

# 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 Bushey.

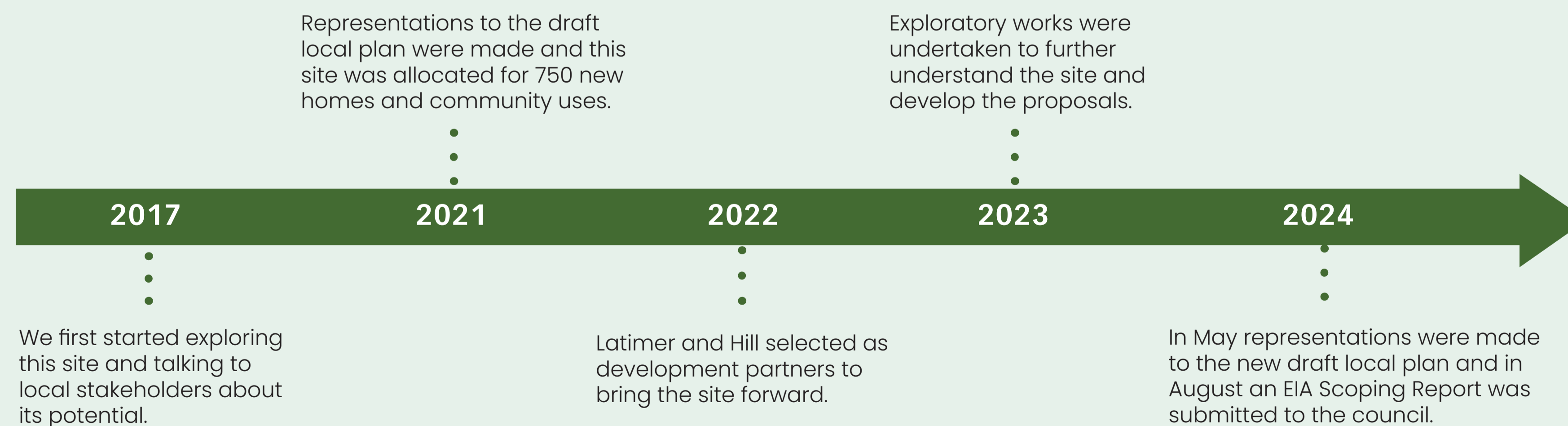
Compass Park is a unique opportunity within Hertsmere to provide much-needed affordable, open market and senior living housing, as well as new amenities including the largest Community Park in Bushey which will benefit existing and new residents.

We are still at an early stage and now want to engage with local people to share our thinking and ask for feedback to help shape our evolving designs.



ILLUSTRATIVE SKETCH OF THE PRIMARY ROAD LOOKING TOWARDS THE COMMUNITY BUILDING

### What's happened so far:



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

# A SUSTAINABLE NEW GREEN NEIGHBOURHOOD

Compass Park offers a rare opportunity within Hertsmere to deliver an exemplar development offering a significant number of benefits for the borough in one place.

Its location makes it ideally placed to deliver the much needed homes, community facilities and green spaces that will be able to support residents to live here at every stage of life.



- Key:
- Site Boundary
  - Local community centre/shops
  - School
  - Senior living homes
  - Village Green
  - Homes



## Homes for people at every stage of life

- Up to 700 new high-quality homes, including custom build housing.
- 50% of homes delivered as affordable for those who need them most.
- A new later living community to help support older people to continue living in the community that they love.



## Community facilities to support a growing community

- A new community hub, including a health and wellbeing centre.
- Flexible office space for small local businesses and start-ups to build their businesses within a walkable distance from their homes.
- A range of shops which have flexible use.
- Land available for a new school.



## Bushey's largest community park

- 18-hectare community park that will enhance the historic parkland.
- Outdoor activities for all ages, including new play facilities and community growing space.
- New fitness trails and walking loops.



## Enhancing green space and nature

- Over 50% of the site will be public open space.
- Enhancing the Local Wildlife Site.
- All existing trees retained and new ones planted.
- At least 10% biodiversity net-gain directly on site.



## New and improved connections

- New walking and cycling paths to better connect Bushey.
- Enhancing existing Public Rights of Way so that they can be used all year round and by everyone.
- Investing in and improving the local bus network.

