

Compass Park

A sustainable new green neighbourhood

Latimer, Hill and the Masonic Charitable Foundation are developing a new masterplan for Compass Park, which is located just to the north of Farm Way.

In September, we held a public consultation on our early proposals and shared our ambition to create a sustainable new green neighbourhood that would deliver new homes, community facilities and a significant amount of public green space for Bushey.

We are extremely grateful for all the people who came and spoke with us, and we have been carefully considering the feedback we received and developing our thinking for the site further.



ILLUSTRATIVE SKETCH OF A VIEW ALONG A GREEN RESIDENTIAL STREET



Development partner and social housing provider in Hertsmere

Latimer is the home building arm of Clarion Housing Group, developing homes in thriving mixed-use communities.

Clarion Housing Group is one of the largest social housing providers in the UK. We are an investor in people and places and have been a proud part of Hertsmere's community for many years – managing over 5,300 homes in the borough.



Development partner and award-winning 5-star housebuilder

Hill is an award-winning 5-star housebuilder that has delivered a range of beautiful homes across London and the Southeast. Last year Hill delivered over 2,850 homes and was recognised by the industry as Housebuilder of the Year at the 2023 WhatHouse? Awards.



Landowner, national charity of Freemasonry and one of the largest grant-making charities in the country

The Masonic Charitable Foundation (MCF) is a leading grant-making and service delivery charity operating across England and Wales and has been the landowner of the Compass Park site for more than 100 years.

Supported by:

Lifschutz Davidson Sandilands

TOWNSHEND LANDSCAPE ARCHITECTS



THE SITE

The Site

Compass Park is bounded by Farm Way and Bournehall Avenue to the south, Queens' School and Met Police Sports Club to the west and Little Bushey Lane to the north and east. It is approximately 48.4 hectares in size and has been owned by the Masonic Charitable Foundation for more than 100 years.

While it is private land, it currently has two Public Rights of Way (PROW) within its boundary: PROW 12 and PROW 21.

Most of the land is arable farmland. A significant part of it also includes historic parkland which is not currently publicly accessible.



Key:

- Site Boundary
- - - Electricity cables and easement
- Public rights of way (PROW)
- Existing pedestrian access point
- ⋯ Water pipe (High performance)
- - - Utilities line
- - - Gas mains and easement
- ⋯ HSE outer gas zone

HOW HAVE WE RESPONDED TO YOUR FEEDBACK?

We received lots of useful feedback in September, both about our plans and the local communities' priorities for the area. We heard which parts of our masterplan were supported, the areas where more information was needed, and those that people were concerned about. We've now had time to review this feedback and have shared how we've responded to the most common themes below.

You Said:

We Did:



"Traffic is an issue locally and I'm worried whether this development will make it worse"



We have been undertaking detailed studies to assess our potential impact and are proposing to invest in local roads as well as public transport to help mitigate issues. The road layout within the site would be designed and carefully managed to stop 'rat runs' and protect residential areas. We've included more information on our Managing Traffic and Parking Board.



"I am not sure that we need any more schools in Bushey"



This is something that Hertfordshire County Council has specifically told us is needed locally. We will continue to engage with them and Hertsmere Borough Council. We have purposefully earmarked the land for the school within the outline element of our plans.



"I would like a GP surgery to be provided here"



We have heard how strongly people feel about this and have now ensured that our health and wellbeing hub could accommodate space for 'satellite' GP appointments. Whilst this is not a doctor's surgery, it means residents would be able to book appointments here at set times throughout the week. This is something that would need to be managed by a specialist operator.



"I would like a small convenience store or grocery store included in the new village green"



We have developed our designs further and have now earmarked a larger retail space on the village green that could accommodate a local convenience store. We have also provided space for smaller shops, which could be used as a coffee shop, bakery or other small retailers.



"I am concerned about flooding in the area"



We are aware of flooding issues in the local area and are carefully considering what measures to put in place to help manage this. This not only includes drainage techniques such as rain gardens, permeable paving and swales, but also other SuDS (Sustainable Drainage Systems) such as retention ponds and planting specifically designed to hold water until it can be drained through local infrastructure. These will be designed holistically across the entire masterplan, taking into account the topography of the site.



"I would like bus services to Bushey Village / Watford improved"



We are proposing to create a new shuttle bus service that would travel from the site to Bushey, Watford High Street and Watford Junction and run every 30 minutes. This would be open to all residents to use and create a new reliable connection to local train stations and high streets.



"I want to know how my privacy is going to be protected"



We have created a 'safeguarded area' free from development which ensures a minimum of 26m between the proposed new homes and the rear gardens of the existing properties, on Farm way and Bournehall Avenue. We have used the natural topography of the land to sensitively place buildings in a way that would help to protect views through to open green spaces, with no building exceeding 3-storeys.



LATIMER
by Clarion Housing Group



Masonic
Charitable Foundation

compassparkbushey.co.uk

MANAGING TRAFFIC AND PARKING

During our last consultation we heard how traffic is a key concern locally.

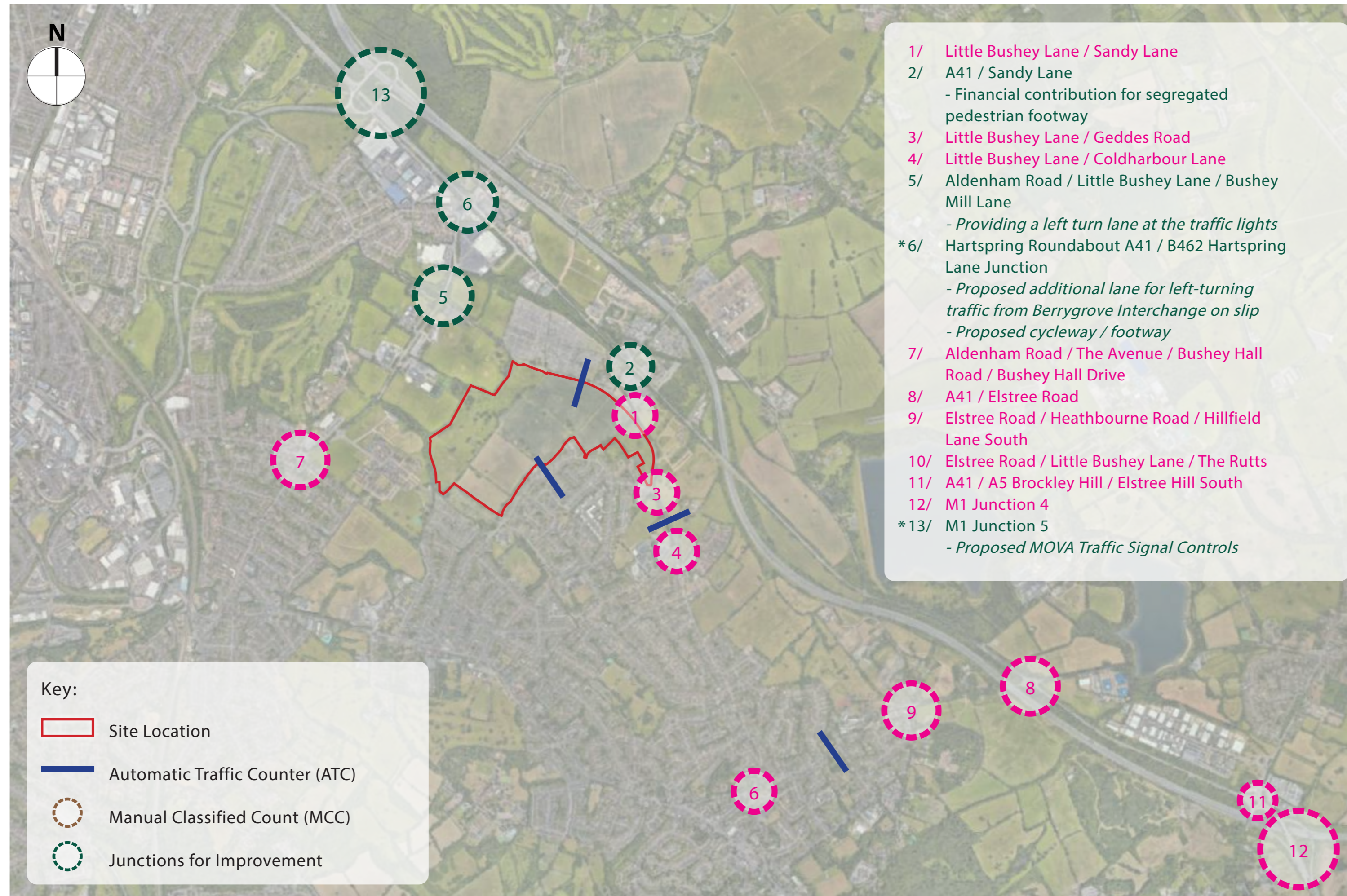
Residents highlighted that Little Bushey Lane can get congested during school pick-up and drop-off times, and when there is a service at the cemetery.

Speeding and parking along Farm Way and Bournehall Avenue were also mentioned as well as traffic flow issues along Sandy Lane.

Following this feedback, We've undertaken some detailed transport surveys to better understand the conditions and have begun thinking about some of the improvements we could invest in.

We undertook these surveys during peak morning and evening hours when traffic on the network is at its highest.

