

Welcome to Cheshunt Lakeside



Cheshunt Lakeside forms a key part of Broxbourne Council's strategy to deliver new homes and economic growth in the area.

The Council's draft Local Plan identifies the site as providing a significant opportunity to deliver sustainable development on a brownfield site, helping to minimise the requirement to develop on the Green Belt.

The name "Cheshunt Lakeside" was chosen to reflect its proximity to the Lee Valley Regional Park.

As the owners of the former Tesco HQ and the majority landowner, Inland Homes are leading the redevelopment of the site, working closely with other landowners and Broxbourne Borough Council to deliver a comprehensive regeneration of the site.

IDM Properties are also working with the team as one of the other main landowners for Cheshunt Lakeside.

We believe that the regeneration of Cheshunt Lakeside presents a significant opportunity to deliver lasting benefits for both the local community and the wider area.

This exhibition is the first stage of consultation with the local community. We want to hear your views on the emerging proposals and understand your priorities for the future of the area.

We would be grateful if you could take the time to fill out one of our feedback forms today.

All the information from this exhibition is available on our website:

www.cheshuntlakeside.co.uk



Photo of the former Tesco HQ on Delamare Road



Computer Generated Image (CGI) showing how Delamare Road might look in the new Cheshunt Lakeside

The team

We are working with an expert team, covering a wide range of disciplines, to deliver a comprehensive and high-quality development:



Inland Homes
Lead Developer



IDM Properties
Developer



Metropolis Planning and Design
Masterplanner



Roger Cory Partnership
Flooding



Markides Associates
Transport



Montague Evans
Planning Consultant



Entran
Environmental Consultants



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The Existing Site



The site identified in the draft Local Plan is situated between Windmill and Cadmore Lanes and is currently occupied by a number of businesses and residential properties.

The largest employer on-site, Tesco, recently relocated leaving a large amount of the site vacant.

It is located in the most sustainable location in Broxbourne, right next to Cheshunt Station with its excellent links into London and Cambridge. On the doorstep are the wide open spaces of the Lea Valley Regional Park.

Existing businesses and residents

There is no immediate pressure for any of the people currently on-site to relocate. This project is likely to take 10 years and will be phased to allow time for the existing businesses and residents to review their options.

For local businesses, we will be working with Broxbourne Borough Council (BBC) to provide advice and support. Many existing businesses will be able to find space in the new development, which will deliver significant employment space on-site.

There are other businesses that are unlikely to be compatible with the new, largely residential environment and we will provide support and assistance in relocating these to an alternative location.

For the existing homeowners on the site, we will be looking to purchase their properties or assist in finding and funding an alternative home as a substitute.

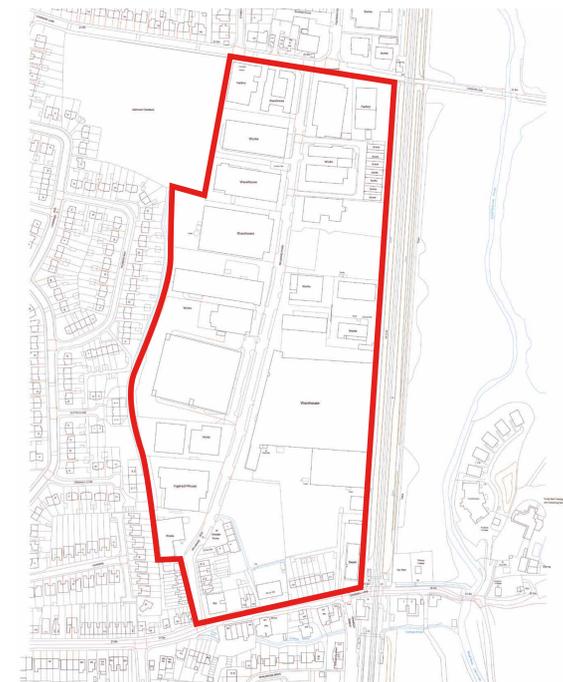
Photos showing existing site and surroundings



Aerial photograph showing current site



Diagram illustrating Cheshunt Lakeside within its wider context – with excellent transport links in to London and Cambridge, and the Lea Valley Regional Park on the doorstep, it is the most sustainable location for new housing in Broxbourne



Plan showing existing site layout



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The Draft Local Plan



Broxbourne Borough Council identified the land at Cheshunt Lakeside in their draft Local Plan as a significant opportunity to deliver new housing, business and community space. By optimising this brownfield site for significant development, the Council is protecting Green Belt land that would otherwise be required.

We estimate that the Council would need to find approximately 56 hectares of Green Belt Land to deliver the same number of new homes as Cheshunt Lakeside, around the size of 50 adult football pitches.

Housing numbers

The original plan for development on the site, which would have encompassed just the former Tesco site, projected a development of around 400 new homes.