# OUR DESIGN APPROACH

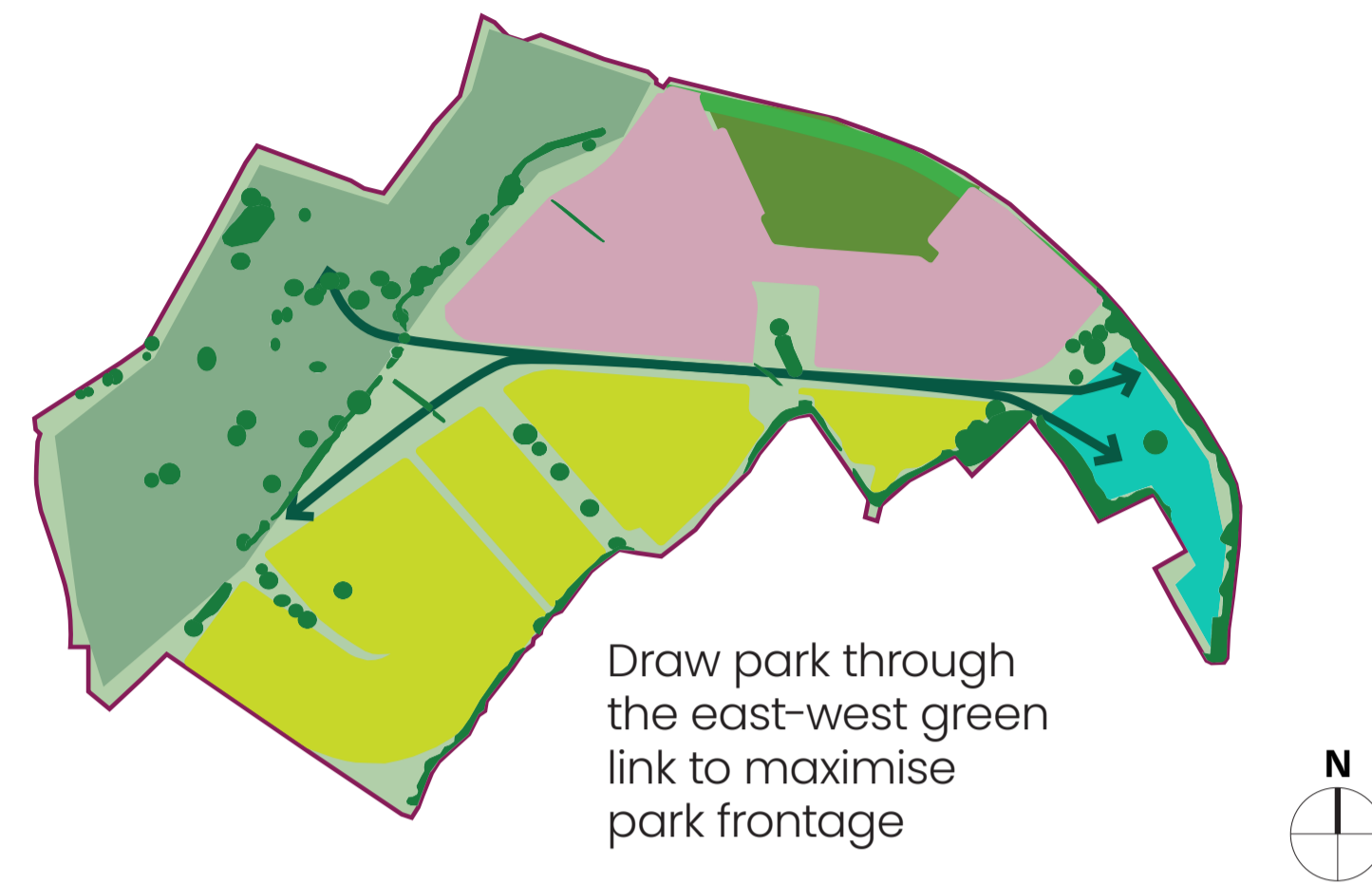
In developing our designs for Compass Park we have looked at references from the local area and taken inspiration from the key characteristics of an English Garden Village.

## Height

The heights of the new buildings will be in keeping with the local area and vary across the masterplan, with no building exceeding three storeys.