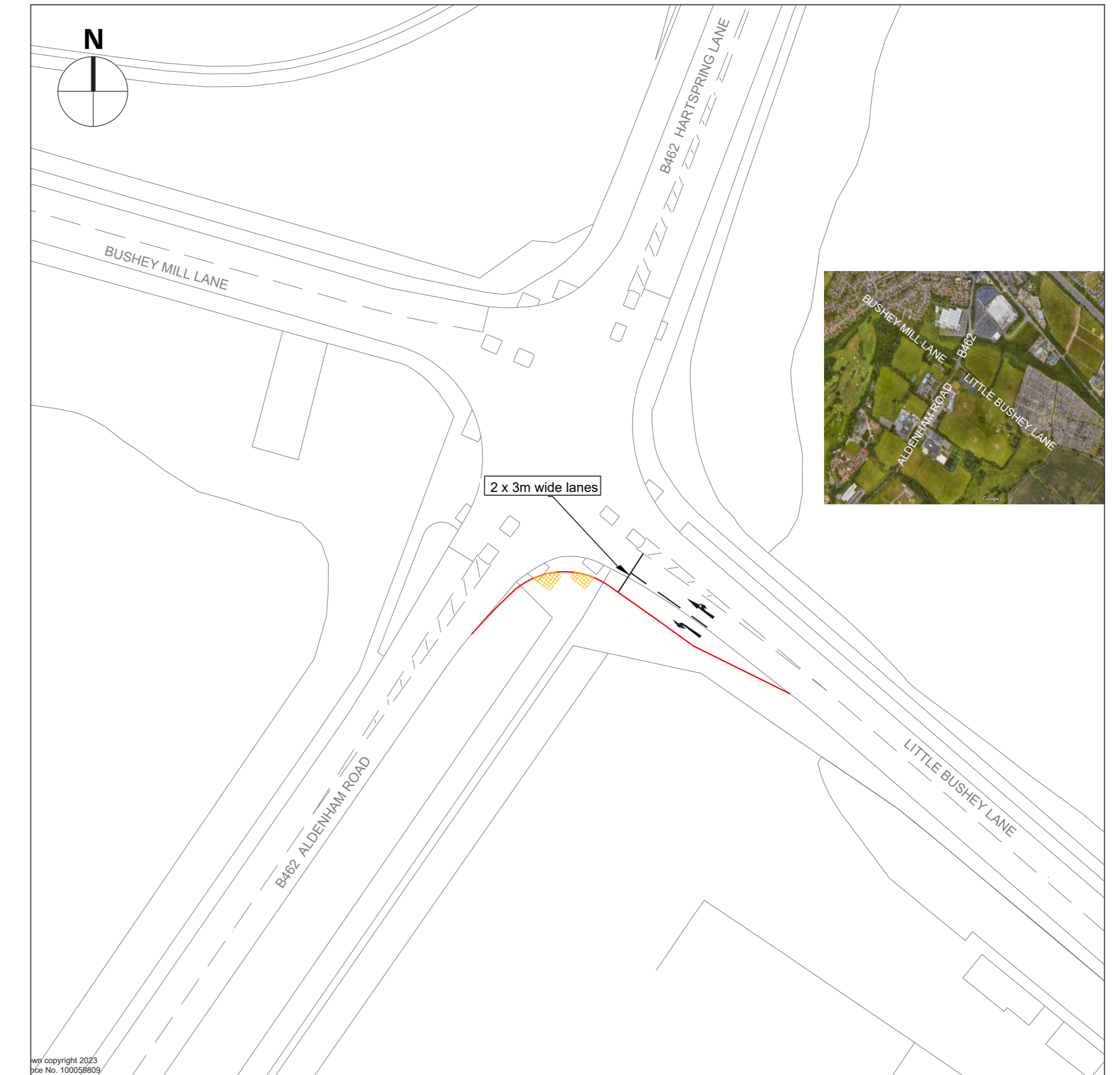
Some of the key things we found and potential mitigations that we are exploring, include:



01 PLAN SHOWING LOCATION OF TRAFFIC SURVEYS AND PROPOSED IMPROVEMENTS

*M1 Junction 5 Traffic surveys obtained from application 23/1035/OUTEI – Land North East of Elton Way Bushey

*Hartspring Roundabout A41 / B462 Hartspring Lane Junction to be improved as part of application 23/1035/OUTEI – Land North East of Elton Way Bushey



02 PROPOSED IMPROVEMENTS TO LITTLE BUSHEY LANE AND ALDENHAM ROAD

The junction between Little Bushey Lane and Aldenham Road is contributing to queuing along Little Bushey Lane

We are exploring with Hertfordshire County Council the potential of introducing a new lane at the traffic lights on Little Bushey Lane for vehicles turning left on to Aldenham Road. This would help reduce queuing along Little Bushey Lane, as well as improve overall flow of traffic, at the junction and on Little Bushey Lane.

Sandy Lane is affecting traffic flow as its too narrow and has no safe passage for pedestrians

We are currently in discussions with Hertfordshire County Council and would seek to make a financial contribution to help unlock improvements to Sandy Lane. The works would need to be led by the Hertfordshire County Council.

There are capacity issues at Hartspring roundabout which is leading to queuing

There are already proposed improvements to this roundabout that would help mitigate existing issues. If these do not come forward, we would offer to invest in improvements here.

There are capacity issues at the Junction 5 (Berrygrove interchange) connection to the M1

There are already proposed improvements to this interchange that would help mitigate existing issues. If these do not come forward, we would explore investing in improvements here for the benefit of the wider area.

School pick-up and drop-off

We have purposefully designed the school to encourage people to use alternative, more sustainable means of transport to travel there (rather than by car). Our plans seek to limit the number of roads that connect to it and have designed out places for people to drop off students. It has also been placed away from areas where people could park on neighbouring roads.

Active travel and connectivity

We are supporting active travel to increase the number of local journeys being walked, wheeled or cycled. This includes a variety of footpath and cycle routes through Compass Park, as well as creating direct links to the existing residential neighbourhoods on Bournehall Avenue and Farm Way and the nearest secondary school, Queens' School.

Parking

We will provide all homes with their own parking space, as well as plenty of on-street parking. This means that there would be space to accommodate all parking within the site and prevent any overspill onto surrounding rounds.

BETTER CONNECTING BUSHEY

During our consultation we also heard that some local bus services are unreliable, and improvements would be welcomed.

There was also support for improving and creating more walk and cycle paths to better connect the site to the surrounding area.

Following our consultation, we've been developing our thinking and how we can better promote sustainable travel in the area.

Investing in bus services

- We are proposing to invest in the existing 306 bus to make services more frequent. This is something that we are in close discussions with Hertfordshire County Council about and would continue to be managed by them.
- We are also proposing to create a new bus service that would loop from the site through to Bushey, Watford High Street and Watford Junction, and run every 30 minutes. This would be open to everyone to use and create a new reliable connection to local train stations and high streets.

Walk and cycle routes

- We've reviewed our proposed new cycle connections around the site, as well as planned improvements to cycle infrastructure in the area and are proposing to create an additional route through the site to further improve connectivity for cyclists.
- We think there is an opportunity to make the pavements in the area a lot more accessible through tactile paving and dropped kerbs. This would make the streets easier to navigate for those with visual impairment or travelling in a wheelchair, buggy or with small children. It would also help to improve how the existing Public Right of Way connects into the wider area.
- We are also exploring potential improvements along Finch Lane for pedestrians and cyclists to make this a safer and more accessible route to travel through, particularly for students walking to Queens' School.



01 BUS SERVICE ROUTE

Key:

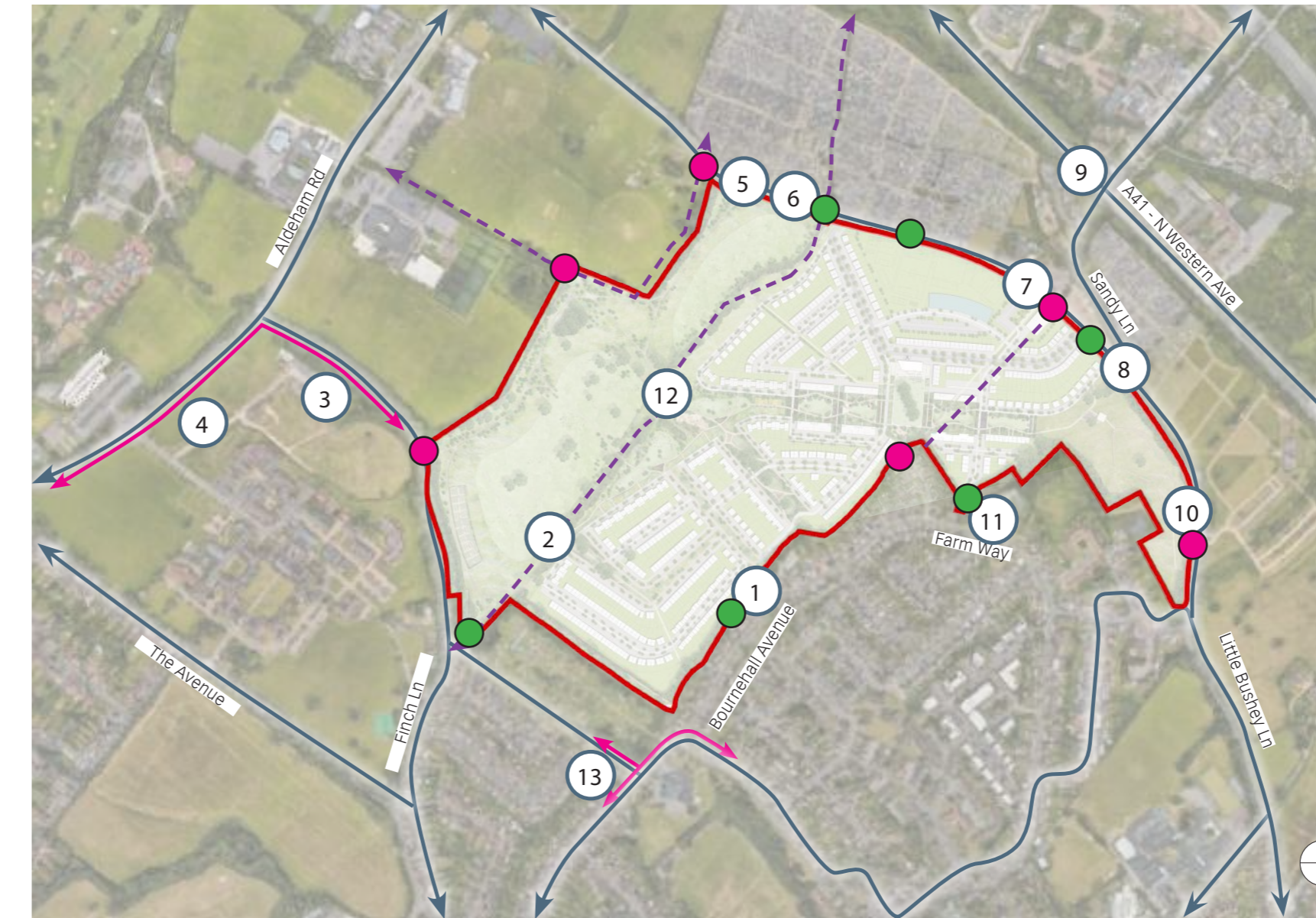
- Proposed bus route
- Existing bus route & bus stop



03 PUBLIC RIGHTS OF WAY (PROWS)

Key:

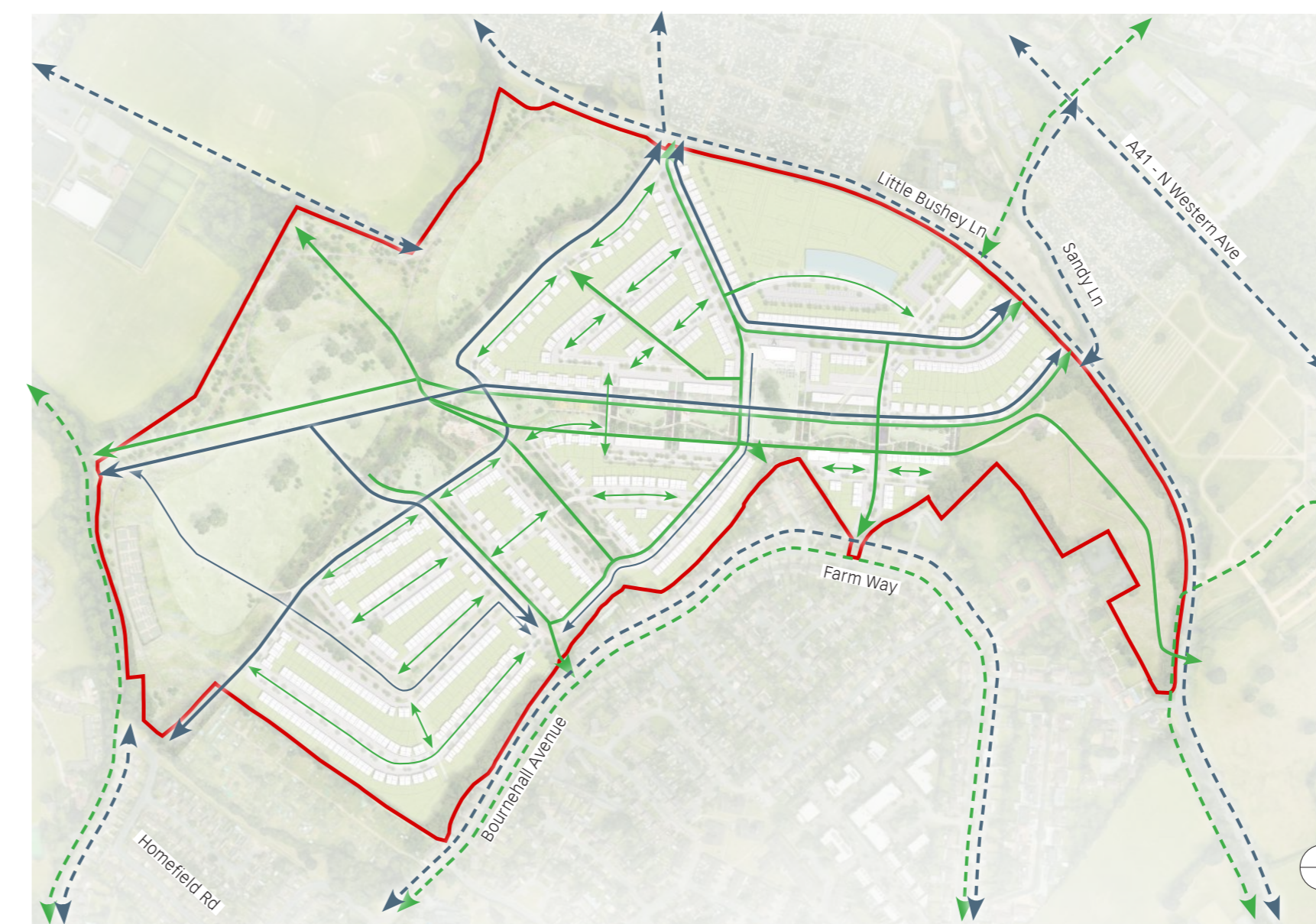
- Public Rights of Way Network (P11, P12, P21)



02 PAVEMENT IMPROVEMENT

Key:

- Pedestrian access only
- Pedestrian and cycle access
- Proposed highways improvements
- Existing PROW footpath
- Future cycle route (LCWIP)
- Improvements off site



04 WALK AND CYCLE PATHS

Key:

- Proposed pedestrian route
- Proposed cycle route
- Existing pedestrian route
- Existing cycle route

Proposed Highways Improvements

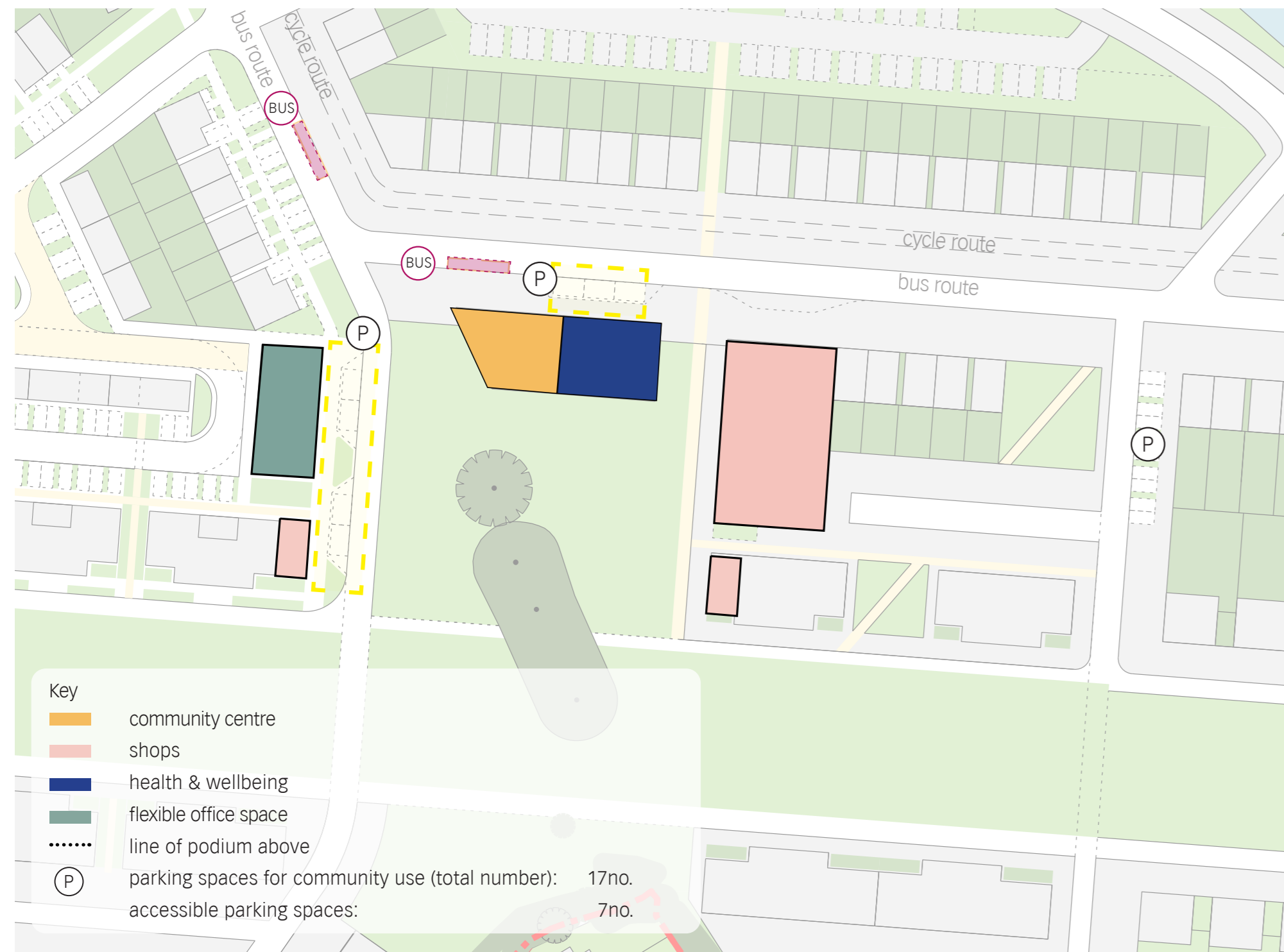
- Potential new access for pedestrians and cyclists via Bournehall Avenue.
- Cycle route to be provided nearby to existing PROW footpath which would accommodate cycle movements, providing an east-west connection through the site connecting to future cycle routes.
- Potential Upgrade to Finch Lane to provide a surfaced, lit pedestrian and cycle route (subject to Ecological Review).
- Potential extension of shared cycleway on Aldenham Road southbound from Finch Lane.
- Proposed uncontrolled crossing points with dropped kerbs and tactile paving to be provided on both sides of Little Bushey Lane. This will improve permeability to the Site and provide a connection to existing PROW routes.
- Pedestrian and Cycle access into the Site provided via proposed vehicular access junctions.
- Contribution towards potential pedestrian / cyclist improvements on Sandy Lane.
- Access through the nature reserve solely to be used by pedestrians, cyclists would route along Little Bushey Lane using the future cycle route.
- New access for cyclists would provide a connection to the south of the site to future cycle routes via Farm Way and Bournehall Avenue.
- Walking / Cycling Routes to be provided internally throughout the Site including within the Linear Park and Community Park.
- Potential improvements implemented off site to improve routes to key facilities including dropped kerbs, tactile paving, and upgrade of existing refuge islands at crossing points.