Since then, the site has grown to include the area between Cadmore Lane and Windmill Lane and a figure of 1,000 new homes was included within Broxbourne's draft Local Plan.

Further testing has been taking place to assess the full capacity of the site for new

homes and the Council's latest figure for potential development is 1,750 new homes.

Our proposals are based on delivering between 1,500 and 2,000 new homes, depending on further testing on what the impacts of the development will be and how they might be mitigated.

Broxbourne Borough Council's new Local Plan is likely to be fully adopted in late 2018.



Image from the draft Local Plan of an illustrative masterplan showing how the development of Cheshunt Lakeside could be arranged within the site

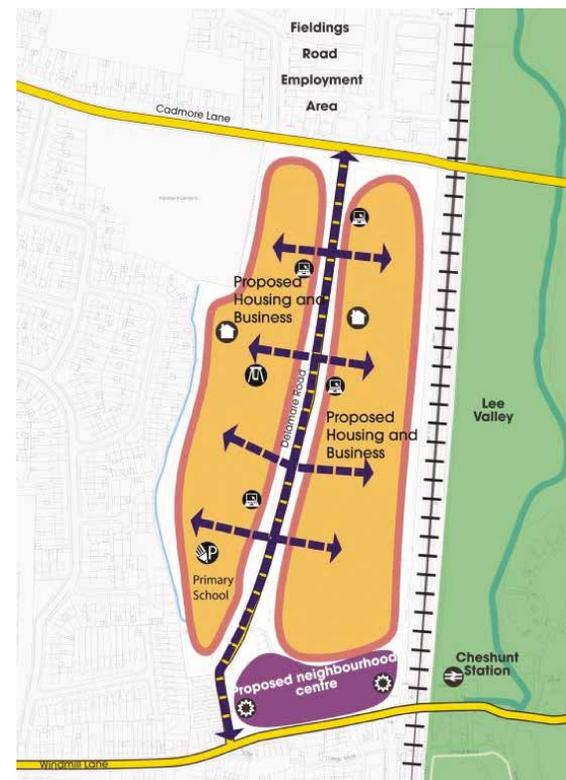


Image from the draft Local Plan showing principles of developing the Cheshunt Lakeside site

The draft policy outlined the following:

Policy CH1: Cheshunt Lakeside

Cheshunt Lakeside will be developed as a new mixed-use urban village to accommodate:

1. c. 1,000 new homes
2. 20% starter/shared ownership homes
3. 20% affordable rented homes
4. Elderly persons accommodation
5. Businesses and business floorspace for new business start-ups
6. A local centre, situated along Windmill Lane, connecting Cheshunt Lakeside to Cheshunt Railway Station
7. A two-form entry primary school
8. Landscaped open space
9. Relocation of Network Rail depot

A section 106 agreement will accompany a future planning permission and proportionate contributions will be allocated to priorities within the Infrastructure Delivery Plan.

Cheshunt Lakeside is to be developed in accordance with a comprehensive masterplan. Incremental development of the area will be resisted.

If necessary, compulsory purchase will be pursued by the Council.

The Council appreciates that these proposals will impact on a large number of existing homes and businesses. In the first instance, the Council will work with developers and the community to finalise a masterplan for Cheshunt Lakeside. It will then assist developers to purchase the interests required to deliver a cohesive new place. It will also assist those businesses and individuals affected by redevelopment to relocate to alternative premises.

There is likely to be a significant lead in time to the development of the first properties and it is anticipated that most of the new homes will be delivered between 2021 and 2026.



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The Opportunity



New homes
Between 1,500 and 2,000 new homes, including affordable housing and a possible care home



Local Centre
A new focal point for the community comprising shops, cafés, restaurants, start-up business and community space



Workspace
Flexible workspace providing space for approximately 1,000 jobs, including space for some of the existing businesses on-site



Infrastructure
Investment in and improvement of local bus services and improvements to local highways network, particularly at the Old Pond roundabout



Open space
Over five acres of new landscaping and publicly accessible pedestrian and cycle routes through the site



Flooding
Opening up of the western boundary to allow better maintenance of the designated main river and extensive landscaping to replace the largely impermeable and hardstanding surface on the existing site



Education
A new two-form entry Primary School and space for community use



Construction
Over a quarter of a billion pounds of construction, which will include opportunities for the local supply chain, local employment, and apprenticeships



Health
Space for new health facilities, such as GP surgeries or dentists, if required by the local Clinical Commissioning Group (CCG)



Green Belt
A significant contribution to Broxbourne's housing requirements that will help save approximately 56 hectares of the Green Belt