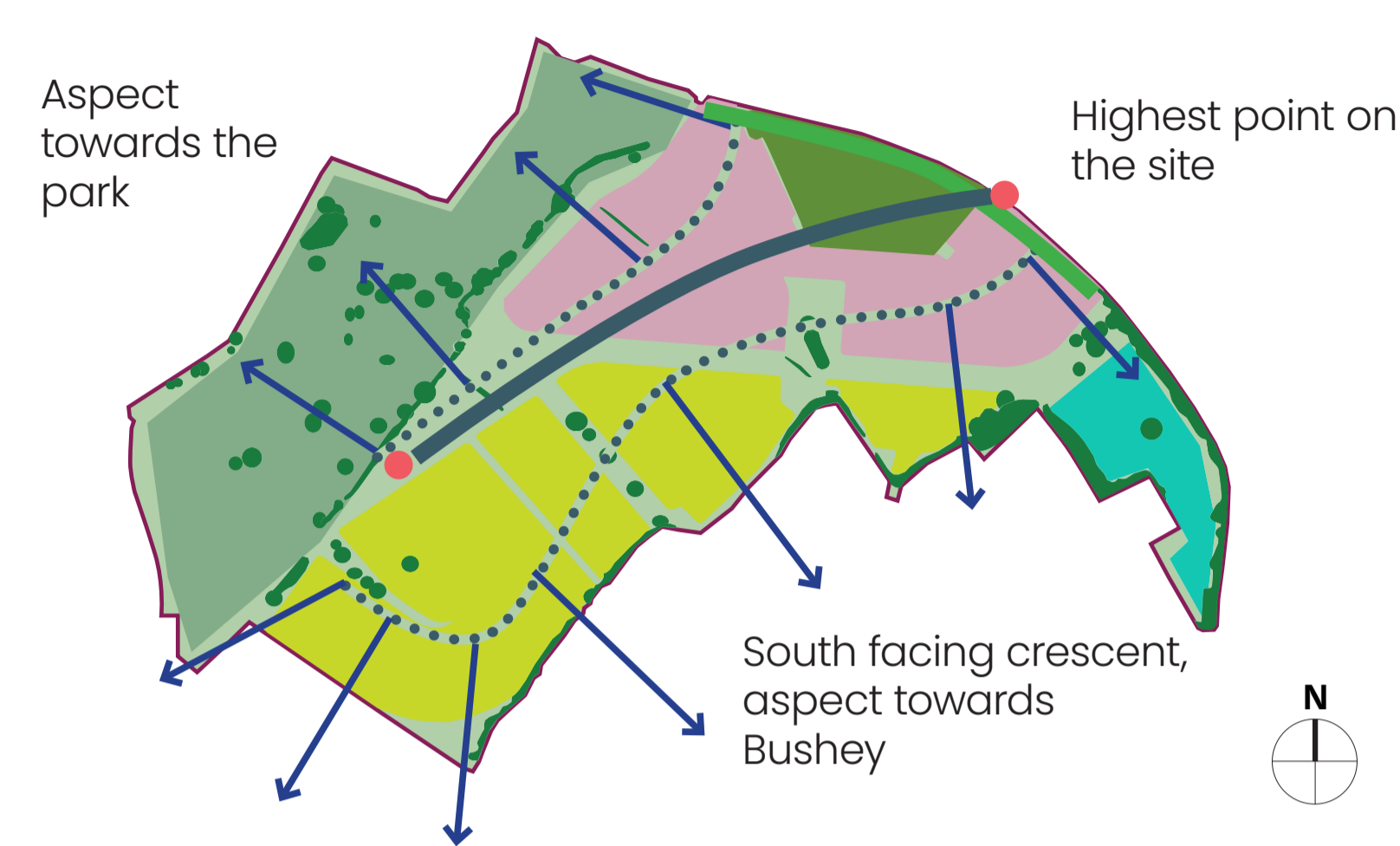
## A focus on quality

All homes will be built to high-quality design standards and built to last, with no energy from fossil fuel sources.



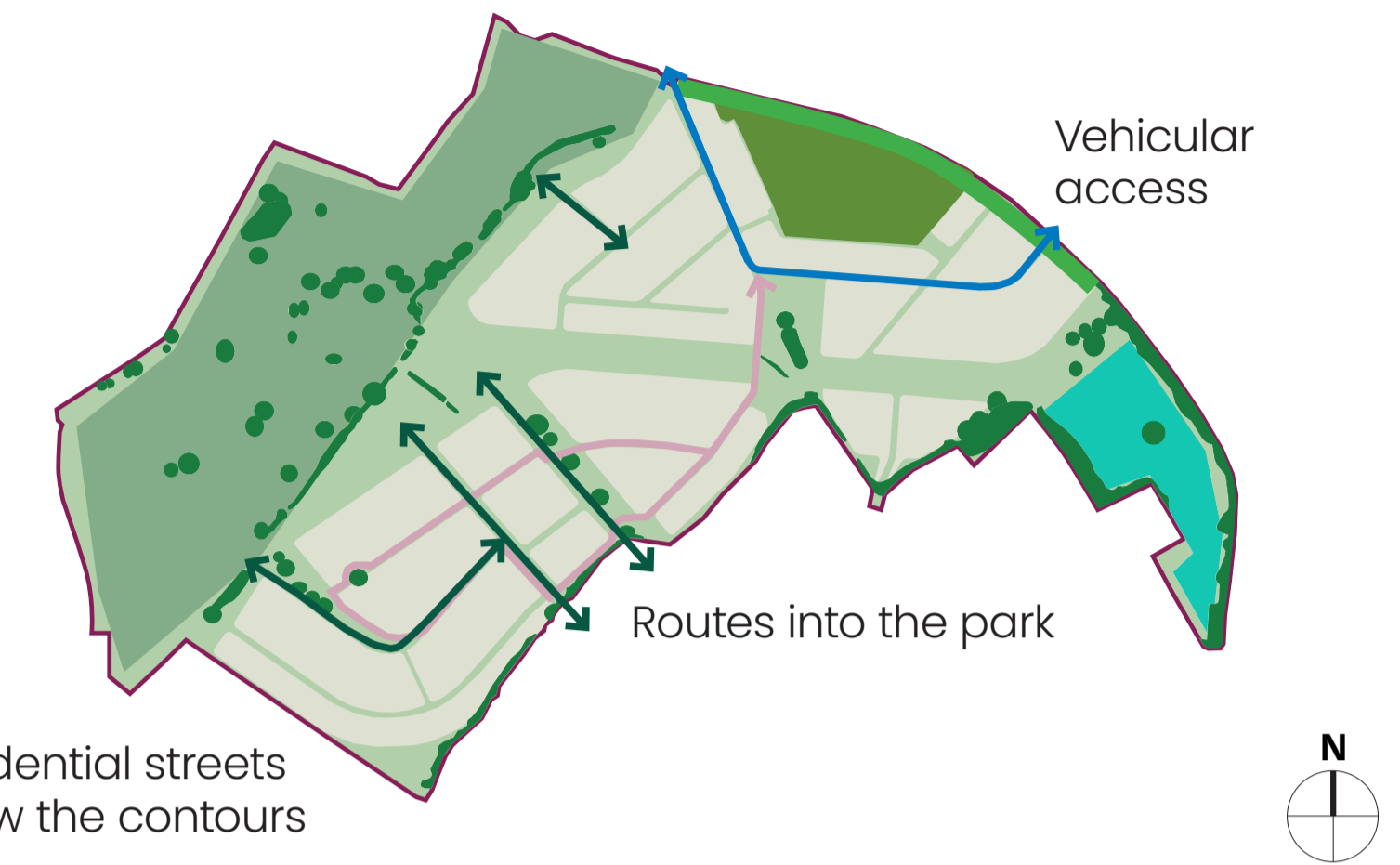
**Enhancing and connecting existing open spaces**  
Enhance the historic park and existing nature areas on site connecting them with a new east west green link.