A NEW VILLAGE GREEN

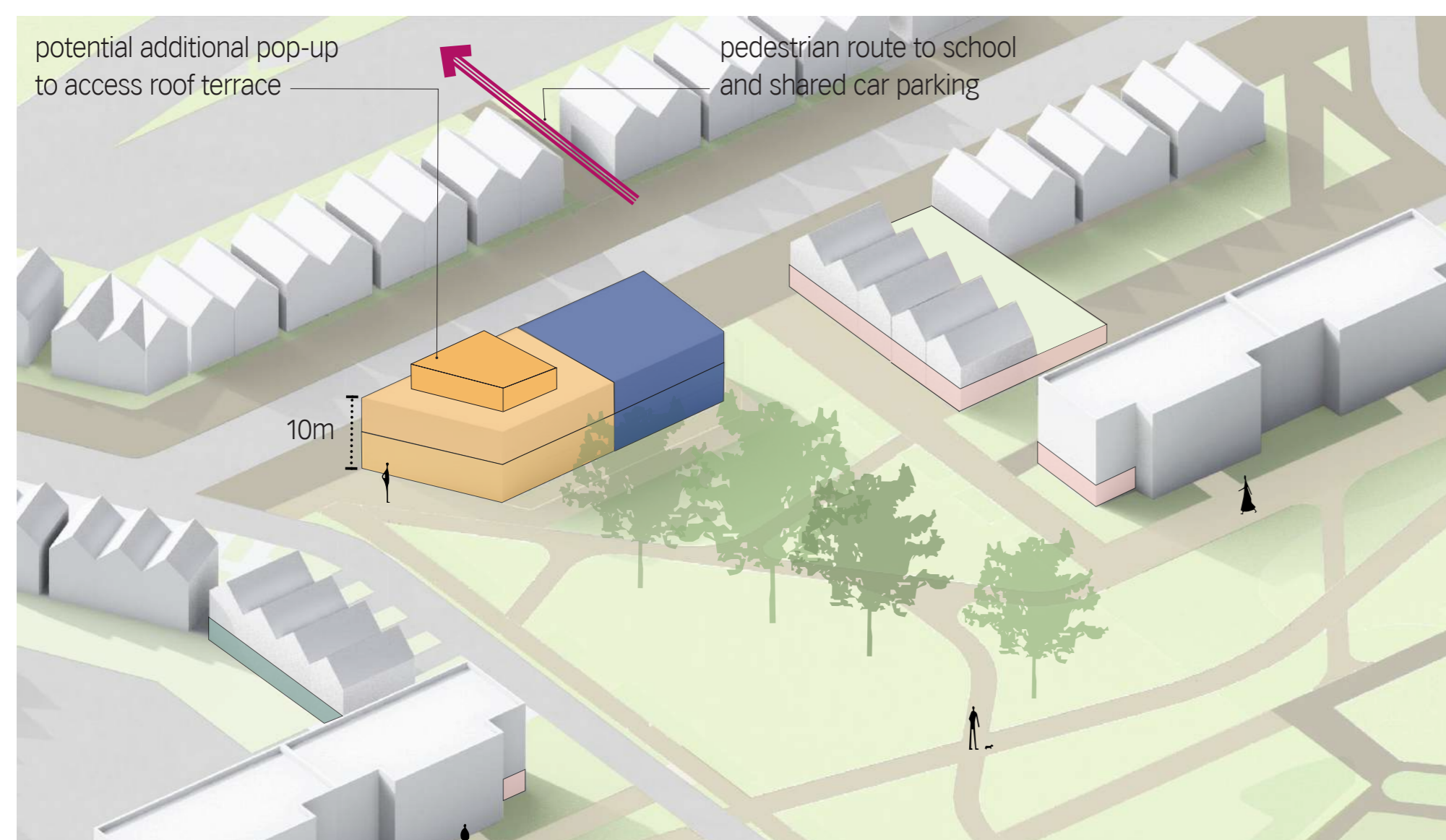
In September, we spoke about wanting to bring more shopping space and community facilities to Bushey to better meet local needs.

We've developed our thinking on this further and have provided some more details for the sort of offers that could be here.

This is something that we will carefully review as we bring forward this part of the masterplan to make sure that what we deliver here is aligned with local needs.



01 PLAN OF PROPOSED COMMUNITY USES AROUND THE VILLAGE GREEN



02 VIEW OF PROPOSED COMMUNITY USES AROUND THE VILLAGE GREEN

Note: proposed community uses will be subjected to future applications



03 ILLUSTRATIVE SKETCH OF THE PRIMARY ROAD LOOKING TOWARDS THE COMMUNITY BUILDING

Plan key:



A new convenience offer

- Space for small new shops around the Village Green, designed to be suitable for a coffee shop, bakery or other small local retailer.
- There would also be one larger space designed for a local convenience store that could provide household essentials.



A community centre for all to use

- The new community centre would be at the heart of the Village Green and include space for local groups and organisations to book out.



A Health and Wellbeing Hub

- We heard through our consultation that local people wanted to see more investment into local health services, including doctors and pharmacists.
- Whilst we've been advised that there is no need for these services here, we have now dedicated space for both a satellite GP and pharmacy.
- A satellite GP and Pharmacy will allow residents to book appointments and access these services at set times throughout the week.



Flexible office space

- This would provide a place for residents to build their businesses within a walkable distance from their home and be managed by a specialist operator.



BUSHEY'S LARGEST COMMUNITY PARK

We are enhancing 18 hectares of historic parkland (equivalent to around 20 football fields) to create Bushey's largest community park, offering a more accessible, vibrant, and open green space for local residents that will unlock this part of the Green Belt for public use for the first time.

This will integrate the existing trees, enhance local biodiversity, and preserve the unique character, ensuring the park remains a treasured and sustainable asset for generations to come.



01 ILLUSTRATIVE SKETCH OF VIEW ALONG THE PARK EDGE

Key Features:

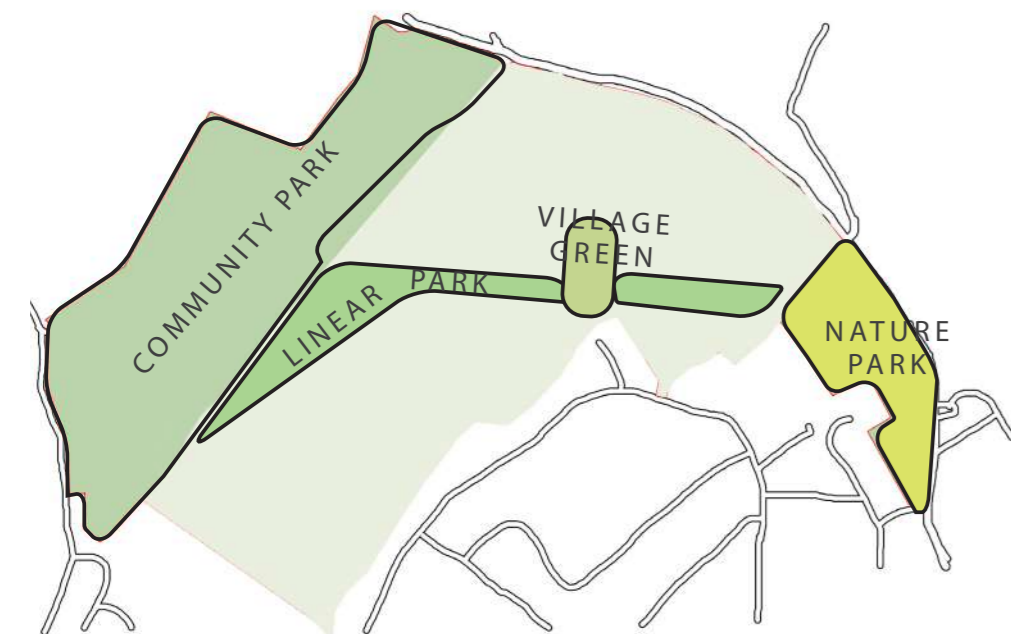
- A** Fitness Trail and Walking Loop: new trails and routes for exercise and leisure.
- B** New places to come together: with benches to provide comfortable spots to relax and enjoy the park's natural beauty.
- C** Open Green: space for sports and community events.
- D** Tree Planting and Grassland Improvement: to support local wildlife and create habitats for essential pollinators and wildlife.
- E** Community Growing: opportunities for local gardening and planting of flowers, fruit, vegetables, herbs or orchards that would be looked after by the community- we are interested in hearing what type of growing you would like to see here.



