team



**Inland Homes**  
Lead Developer



**Metropolis Planning and Design**  
Masterplanner



**Roger Cory Partnership**  
Flooding



**Entran**  
Environmental Consultants



**Montagu Evans**  
Planning Consultant



**Markides Associates**  
Transport



# Key Benefits

Cheshunt Lakeside will deliver significant benefits for the local area and the wider borough of Broxbourne. It will deliver new housing, jobs and social infrastructure on the most sustainable brownfield site in the area.

It will help meet challenging housing targets and reduce the need to develop the Green Belt. It will provide a place to live, work, and play on the doorstep of Cheshunt Station.

By delivering housing within walking distance to the station, Cheshunt Lakeside will provide a new opportunity for people who can work in London, Cambridge or Stansted without needing to own or use a car every day.

Cheshunt Lakeside will be delivered at a time when further improvements are planned to the West Anglian Main Line, and with the advent of Crossrail in the longer-term, Cheshunt Lakeside will provide a sought after location for new commuters.



CGI showing new homes and landscaped areas on the western boundary

## Key benefits



Up to 2,000 new homes, offering a mix of different apartment types



Up to 1,044 sq. metres of community space, providing a place for local groups to meet, use and socialise



Up to 18,007 sq. metres of commercial space, offering space for existing and new businesses



New landscaped spaces and pocket parks, with excellent pedestrian and cycle routes to the Lea Valley Regional Park



A new two form entry primary school, meeting the needs of new and existing residents



Significant economic benefits, including the reprovision of around 1,000 jobs on the completed site, 250 construction jobs with opportunities for local people, New Homes Bonus funding of £12 million to help fund local priorities, and £28 million a year in additional spending by new residents, helping support local businesses and services.



Protection of the green belt – delivering housing growth to support the area's housing targets and saving up to 12.2 hectares of green belt land



Improvements to train and bus services, as well as the local highway

# The Masterplan

The masterplan has gone through a comprehensive review process, taking the feedback from the local community and the council into account.



- Cadmore Lane Employment Hub
- Landscaped Delamare Road
- Residential Village
- Large Public Open Space
- Linear Park
- Two Form Entry Primary School
- School Drop off
- Local Centre

Revised Masterplan

# The New School and Landscaped Delamare Road



CGI showing the mixed use element of the scheme

This is a view of the new two form entry junior school that will be built on Delamare Road opposite the new local centre. The view looks north and also shows how Delamare Road will be landscaped on either side forming a series of squares. By providing short stay parking bays along the road traffic will flow more freely than it does now.



CGI showing the new Delamare Road

# Two New Centres for Business and Jobs



CGI showing the new local centre along Windmill Lane

We are planning for employment and about 1,000 jobs on the site. These will be focussed in two areas; the new local centre opposite the station (shown here) and at Cadmore Lane (next banner).

In both of these areas we have reduced the height of the buildings since the last exhibition. The businesses will have their own parking and servicing.



Plan showing the new local centre along Windmill Lane

# Two New Centres for Business and Jobs



CGI showing view of the development from Cadmore Lane

New flexible space for business at Cadmore Lane. Businesses will have their own parking and servicing areas.



Plan showing the development along Cadmore Lane

# Key Benefits: Places to Live, Work and Play

**Cheshunt Lakeside is a transformative project. It will deliver wider economic and social benefits for Cheshunt and deliver much-needed housing growth in the most sustainable location in the Borough.**

Cheshunt Lakeside will attract a variety of different people looking for a new home.

Cheshunt Lakeside will also be attractive to businesses, offering a variety of different spaces to support small, growing and larger companies. The commercial space will deliver opportunities for cafés and restaurants to thrive in well-used and high quality civic space next to the station.

For younger residents, Cheshunt Lakeside will provide a new two form entry primary school and community facilities for activities, clubs and societies. The new pedestrian and cycle routes will provide a safe and attractive environment for more active pursuits.