- Key:
- Northern neighbourhood
  - School site
  - Southern neighbourhood
  - Parkland
  - Existing trees
  - Local Wildlife Site



**Retain trees and use topography, aspect and orientation**  
Streets and urban fabric follow the contours to work with level changes whilst maximising southerly and westerly aspects.

- Key:
- Contour orientation
  - Green buffer
  - Ridge line
  - High point
  - South-east / north-west views



**Building will follow the natural topography of the site**  
Streets and homes will follow the topography of the site and maximise views and sunlight to homes and open spaces.

- Key:
- Park frontage
  - Primary routes
  - Green connections
  - Secondary routes
  - Existing trees

PARKLAND FRONTAGE



Barton Park, Oxfordshire, The Hill Group

RETAINING TREES



Existing trees at Bushey Compass Park

A FOCUS ON QUALITY

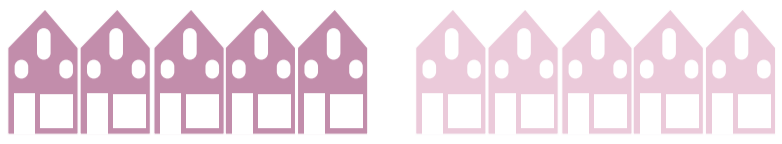


The Avenue, Saffron Walton, Uttlesford, The Hill Group

# HOMES FOR EVERYONE

Compass Park has the potential to deliver a significant number of new homes for Hertsmere, creating a new neighbourhood in Bushey that will help to increase the supply of high-quality homes in the area and support a diverse range of housing needs. This includes a range of accessible and adaptable apartments and houses.

Across the new neighbourhood there will be a mix of property types and sizes – from one-bedroom apartments to five-bedroom detached houses, creating something for everyone. Whether you are looking to get on the housing ladder, upsize or downsize, each home will benefit from private outdoor space as well as walkable access to all that the new neighbourhood has to offer, with easy connections into Bushey and wider Hertsmere.



## 50% Affordable

Half of the new homes will be offered as affordable and managed by Clarion directly, providing a significant number of new high-quality affordable homes for Hertsmere at a time when they are desperately needed.

We are in discussions with the council about what type of affordable homes the borough needs most, and to include a mechanism to prioritise key worker accommodation, so that those in essential jobs who work locally have the ability to live here.

The proposals are split:

### Homes for rent (75%)

These homes will be set at lower rental prices for those that cannot afford to rent on the open market.

### Shared ownership homes (25%)

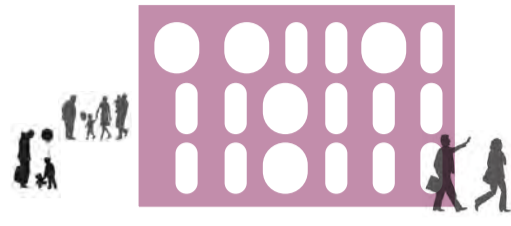
These are usually delivered at 80% of market value and available to those that earn below a set household income and cannot afford to buy private market homes.