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The Masterplan

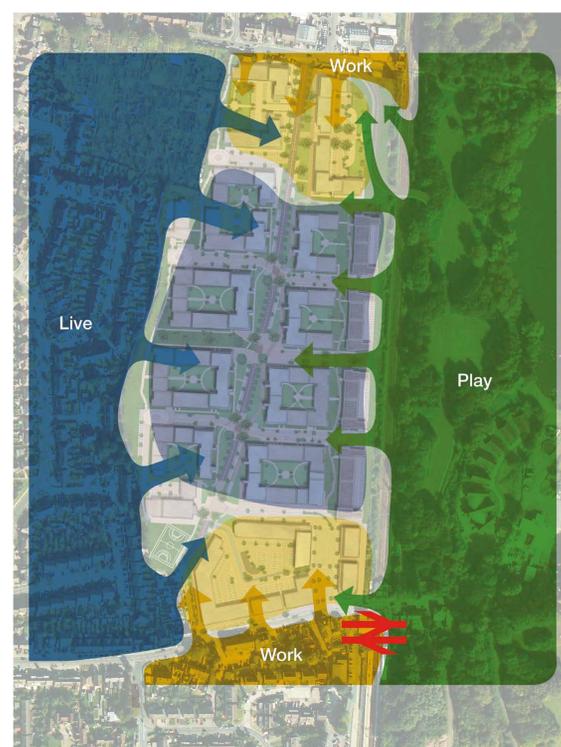


KEY

- 1** Local Centre – possible location for health, community and commercial uses such as restaurants, shops and cafés
- 2** Key employment zones
- 3** Village core – a residential neighbourhood
- 4** Landscaping to western boundary
- 5** New school



Masterplan showing proposed building heights in red



The new Cheshunt Lakeside will allow people to live, work and play local



Masterplan of Cheshunt Lakeside shown in its wider context



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Live, Work, Play Local



Live

- Between 1,500 and 2,000 new homes, including affordable housing, the potential for specialist elderly care accommodation and a range of apartment sizes to meet local need
- No traffic on residential streets, with almost all parking provided underground
- Private gardens within each residential area
- Extensive landscaping of public areas
- Excellent proximity to local amenities, including new primary school
- A short walk from the train station, with excellent links into London and Cambridge, and local bus routes on the doorstep



Extract from the masterplan showing the village core



CGI showing new homes and landscaped area on the western boundary

Work

- Flexible workspace providing space for approximately 1,000 jobs, including space for some of the existing businesses on-site
- A wide range of different jobs, including hi-tech light industrial, office, teachers, care assistants, gardeners, retail and management opportunities
- Located in two key areas – in the local centre next to the station and the Cadmore Lane cluster near existing employment land to the north
- Additional commercial space dotted through the village core area, occupying ground floor space of some of the residential buildings
- A range of different commercial accommodation, offering the right space for the local market and allowing the retention of some of the existing site businesses
- Easily accessible by public transport



Highlighted areas showing core employment zones



Play

- Excellent links directly into the beautiful Lee Valley Regional Park
- Restaurants, shops, and a public square in the new local centre
- Community uses
- Extensive cycle and pedestrian routes through beautifully landscaped streets and nature routes



Lea Valley Regional Park is on the doorstep



CGI showing new local centre



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Highways and Transport



As one of six key strategic sites within Hertfordshire, Cheshunt Lakeside is part of an ongoing traffic modelling exercise being undertaken by Hertfordshire County Council. This will assess the impacts of any new developments and recommend improvements to the highways network.

As part of the Cheshunt Lakeside development, we will be making financial contributions to help improve the local highways network, most notably at the Old Pond roundabout.

The new development will propose one-to-one parking for the Cheshunt Lakeside development, which is likely to mean that parking levels will be similar to what currently exists on the site now. It is likely that the traffic movements from the new development will compare favourably with the site as it currently stands.

Although Tesco has now vacated the site, at its peak it employed around 1,100 people on the site and this, with the other businesses, generated significant traffic movements. All those traffic movements were sustained within the existing local highways network.

In addition to improvements to the highways network, we will be improving the area around Cheshunt Station to create a much better and more spacious drop-off and pick-up area, helping to keep traffic moving. We will be investing in improvements to the local bus network and longer platforms and trains will be introduced at the station to support future growth.

Further down the line, and around the time this development is complete, Crossrail 2 is likely to be operating to and from Cheshunt Station.



Local bus services will be improved



Cheshunt Station provides excellent links to London and Cambridge



Wider context showing key routes in and out of the site



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Next Steps



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 here today to help inform the next stages of design work.

Over the summer, we will continue to meet local stakeholders, business and residents and will provide updates through our website and Twitter feed.

JULY/AUGUST 2017

Initial public consultation on emerging proposals

1

SEPTEMBER/OCTOBER 2017

Further public consultation prior to application submission

2

NOVEMBER 2017

Submission of the planning application

3

APRIL 2018

Proposed determination of the application

4

LATE 2018

Construction begins

5

2028

Final phases completed

6



CGI showing new homes set in extensive landscaping



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