Young commuters and first time buyers will be looking to take advantage of the great train links to London, Cambridge and Stansted.

The one and two bedroom apartments will attract single people and young couples, looking for a more affordable place to live that offers easy access to major economic centres, combined with the leisure and space on their doorstep in the Lea Valley Regional Park.

They will help invigorate the centre of Cheshunt, spending their money in local shops and restaurants and contributing to the local economy.



CGI showing new properties surrounded by extensive green landscaping

# Highways

Since our public consultation in July 2017, we have been undertaking further detailed studies to assess the vehicle movements generated by Cheshunt Lakeside and how this will impact on the local network.

In assessing the impacts at peak hours in the morning and evening, we compare vehicle movements against different scenarios.

These include the site as it currently is, but also the situation that would otherwise occur if the Tesco buildings were brought back into operational use.

It also assesses what impact public transport improvements could have on vehicle movements generated by Cheshunt Lakeside by 2033.

As part of the proposals Delamare Road is being widened by 2.4m due to onstreet parking being moved off street.

The table below illustrates the results of the technical assessments:

Scenario	AM Peak Trips (8am – 9am)	PM Peak Trips (5pm – 6pm)
Existing site – fully operational (assuming Tesco was still there)	1,050	900
Existing site – current operation (as it is now without Tesco)	675	575
Cheshunt Lakeside – with no change to public transport	775	900
Cheshunt Lakeside – with changes to public transport as planned	375	500

## VISSIM model image placement



PM Peak - Proposed Scheme Traffic



PM Peak - Fully Occupied Scheme Traffic

**We have a computer model of which simulates the traffic on each of the four junctions affected by the development. It is running on a screen and it shows you the comparison between the site re-occupied by businesses and the traffic generated by the development.**

All of our studies are consistent with the transport models being used by Herts County Council and Broxbourne Borough Council to test the impact on the local and strategic network of future growth.

We have also produced a VISSIM model, which simulates the existing and proposed conditions on the local highways network.

You can see the VISSIM model here at the exhibition or on our website at: [www.cheshuntlakeside.co.uk](http://www.cheshuntlakeside.co.uk)

# Transport

There are significant public transport improvements planned that will reduce the reliance on cars getting to and from work.

## Trains

In the short term (2021), it is estimated that there will be 32,000 more seats on services arriving at Liverpool Street in the morning, delivered through longer trains, increased capacity, and new services.

The West Anglia Main Line will introduce 1,144 additional weekday services – an increase of 13% - to stations including Liverpool Street, Cambridge, Stansted Airport, Norwich, Lowestoft, and Southend.

In the longer term, Crossrail 2 is planned for Cheshunt.



## Buses

A new bus service is proposed between Waltham Cross Station and Brookfield, via Cheshunt Station, Delamare Road and Hertford Regional College, which will run approximately every 20 minutes.

## Old Pond Roundabout

As part of the upgrades to the local infrastructure, we are working closely with Herts County Council and Broxbourne Borough Council on potential improvements to the Old Pond Roundabout, which could include a new layout, better public realm and surfacing improvements.



# Parking

Delamare Road will be completely transformed. The current on-street parking will be removed and all parking for residents and businesses will be provided off-street.

## Residential Parking

The residential element will provide spaces for residents who live onsite. This parking provision has been agreed with Broxbourne and Hertfordshire County Council.

Each block will have its own residential parking with a total of 1,730 off street parking spaces onsite.



## Commercial Parking

Parking for commercial visitors will be separated from residential parking to avoid management issues onsite. It is recommended that staff parking permits are issued for commercial units to avoid overspill into residential or surrounding parking spaces.

## Visitor Parking

Around 10% of the planned parking spaces will be provided for visitors for each block. Parking controls will be in place to ensure that the parking spaces are used by visitors to the site.