## Houses

The site will provide:

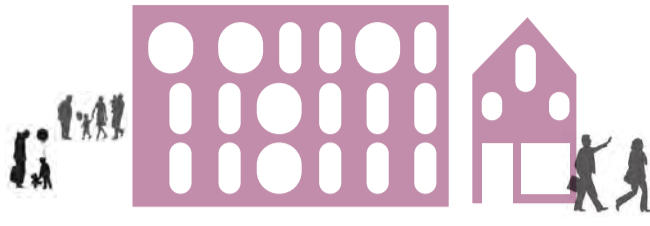
- A mix of 2-5 bedrooms.
- A range of different house types to meet a variety of needs.
- Private gardens and parking.
- Up to 10 spaces across the masterplan for custom-build.



## Flats

The site will provide:

- A mix of 1-2 bedrooms.
- Helping to support first-time buyers into home ownership.
- Private outdoor space and parking.



## Later living

Later living homes are designed specifically for older people, providing:

- the opportunity to live independently.
- access to support and care.
- safe communities that encourage residents to be social and active.
- the ability to live without day-to-day burdens of household maintenance.



VIEW ALONG A GREEN RESIDENTIAL STREET



VIEW ALONG A RESIDENTIAL STREET

# A 20-MINUTE NEIGHBOURHOOD

## School

To support this growing neighbourhood we're creating space for a new school. We are still in discussions with the County Council about local need but this would include a range of high-quality new facilities, including a playing field.

## Flexible office space

Whether a small local business or a new start-up, we want to provide a place where residents can build their business within a walkable distance from their home. This space could support a range of different industries including media, creative arts and the digital technology sectors where we know Hertsmere has a rich history.

## Community Centre

The community centre will be the heart of the Village Green and will offer a place for local groups to meet and space to book for community events. We are proposing that part of this building would also provide a Health & Wellbeing centre. We are open to ideas and suggestions on what you would like to see here.

## New shops

We are also proposing to create space for a number of small shops that could support a new local retail offer such as a bakery, coffee shop or small grocery store. We want to hear from local residents about what they would like to see here.

## Village green

The new Village green would be right at the heart of Compass Park and could support a variety of different uses such as an outdoor public space for local groups and musicians to come together, outdoor markets, cinemas or craft fairs– tell us what you would like to see here.



## Key

- Site boundary
- main pedestrian & cycle connections into the site
- Community Centre
- Shops
- Health & Wellbeing Centre
- Play area
- Flexible Office Space
- Residential
- 🌳 Public open space
- 👁️ Location of viewpoint
- 🛒 Existing local shops



VIEW 01 ALONG THE ARRIVAL IN TO THE VILLAGE GREEN



VIEW 02 THROUGH THE GREEN LINK



VIEW 03 ALONG THE PARK EDGE

# NEW AND IMPROVED CONNECTIONS

There are two Public Rights of Way (PROW) that run through the site and provide connections between Hayfield Close and Little Bushey Lane as well as between Little Bushey Lane to Homefield Road. These paths are currently difficult to navigate for those with limited mobility and can feel unsafe to use in bad weather or during the evening.

We want to improve these routes so that they can be used all year round and by everyone. We want to create new pedestrian and cycle paths across Compass Park that will better connect the site to the surrounding area.

We're open to ideas on how we can make these new connections enjoyable for everyone and would value hearing your feedback on what you would like to see. We are already thinking about some key priority design areas.

**Safety**

Exploring the different ways we can make it safer for people to travel through Compass Park.

**Accessibility**

Improving the surfaces and widths of the paths to make them easier to navigate.

**Greening**

Keeping Compass Park green by protecting existing trees and views through to open spaces.



CYCLING ROUTES

VEHICULAR STREET

PEDESTRIAN ROUTES

Key:

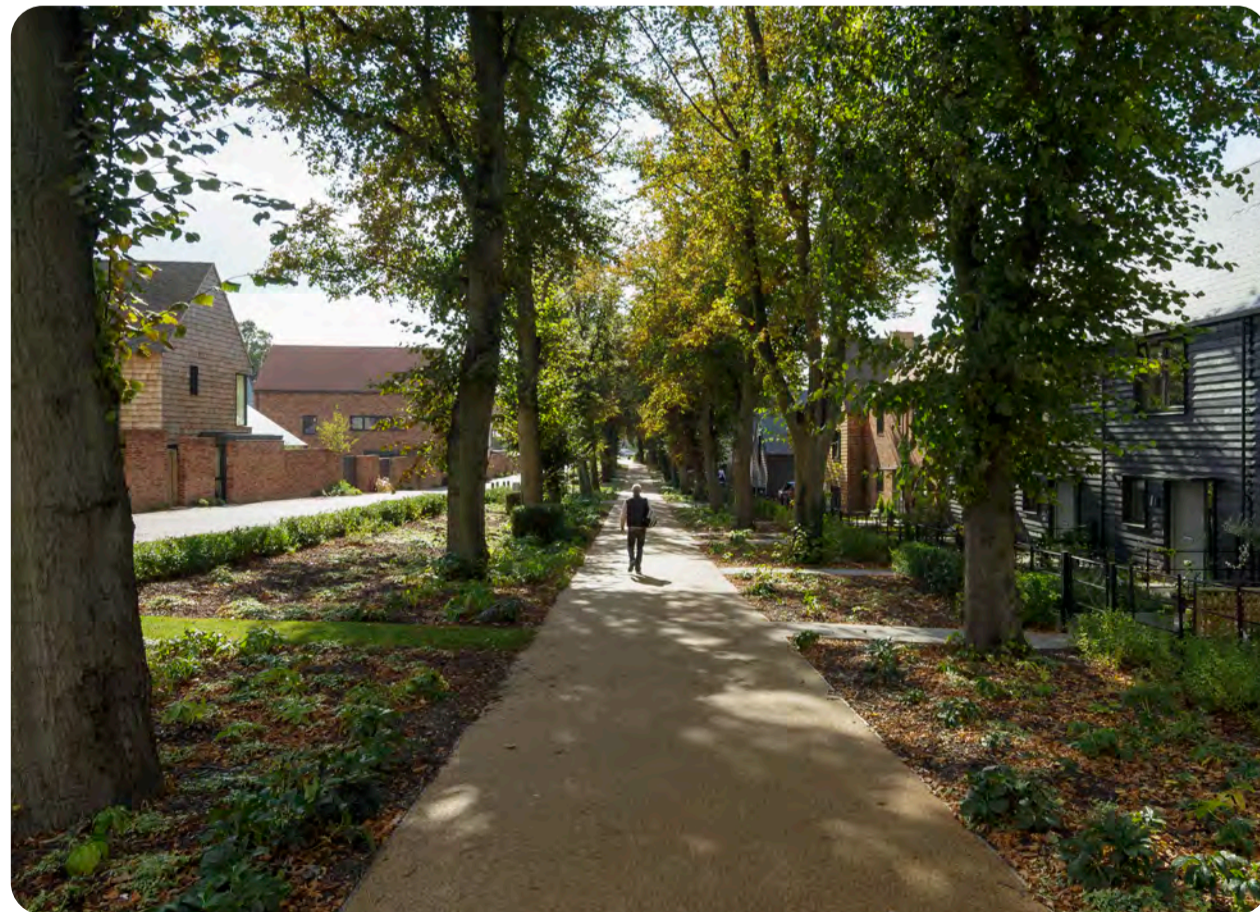
- primary access road (cars, buses, segregated cycle route)
- secondary residential road
- residential street
- residential drive
- pedestrian and cycle only
- emergency / refuse access
- cul-de-sac
- school access
- pedestrian routes