02 ILLUSTRATIVE SKETCH OF THE COMMUNITY PARK

01 Location of viewpoint

Plan key:



B1 / SCHOOL NODE WITH GATHERING SPACE



B2 / Node along western boundary



B3 / NODE WITH INFORMAL PLAY AND HABITAT STRUCTURES



B4 / Northern access node



B5/ ALLOTMENT NODE WITH GABIONS AND FRUIT TREES

A NEW GREEN LINK

Running through the centre of the site would be a significant stretch of green open space that would connect the Local Wildlife Site, Village Green and Community Park and provide a safe passage for local wildlife.

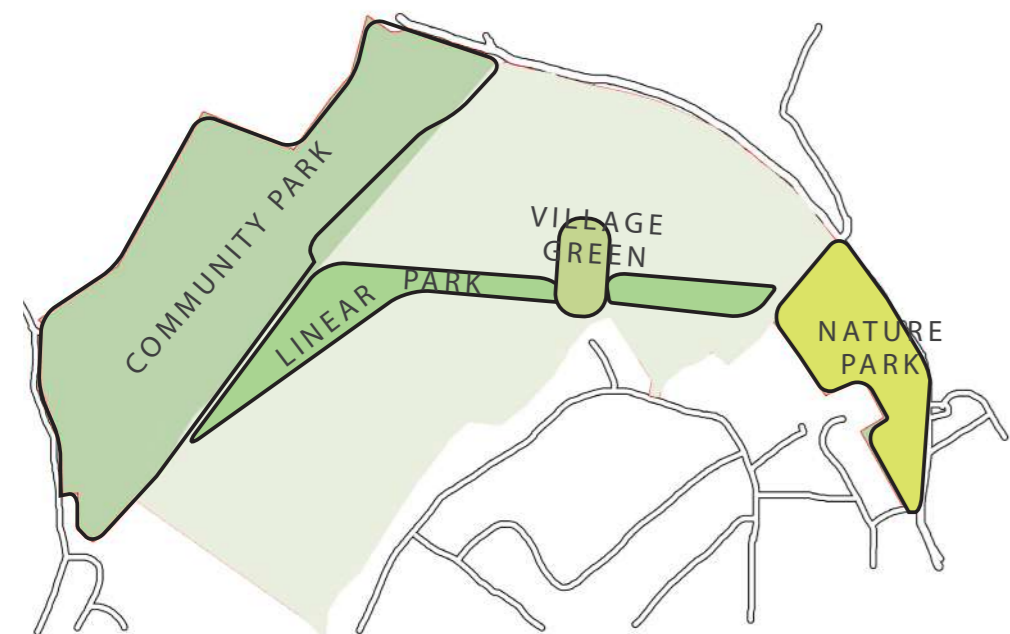
At around 560 meters long, and 40 meters wide (similar in size to 7 football fields) it would become a green spine for the entire masterplan and would offer places to socialise, learn, be active and relax.

Each 'zone' within it would offer something different and our ambition is to create a playful and beautifully landscaped space which provides something for all ages.

Key Features:

- Ⓐ - Playground
- New informal play features such as boulders & stepping stones
- Flexible space for community events
- Space for outdoor games & sports such as table tennis, chess or an outdoor gym

Plan key:



A / SPECIAL PLANTING BORDER WITH POCKET SPACES



01 VIEW OF THE LINEAR PARK



02 PROPOSED PLAN OF LINEAR PARK AND VILLAGE GREEN



1 / NATURE PLAY



2 / ADVENTURE PLAY



3 / RACKET SPORTS



4 / WELLNESS & FITNESS



5 / ART



6 / READING



7 / CHESS AND BOARD GAMES

LEARNING AT THE LOCAL WILDLIFE SITE

The Local Wildlife Site would offer the opportunity to learn about nature in the area.

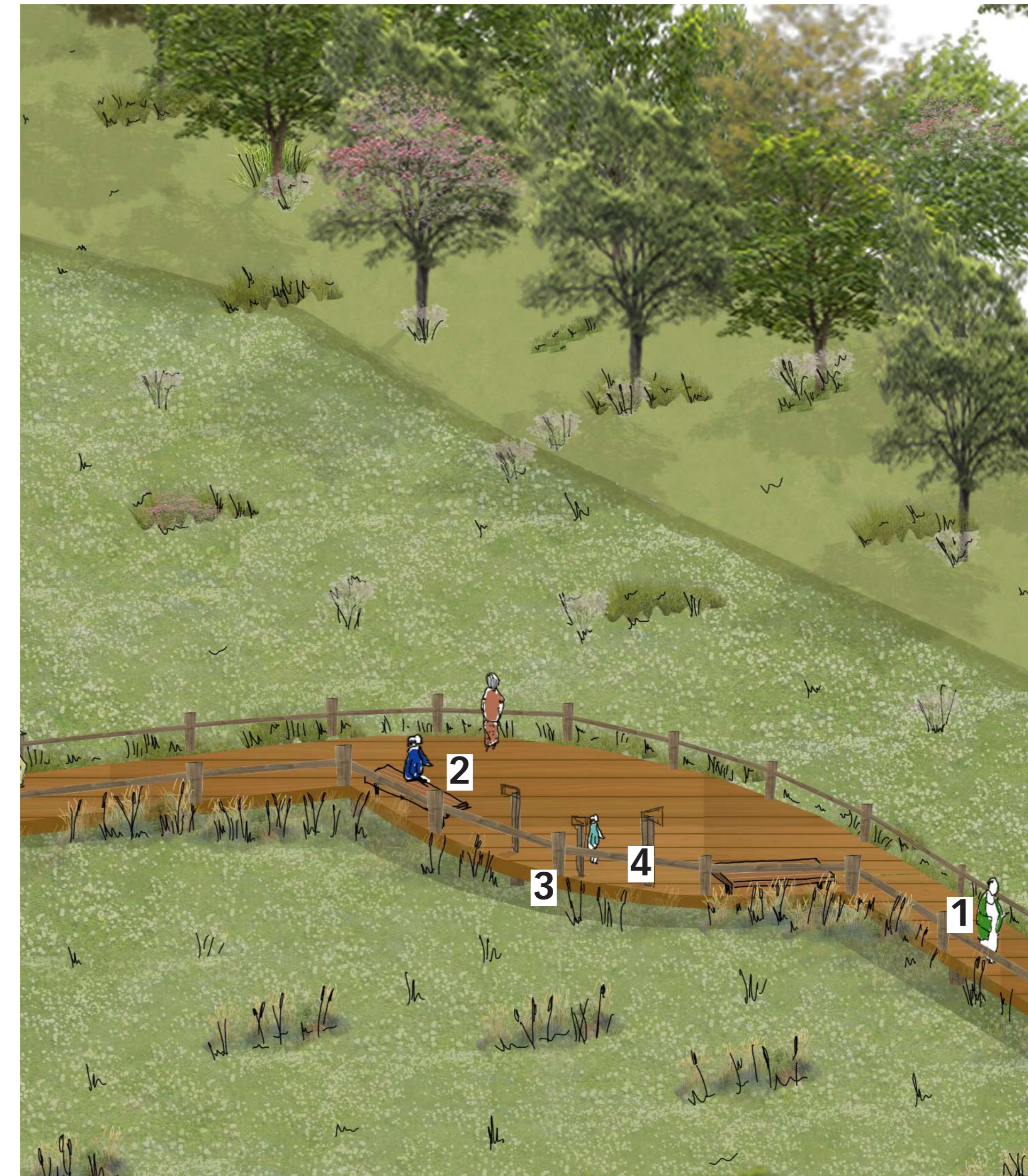
A lot of our work would be focussed on preserving and enhancing what exists here currently, as well as creating a dedicated boardwalk to offer an enjoyable and safe way for people to travel without disturbing wildlife.

This boardwalk would include educational signage, look-out areas and dedicated seating. There would also be one larger sheltered space that could accommodate school groups.