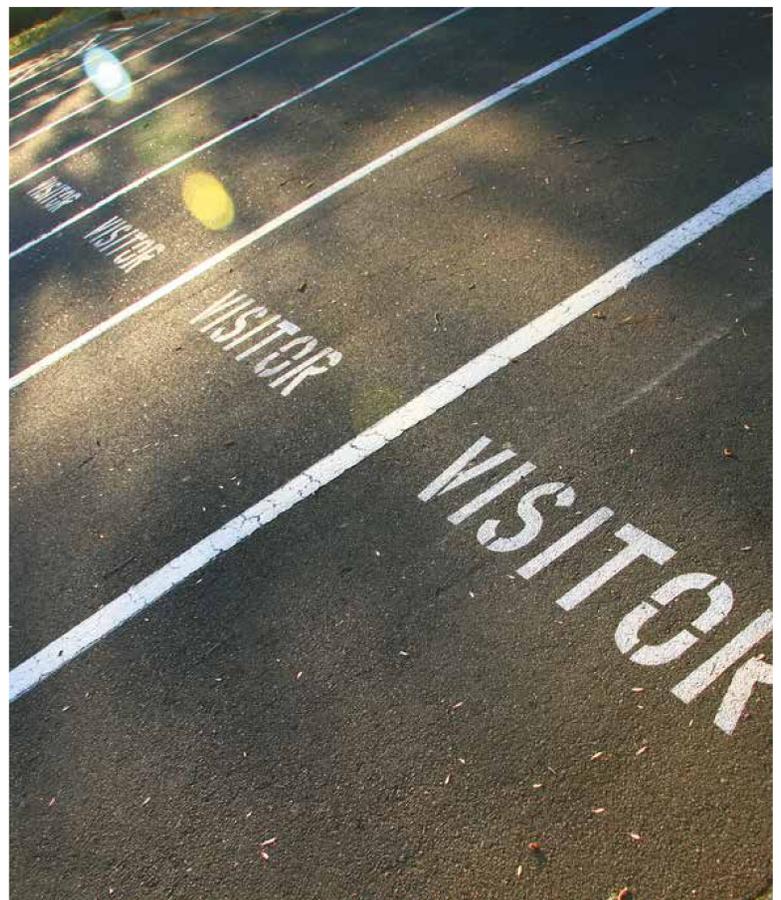
## Local Area

We are proposing that traffic and parking is more actively managed across the local area. Parking throughout the scheme in the private areas will be controlled by a management company to ensure that residents and visitors do not park inappropriately. Residents and visitors will need parking permits in order to park within the scheme. Dedicated drop off and pick up facilities will be provided at the school and the new road will remove the bottleneck adjacent to the station. Delamare Road has been widened with on street parking to allow for two way traffic movement. To ensure parking overspill does not occur, the parking restrictions in the wider area will be better enforced and managed. This is supported by Broxbourne Borough Council and forms part of their wider transport strategy.

A management strategy will also be in operation to ensure no overspill into the surrounding area.

The provisions for this will include:

- Each 2 and 3 bedroom unit is sold with one dedicated parking space
- Each studio and 1-bedroom unit is offered the opportunity to purchase a parking permit for parking within the resident's block
- The maximum number of parking permits allocated will not exceed the total number of parking spaces available in each block
- Parking permits should be renewed annually with those holding a permit given first refusal
- Any permit not renewed can be offered to other residents



# What happens next?

If you would like further information or to be kept updated on the proposals, please contact us via the following details:



0800 170 7270



info@cheshuntlakeside.co.uk



@cheslakeside



cheshuntlakeside.co.uk

Thank you for attending the exhibition.

We hope you have found this exhibition useful and we would appreciate if you could take the time to fill in one of our feedback forms before you leave.

We will be reviewing all the feedback received to help inform the final stages of design work before submittal of the outline planning application.



CGI of new civic space close to the station

## Timeline

**December 2017** Submittal of outline planning application

1

**Spring 2018** Proposed determination of planning application

2

**Late 2018** Construction work begins

3

**2028** Final phase completed

4