

# Cheshunt Lakeside update

AUTUMN 2019

Plans are moving forward for Cheshunt Lakeside, the new mixed-use community on the land along Delamare Road between Windmill Lane and Cadmore Lane. Inland Homes is working in partnership with Broxbourne Council to transform the site with more than 1,700 new homes, as well as purpose built commercial space for businesses and a new primary school.

As a neighbour or occupier of the site, this newsletter is to keep you informed and updated on the progress of the works. In the coming weeks, demolition work is scheduled to begin on site, starting with New Tesco House, Old Tesco House and Tesco Resource Centre. Every effort will be made to minimise disruption but we apologise in advance for any inconvenience that might be caused.

**To find out more about the arrangements for demolition and about the Cheshunt Lakeside development in general, Inland Homes invites you to an open event for the local community, taking place on Wednesday 16 October 4 – 8pm at our new regional headquarters in Heldrew House on Delamare Road.**

Please see reverse of this leaflet for full event details.



## Overview of the plans

The mostly industrial land along Delamare Road, which includes the former Tesco headquarters and Resource Centre, is allocated in the Broxbourne Draft Local Plan as a key site for development. Cheshunt Lakeside will not only deliver much-needed new homes in Broxbourne but also a range of new community facilities and public infrastructure, delivering lasting benefits for the local area. The masterplan includes:



new homes in a range of sizes and tenures, including affordable housing, to suit a mix of residents.



Investment in transport links with a new road, bus route and upgrades to Cheshunt railway station, as well as new cycle and pedestrian routes.



financial contributions to fund new and upgraded community facilities and infrastructure.



of brand new, flexible commercial space for businesses, including start-ups, helping to boost the local economy by up to £16m a year through inward investment.



Delivery of a new two form entry primary and nursery school.



Generating new jobs - 250 construction jobs and 30 apprentices during the build process, as well as up to 1,150 new jobs on the completed development.



## Demolition plans

The demolition of the Tesco Resource Centre, Old Tesco House and New Tesco House is scheduled to begin in late October as part of the redevelopment of the site. These works will continue throughout the winter and complete in spring 2020. The work will be carried out on behalf of Inland Homes by Lowery Demolition, an experienced demolition specialist and member of the National Federation of Demolition Contractors.



New Tesco House

The work involves stripping out the interiors and demolition of structures. Materials demolished will be recycled and reused wherever possible in the new development, helping to improve sustainability and reduce the volume of traffic in and out of the site. The land will be left in a tidy and level condition enabling construction work to begin.



Tesco Resource Centre



Old Tesco House

Throughout the process, public safety and comfort is the priority. Inland Homes will put in place a range of practical measures and management plans to ensure the safe delivery of the works and to minimise disruption. There will be just one route in and out of the site for HGVs to help control traffic. Timber hoardings and steel gates will be erected around each of the demolition sites for security and public safety.

We anticipate submitting the Reserved Matters (detailed design) application for the first phase of development later this year.

The first development will be on the Old Tesco House site and will seek to deliver approximately 195 new residential units.

Further information about the demolition process will be available at the open event on 16 October and on our website [www.cheshuntlakeside.co.uk](http://www.cheshuntlakeside.co.uk)

## Project Timeline



June 2019

Resolution to grant planning permission

August 2019

Planning permission and Section 106 agreement signed securing £14 million in public investment

October 2019

Demolition of Tesco buildings on site

Late 2019

Reserved matters application for first phase submitted

Summer 2020

Construction of first phase of homes begins

## Short-term homes to meet local needs

Inland Homes has come up with an innovative solution to provide additional affordable housing during the period of time it takes to develop Cheshunt Lakeside. Through its Hugg Homes brand, it has erected 32 temporary modular homes on the site, which have been let to Broxbourne Council. These homes have been added to the council's property portfolio to help meet the immediate housing needs in the area and are now fully occupied.



"Hugg Homes offers a high-quality, affordable alternative to hostels and B&Bs often used by local councils in responding to short-term housing demand. This represents a real partnership with the Council, providing a response to immediate housing need alongside longer-term regeneration investment."

**Stephen Wicks,**  
**Chief Executive of Inland Homes and Hugg Homes**



Broxbourne Youth Awards presentation

## Community projects

Showing its commitment to supporting the local community, Inland Homes has supported a range of local projects including:

- Sponsorship of the Broxbourne Youth Awards, which recognise the achievements of young people
- Sponsorship of Herts Young Mariners Group in the Lee Valley Regional Park, which offers outdoor educational opportunities to young people and adults
- Working with local colleges including Hertford Regional College to start an apprentice scheme for local people to gain construction careers experience working on site

## Meet the team



Mike Butler is the Project Manager at Cheshunt Lakeside, working on site for Inland Homes and co-ordinating the team that will deliver the project.

Mike has worked in the construction industry for 17 years, specialising in residentially led developments.

"Cheshunt Lakeside is the biggest development Inland Homes has ever undertaken and I am proud to play my part in making it happen. I am really excited about getting started and helping create a new place that will bring so much to the local area. We want to keep local residents and businesses updated throughout the process. To make sure you are kept informed, please see our website for further details, register for our e-newsletter and we hope to see you at our open event."

## Community open event

All local residents and businesses are warmly invited to an open event to find out more about the plans for Cheshunt Lakeside. Inland Homes and Lowery Demolition will present details of the plans for the demolition work and arrangements to make sure it is undertaken to the highest standards of safety.

Hosted by Mike Butler of Inland Homes and Les Parker of Lowery Demolition.

### Event details:

**Date:** Wednesday 16 October 2019

**Time:** 4pm – 8pm

### Location:

*Inland Homes,  
1st Floor Heldrew House,  
Delamare Road,  
Cheshunt  
EN8 9SL*



## Keep in touch

Please check our website for regular updates and register for our email newsletters

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