



CHESHUNT update

LAKESIDE

DECEMBER 2020

Inland Homes is pleased to bring you the latest update on the Cheshunt Lakeside regeneration



MESSAGE FROM THE PROJECT MANAGER

Hello. It has been a busy few months at Cheshunt Lakeside. In this newsletter, we provide a progress update, introduce B3Living and share next steps for the project.

Thank you for your patience and understanding while we worked to demolish the old Tesco buildings within the site. I assure you that we will continue to do everything we can to minimise the impact of works as the project progresses.

There's more information about the topics in this newsletter on our website. Visit cheshuntlakeside.co.uk to find out more.

Mike Butler
Cheshunt Lakeside Project Manager



COVID-19 SECURE

STAYING SAFE DURING COVID-19

We put the safety, health, and well-being of our staff, contractors and customers first. We have put in place stringent new procedures regarding hygiene, social distancing, travel and self-isolation to ensure full compliance with the Government's 'COVID-19 Secure Guidance' and are a signatory to the Home Builders Federation (HBF) 'Charter for Safe Working Practice'.



PROGRESS UPDATE

Detailed plans for the first phase (Phase 1A) at Cheshunt Lakeside of 195 new homes were approved by Broxbourne Borough Council in February, giving the tick of approval on the design and layout.

In June, we announced the sale of Phase 1A to B3Living, a Broxbourne-based housing association and important local provider of affordable housing. Inland Partnerships is contracted by B3Living to build the 195 homes which are a mix of tenures including private sale, Shared Ownership and affordable rent apartments. Construction of Phase 1A started in early November and is expected to take just over two years to complete.

HOARDING IN PLACE

Cheshunt Lakeside is set to become a vibrant new mixed-use community for Cheshunt – and our hoarding reflects this! As well as providing more information about the scheme, the hoarding also plays an important role in keeping the site safe and secure as construction works begin.

NEXT STEPS FOR THE DEVELOPMENT

We submitted detailed plans for the next phase of development to the Council in early December for approval. The plans include separate detailed planning applications for development of Phase 1B (Parcel 2) and Parcel 14, in accordance with the development parameters approved for these parcels as part of the outline planning permission.

The application for Phase 1B seeks detailed consent for:

- Construction of a building ranging between five and seven storeys to provide 205 residential units, car parking, cycle storage, servicing, plant areas, landscaping, significant new public realm including a new park and other associated works

The application for Phase 14 seeks detailed consent for:

- The construction of a building ranging between three and four storeys to provide around 350 sqm of commercial floorspace at ground floor and 22 residential units on first to third floors, cycle storage, servicing, plant areas, landscaping, new public realm and other associated works

The Council will undertake its statutory consultation following receipt and validation of both applications. The key application documents for each parcel are available on our website along with a link to the Council's website where you can find the complete submission packs for both applications. We would love to hear what you think about the plans for this exciting next step for Cheshunt Lakeside.

You can send us your thoughts and ask questions using the contact details on the back page of this newsletter or the Contact Us form on the website.

GOING, GOING, GONE DEMOLITION WORKS ARE NOW COMPLETE

The demolition of the former Tesco Headquarters buildings on Delamare Road is complete. Retained materials—crushed concrete—arising from these works will now be reused in the first parcel of construction—known as Phase 1A—helping the scheme to achieve its sustainability targets.

We put in place a range of measures to reduce the noise and dust pollution from demolition works but we understand such works inevitably are disruptive. The prolonged dry weather this summer caused additional challenges in managing dust. We apologise for any inconvenience these works caused and thank you for your ongoing support.

Further demolition of structures on Delamare Road will be required to enable future phases of development. The Inland Homes team will keep the community informed via the Cheshunt Lakeside website, newsletters and letter drops.

A MESSAGE FROM B3LIVING



We are delighted to be working with Inland Homes at Cheshunt Lakeside. This project is the latest of seven major developments in the pipeline for B3Living within the Borough of Broxbourne.

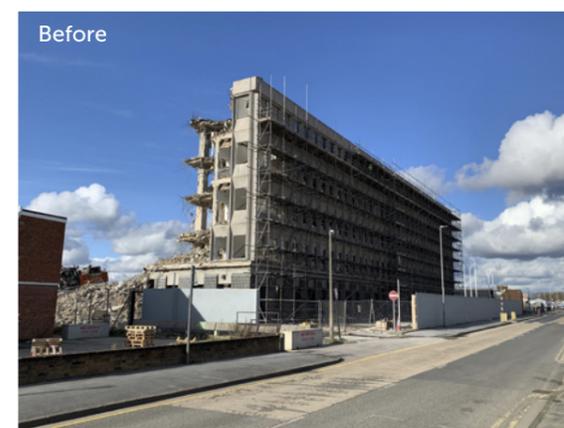
As a local organisation, it's essential that we continue to

invest in the community on our doorstep. We already manage 1,500 homes in Cheshunt and know that many people can't afford the price of houses on the private market.

This is a well-designed, attractive development with plenty of green space. We're looking forward to playing our part in helping regenerate this area of Cheshunt.

Our homes will form the first phase of the development, with over 80 available for local people to buy through the Shared Ownership scheme. More details will be available at www.b3athome-cheshunt.co.uk as the site develops.

Steve Woodcock B3Living Chief Executive





BROXBOURNE UNITED GIRLS FOOTBALL CLUB

We are delighted to support Broxbourne United Girls' Football Club this season. The girls-only club trains at Cheshunt Country Club and offers five teams (Under 8s, Under 10s, two teams Under 12s and Under 14s) all of which play in the Hertfordshire girls Football Partnership League. (HGFPL).

The club prides itself on providing a platform for girls of all abilities and backgrounds to learn to play football, try something new, make new friends and learn life skills to help them along the way in whatever future path they take, all in a safe, fun, positive environment.

Find out more at broxbourneunitedgirls.com

COMMUNITY AWARDS RECOGNISE LOCAL PEOPLE

The first Borough of Broxbourne Awards took place on 6 March and Inland Homes was proud to be one of the sponsors. Held at The Spotlight, the new awards ceremony recognised the achievements and special efforts of individuals and community groups in the local area. Congratulations to all eleven awards winners whose excellent contributions have helped make Broxbourne the special place that it is.

Inland Homes is delighted to confirm our continued sponsorship of the event in 2021.

NEW ROLES FOR APPRENTICES

Cheshunt Lakeside will create 30 apprenticeship placement opportunities, to be delivered across the masterplan development. The apprenticeship programme will be run in partnership with Herts Regional College, offering young people on the job training within a range of construction trades.



ABOUT CHESHUNT LAKESIDE

Cheshunt Lakeside is set to become a vibrant new mixed-use community for Cheshunt, with 1,725 new homes, business space and new amenities including a new primary school.

Please check our website for regular updates and to register for our email newsletters: www.cheshuntlakeside.co.uk



KEEP IN TOUCH

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