The Avenue, Saffron Walton, Uttlesford, The Hill Group



Kidbrooke Village Phase 1, Greenwich, Lifschutz Davidson Sandilands

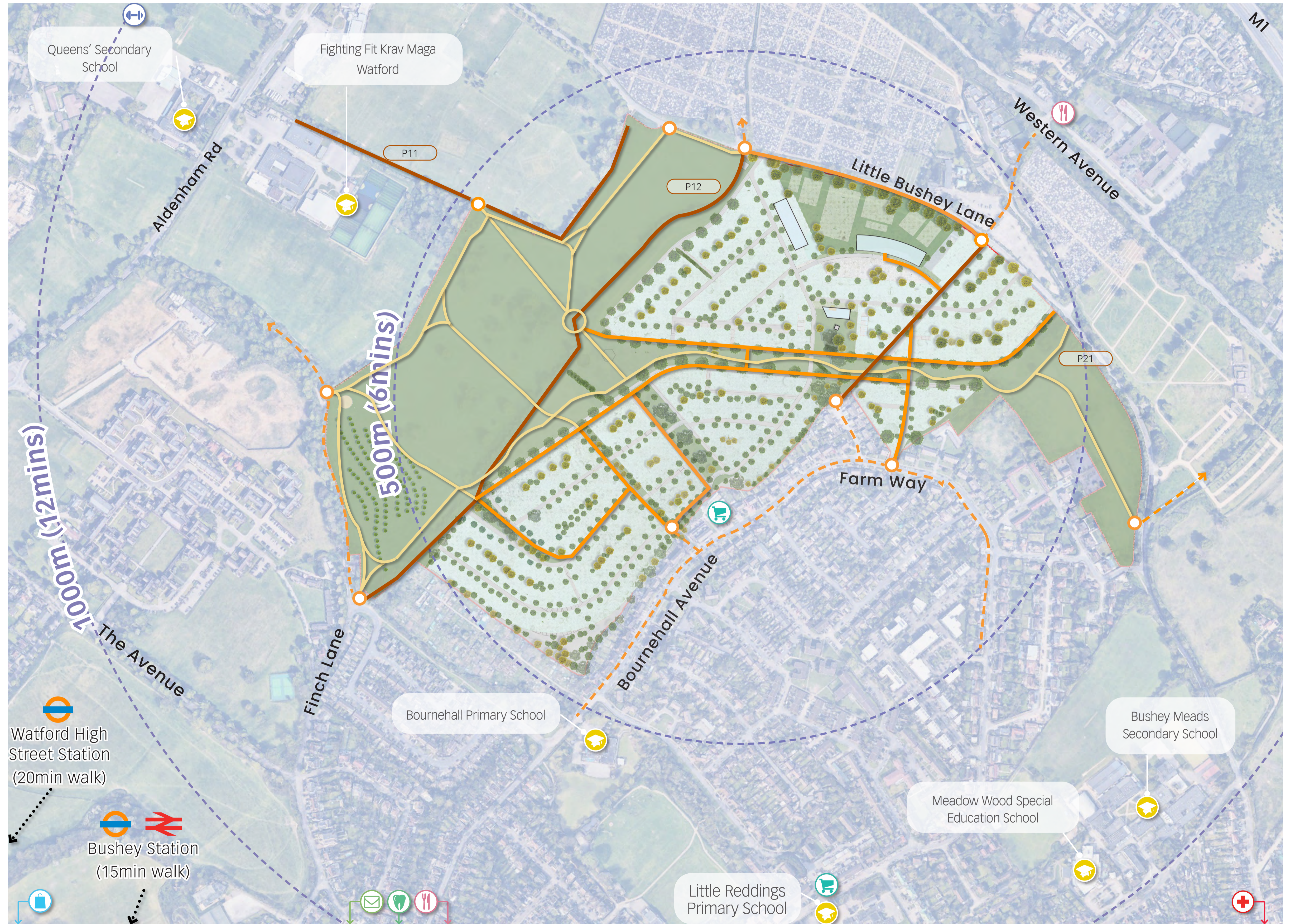


Marleigh, Cambridge, The Hill Group

# ACTIVE TRAVEL NETWORK

As part of our proposals, we have been exploring how we can better connect Compass Park to the existing Active Travel Network of walk and cycle paths in the area.

This will help make it easier to travel around sustainably and help reduce the reliance on cars by providing new footpaths, cycleways, and green routes that link to key amenities and facilities in Bushey.



- Key:
- Site Boundary
  - School
  - Medical Centre
  - Food & Beverage
  - Sports Facilities (Gym)
  - Retail
  - Local Shops
  - Dentist Surgery
  - Post Office
  - Pedestrian Access Point to Site
  - - - Pedestrian Routes
  - Pedestrian Routes through the Site
  - Pedestrian Pathways
  - Public Rights of Way



# TRANSPORT

## ACCESS AND PARKING

We are proposing three new accesses for vehicles, two onto Little Bushey Lane and one onto Farm Way.

The two junctions onto Little Bushey Lane would be 'T-junctions' (with cars travelling on Little Bushey Lane having priority) and would be the main accesses to and from the site.

The access onto Farm Way would only serve a small number of the new homes (around 25-30). This element of our design has been very deliberately planned to ensure that a new rat-run isn't created through the site from Farm Way onto Little Bushey Lane, thereby keeping the majority of traffic off quieter residential roads.

All of the new roads within the site would be restricted to 20mph and designed to accommodate deliveries, refuse collection and emergency vehicles.

Car parking would be provided on-site for the new homes, and whilst we are still discussing the level of parking with the Council, we would ensure that it is all contained on-site so that residents and visitors are not parking on other nearby roads.

As we develop our masterplan further over the next few months, we will also consider with Hertsmere Borough Council and Hertfordshire County Council whether any wider improvements need to be made to the local highway network.