- A** The grassland will contain a mixture of grasses and flowering herbs which are highly valuable for pollinators such as butterflies, moths, and other insects.
- B** The mixture of dense grasses, scrub patches, and hedgerows will support grassland birds such as linnets and possibly barn owls.
- C** Large English oaks could support bat roots within old wounds and cracks.



01 PROPOSED PLAN OF WILDLIFE SITE



1/ Decked boardwalk with knee rail



2/ Pocket space with benches

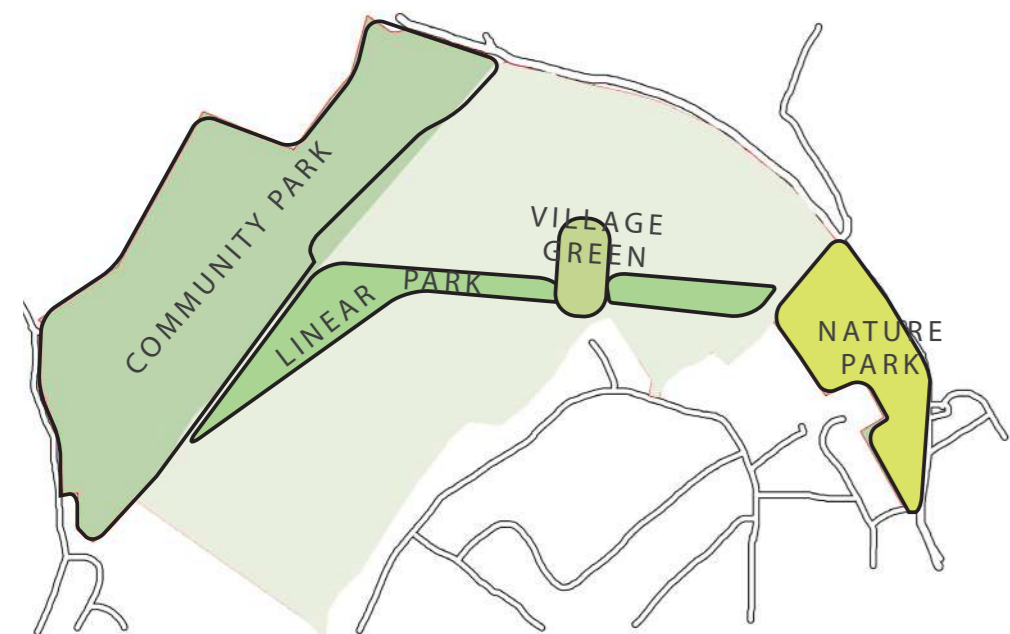


3/ Look Out Point



4/ Interpretation boards

Plan key:



A. Bird's foot trefoil



A. Male gatekeeper butterfly - Callan Denham



B. Barn owl



C. Noctule: Henry-Wyn-Jones

HOMES

Our developed masterplan includes up to 700 homes with a mix of housing types to suit everyone. This includes 50% affordable, with a mix of homes to rent and buy, as well as adaptable homes. It also includes a new care home with up to 70 bedspaces.

In our detailed phase, we are proposing approximately 190 new homes, of which 25% would be affordable. The affordable homes would be a mix of shared ownership to buy and affordable to rent.

We have very deliberately phased our masterplan this way to allow us to prioritise delivering the new green spaces as early as possible, whilst still delivering a large number of new affordable homes for Hertsmere.

Phase 1: The detailed phase

- Approximately 190 homes, with 48 delivered as affordable (25%)
- A mix of 1-2-bedroom apartments and 2-5 bedroom houses

Phase 2: The outline phase

- Up to 510 homes, delivering the remaining 75% of affordable homes.
- Up to 70 additional specialist bedspaces as part of a new care home.

Plan key:



01 PROPOSED LAYOUT FOR THE PHASE 1 NEIGHBOURHOOD



02 ILLUSTRATIVE SKETCH OF THE PRIMARY ROAD LOOKING TOWARDS THE COMMUNITY BUILDING



03 PRECEDENT IMAGERY OF MARLEIGH BY HILL, FOR ILLUSTRATIVE PURPOSES ONLY

04 TITLE FOR RIGHT IMAGE - PRECEDENT IMAGERY OF THE AVENUE BY HILL, FOR ILLUSTRATIVE PURPOSES ONLY

Key:

- 2 bed houses
- 3 bed houses
- 4 bed houses
- 5 bed houses
- apartment buildings (1-2 beds flat)
- home in Outline Application TBC (2-4 bed houses)
- community hub and health & wellbeing centre
- retail (residential above)
- flexible office space (residential above)
- primary school

DEVELOPING OUR DESIGN CODE

The purpose of a design code is to set parameters, quality and design standards for the outline elements of the masterplan to adhere to.

This includes maintaining privacy and creating clear boundaries between new and existing homes, as well as between the different public and private spaces across the masterplan. It also sets specific guidance on buildings materials we can use, house types and building heights, to ensure that what we create here draws on the character and scale of the area and enhances the natural beauty of the green spaces surrounding our site.

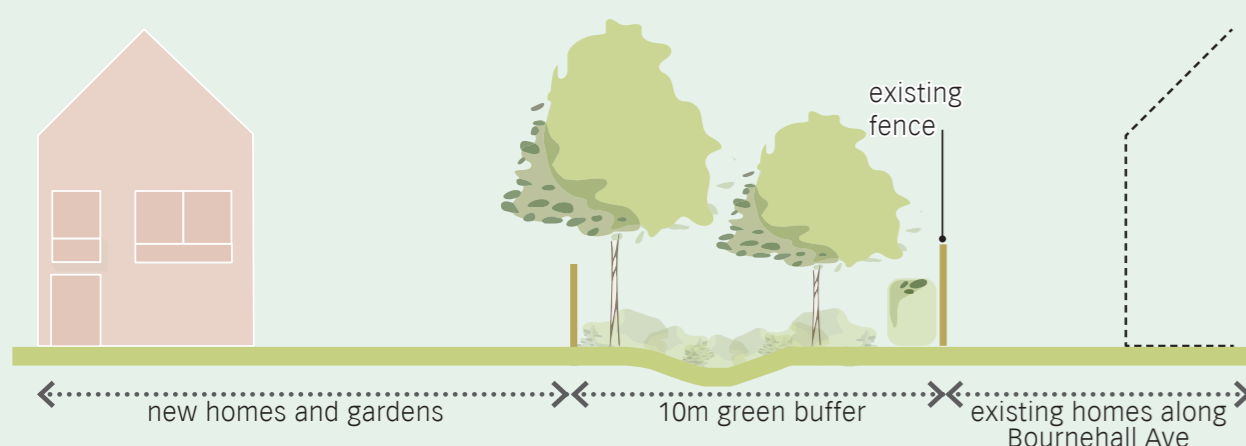
It also includes protecting key views through and into the site. One of the changes we've made in developing our designs is to relocate the care home to improve one of these views from Little Bushey Lane to ensure that it is in keeping with our new design code.



01 MASTERPLAN DETAIL PHASE

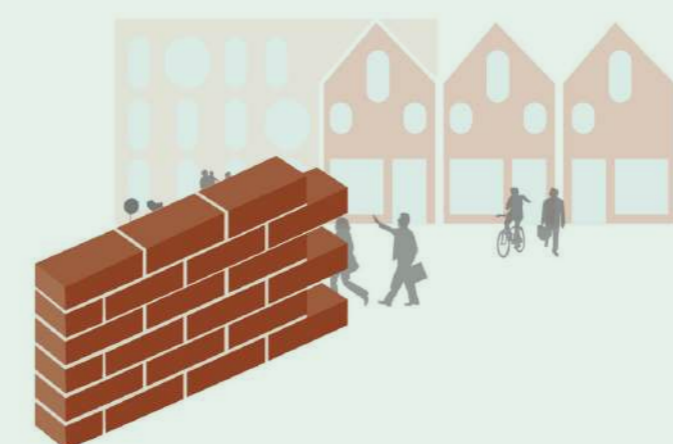
Protecting privacy and views

- The minimum distance between existing and proposed properties is 26m. However, in the majority of areas this is significantly exceeded.
- New 'green buffers' that retain existing vegetation and include new trees and planting, around the edges of the site where there are adjoining neighbours
- Buildings ranging from 2-3 storeys in height, with no building exceeding 3-storeys of accommodation.



A part of Bushey

- Long lasting, durable and low maintenance materials, which are locally sourced where possible.
- A contemporary palette of brickwork in a mix of colours that draw on local designs and features.



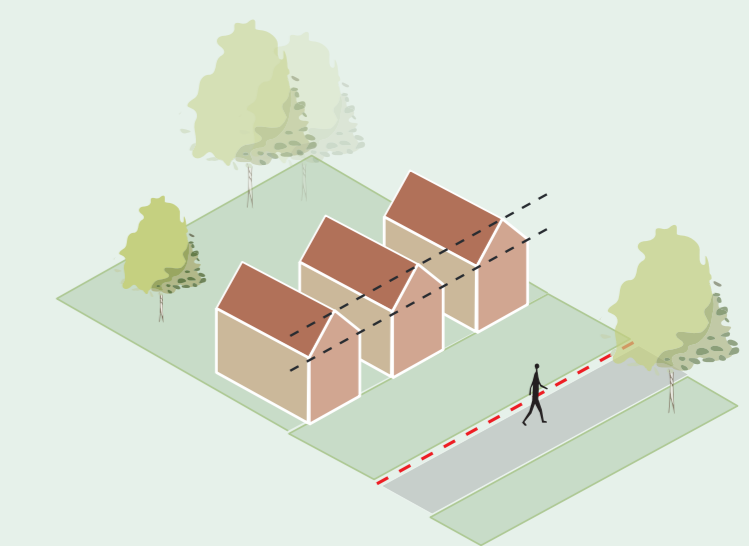
Safety and accessibility

- A lighting strategy that would be sensitive to nature and our neighbours while ensuring that streets and key paths are safe and well lit.
- Clear wayfinding and distinction between and through private and public spaces.
- Landscaping and traffic calming measures that are designed to slow down cars and reduce the use of cars.
- Accessible pathways across the new routes and connections.



A landscape-led neighbourhood

- 'Green fingers' along the residential streets that would connect to the Community Park and make this a truly green and biodiverse place.
- A landscape-led masterplan, with all existing healthy trees protected and new hedgerows planted.



SUSTAINABLE BY DESIGN AND IN PRACTICE

We want Compass Park to be a place where communities can thrive long into the future.

This means not only designing sustainable buildings, but also creating a place that encourages sustainable habits and lifestyles.

NURTURING NATURE



Enhancing local habitats

Enhancing local established habitats and grassland to achieve a minimum 10% biodiversity net gain on site.



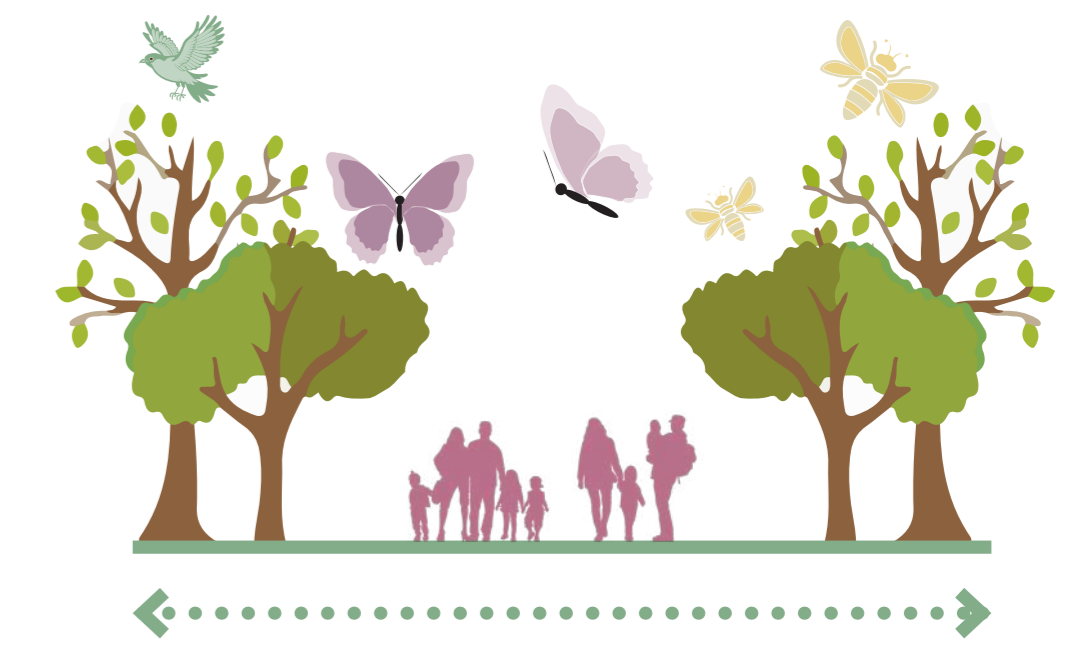
Retaining trees

Retaining all existing trees across the site.



Planting new trees

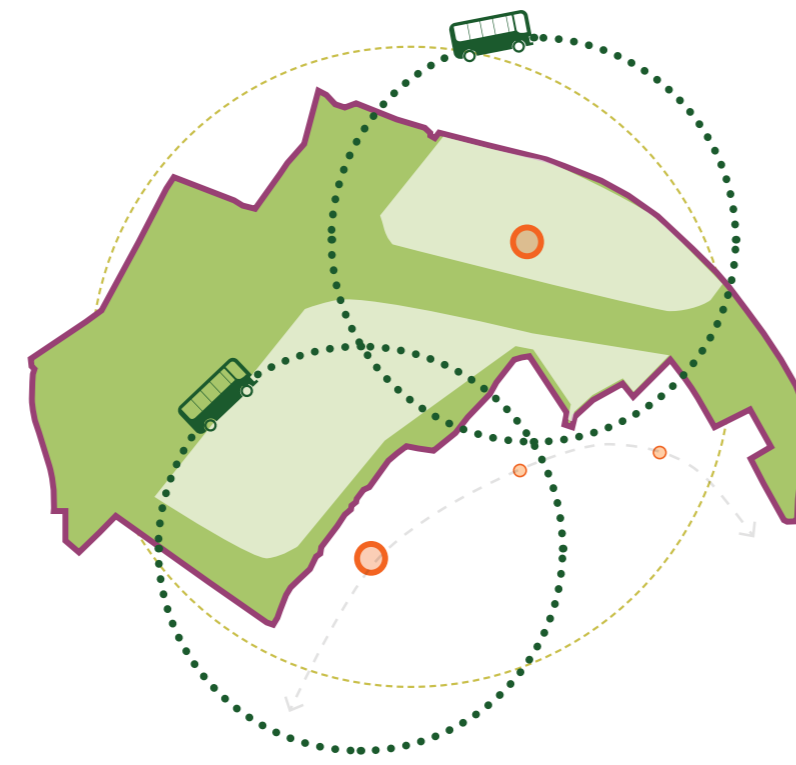
Planting in excess of 1000 ornamental and mature trees to create longevity and resilience in the landscaping.



Creating green corridors

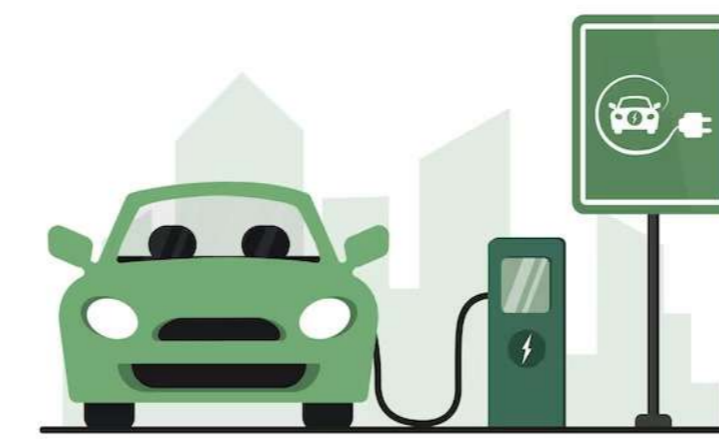
Creating green corridors for wildlife to safely travel through and around the site.

SUSTAINABLE TRAVEL



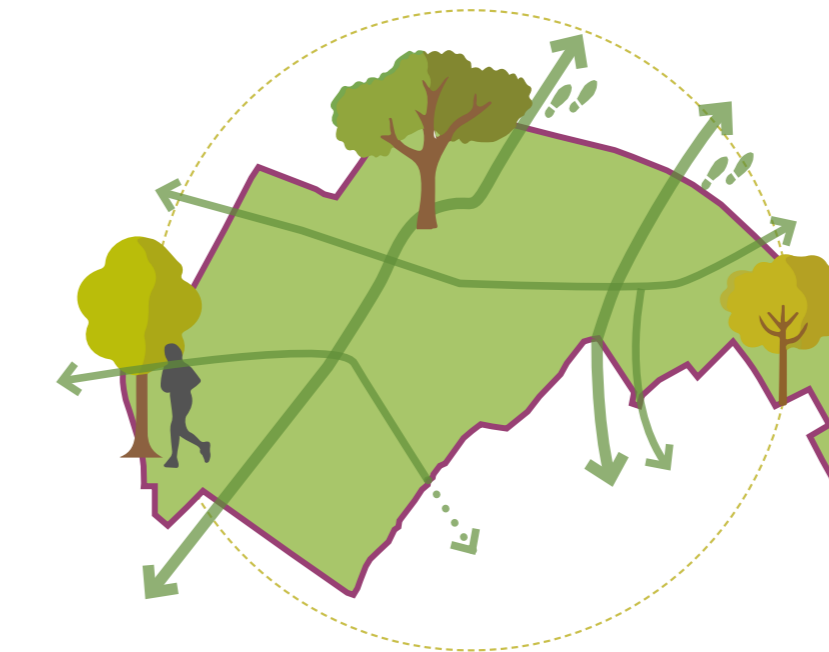
Improving bus services

Financial contributions to improve local bus services in addition to creating a new bus service.



Electric car charging

An active travel hub, which could offer electric car charging and a car club.



Improving PROWs

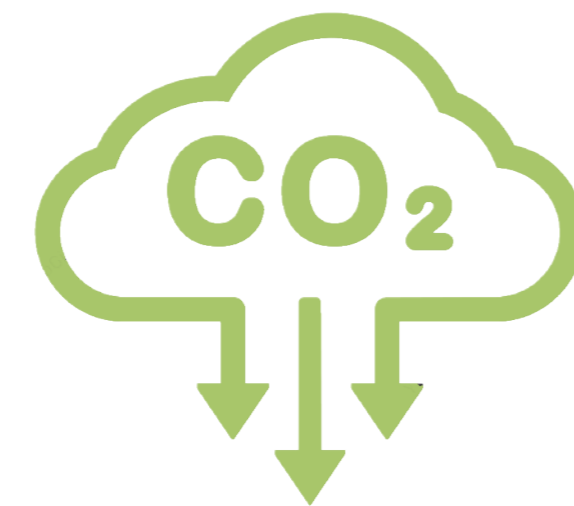
Improving existing Public Rights of Way and creating new walking and cycling routes.



New public spaces

Play-on-the-way features, fitness trails and walking loops within the new public spaces.

ECO-FRIENDLY HOUSING



Reducing embodied carbon

Reducing embodied and operational carbon emissions, including maximising on-site energy generation such as only using power from renewable energy sources, including solar panels and rainwater harvesting.



Dual aspect

Building dual aspect homes with generous daylight levels and natural ventilation to avoid overheating.



Biodiverse architecture

Small pocket parks, as well as green and brown roofs across the masterplan



Safe passages for hedgehogs

We're also exploring creating safe passages for hedgehogs to travel in response to feedback during our consultation.

PHASING AND CONSTRUCTION

We will be submitting a Hybrid Planning Application, which means that the masterplan would be split into detailed and outline elements. This is normal for large applications and aligns with how we are proposing to phase the delivery of the homes and community facilities which we have already touched on.








Managing construction impact

Prior to commencement of the development, we will submit a Construction Environmental Management Plan that will set out how we would manage construction. This is something that would need to be reviewed and agreed with the council and include measures such as:

- Monitoring machinery for dust, noise and vibration, ensuring we don't exceed agreed levels.
- Working within set working hours of 8am-5pm Monday to Friday and 8am-1pm on Saturdays.
- Providing regular updates to local residents of progress on site and advanced notice of any significant works.



Key:

- | | |
|--|--|
|  residential - park facing homes (4bed and 5bed) |  community hub uses |
|  residential (from to 2bed to 4bed) |  primary school |
|  residential - parkland avenue (4bed) |  care home |
|  residential green corridor (block of flats type) | |

Detailed phase

Phase 1 is shown in a brown outline. We estimate that if we get planning consent this will take around 3.5 years to build. This first phase would unlock a significant amount of benefit for the area:

- Approximately 190 new homes with 25% affordable
- Bushey's largest Community Park
- Local Wildlife Site
- A new green link
- Village Green
- Flexible commercial space

Outline phase

- Up to 510 homes delivering the remaining 75% affordable
- Up to 70 specialist bedspaces as part of a care home
- A new primary school
- Active Travel Hub
- Full network of new walking and cycling routes
- Additional flexible commercial spaces, to include the health and wellbeing hub and community centre

NEXT STEPS

Thank you for taking the time to attend our public exhibition, meet the team and learn more about our updated masterplan. If you have any further comments to share with us, please do so by filling out our comment cards at our event today or emailing the project team.

Our next step is to review this feedback and submit a Planning Application to Hertsmere Borough Council.

Timeline

- Winter 2024/25
Planning Application submitted
- Early 2025
Council undertakes consultation on our submitted plans
- 2025
Target planning determination
- 2026
Construction begins
(if planning permission is granted)

Contact us

If you have any questions or would prefer to share your feedback with us by email or phone, please get in touch.

✉ compasspark@londoncommunications.co.uk

☎ 0800 307 7983

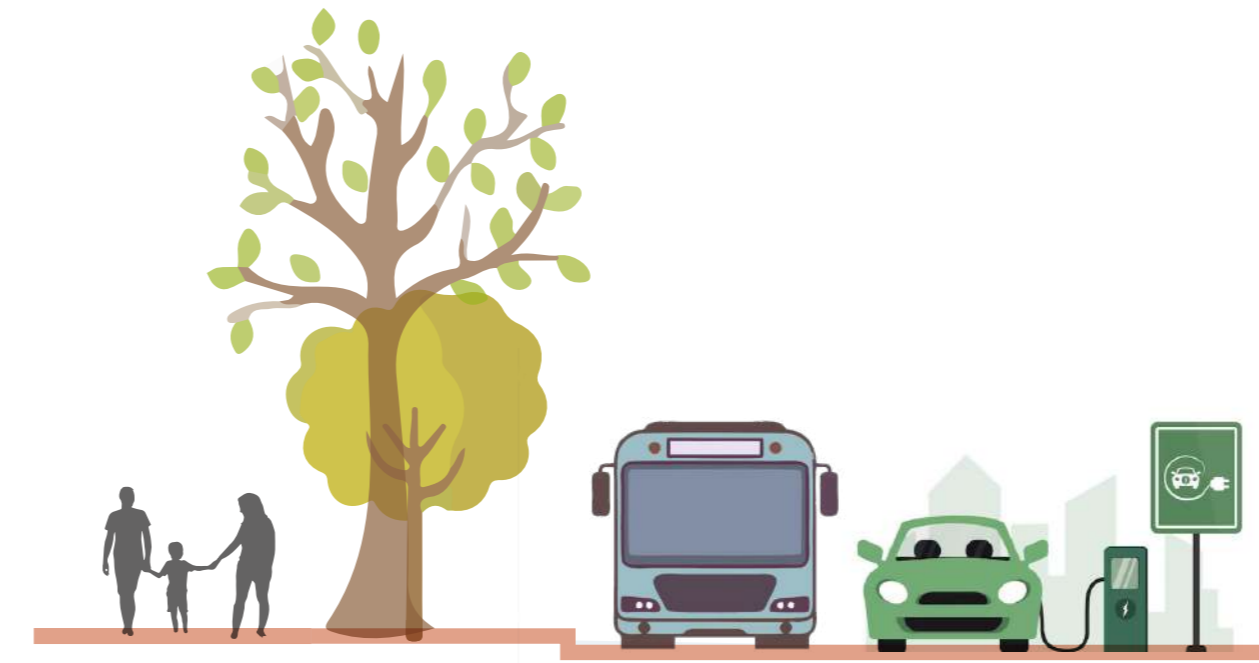
📍 compassparkbushey.co.uk

Sign up to our mailing list and get the latest updates directly to your inbox. Visit our website or email us to sign up.



Up to 700 new homes with 50% affordable

Creating a new neighbourhood that will be able to support residents at every stage of life – from first time buyers to those looking to upsize or downsize, as well as 70 bedspaces as part of the care home.



Investment in local bus services

That would improve connections through Bushey, as well as a new active travel hub that could offer electric car charging and a car club.



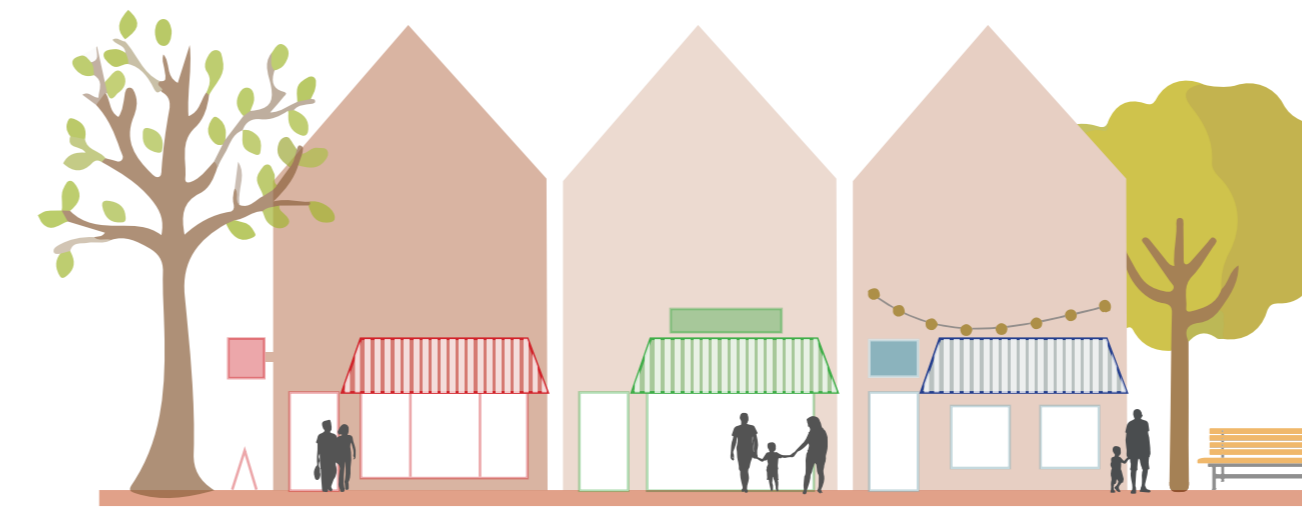
New and improved walking and cycling routes

To better connect Bushey, as well as new fitness trails and walking loops around the Community Park.



50% of the site delivered as public open space

Including Bushey's largest Community Park, a Local Wildlife Site and new green link, as well as a new Village Green that could host local markets and craft fairs.



Shops, workspace and community facilities

That would include a health and wellbeing hub with space for a potential satellite GP, as well as land for a new primary school.



No rat runs through the site

To protect existing residential areas and commitment to invest in local roads which we are in discussions with Hertfordshire County Council about.