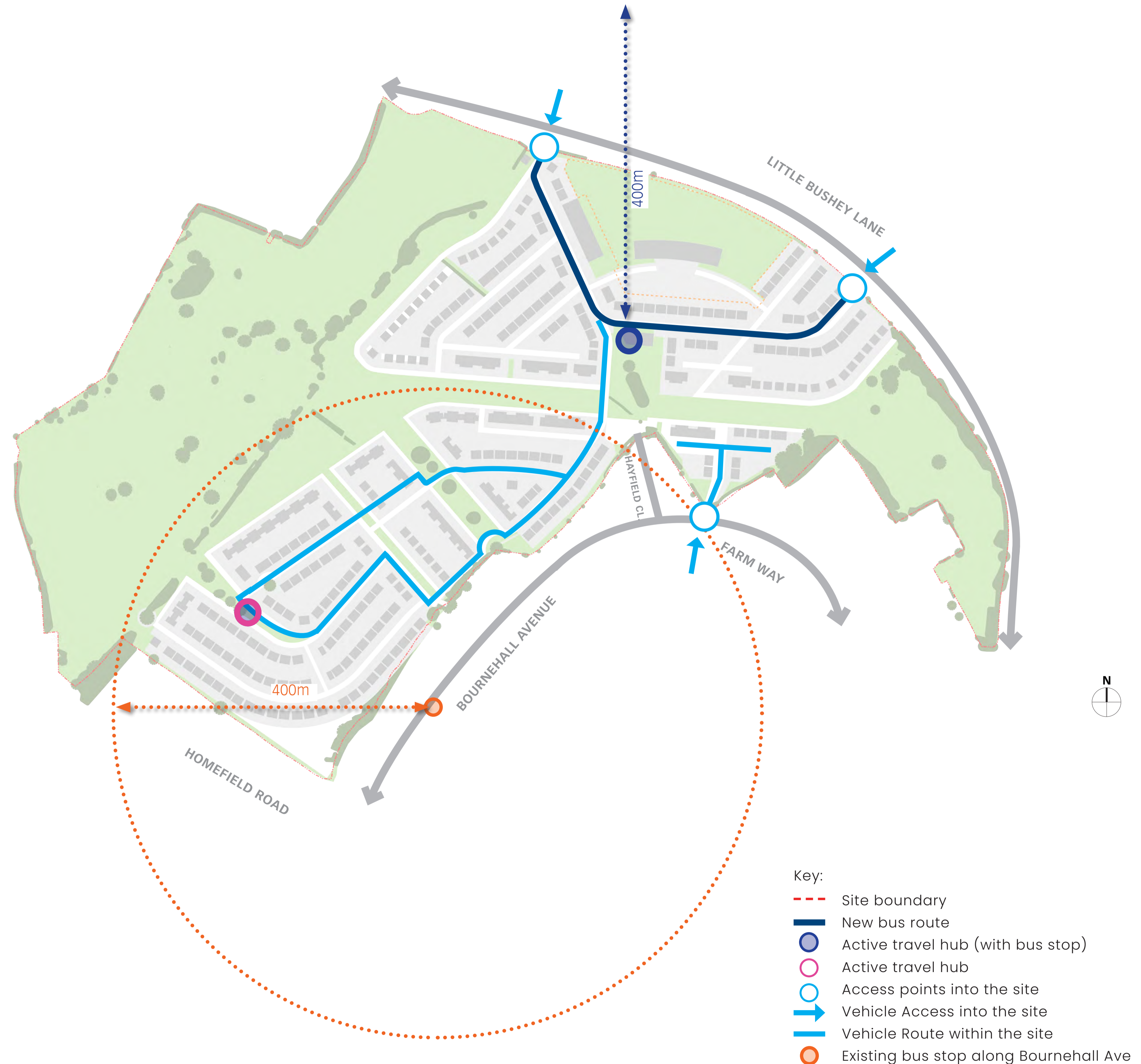
## PROMOTING SUSTAINABLE TRAVEL

We will be investing in existing bus services as well as creating new bus services for Bushey residents. As part of our plans, we are proposing to invest in existing bus routes and create a new bus service to better connect the site and the surrounding area to Bushey, Watford High Street and Watford Junction railway stations. New bus stops would be created on site and our goal would be that all of the new homes would be a 5-minute walk away from a bus stop. The existing 306 bus service that operates along Farm Way would also be enhanced, as would the existing bus stops.

Beyond investing in bus services, we are also looking to promote sustainable travel by the potential creation of an active travel hub. This would be a resource for new and existing residents, and could include:

- a communal space with EV charging points.
- EV car club vehicles.
- cycle and scooter hire.

We are still exploring this with the Council and our design team but would love to hear any feedback or suggestions from local residents.



# BUSHEY'S LARGEST COMMUNITY PARK

We are enhancing 18 hectares of historic parkland 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.

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.

**xx** Location of viewpoint



01 ILLUSTRATIVE SKETCH OF THE COMMUNITY PARK



GREEN CONNECTIONS



PLACES TO COME TOGETHER



FITNESS TRAILS



SPACE FOR ACTIVITIES & SPORT



COMMUNITY GROWING

# ACTIVITIES FOR ALL AGES

We are proposing to create an active spine that connects the Community Park with the Local Wildlife Site. At its centre lies the Village Green, a flexible space designed for local fairs, food markets, and other community events.

This new green route through Compass Park will also include diverse play spaces for all ages, such as a new playground for young children, areas for outdoor games like table tennis or chess, and interactive play features like stepping stones, enhancing recreation and connectivity throughout the area.



PLAYGROUND



CHILDRENS PLAY SPACE



CHESS



TABLE TENNIS



Key Features:

- A** Playground
- B** New informal play features such as boulders & stepping stones
- C** Flexible space for community events
- D** Space for outdoor games & sports such as table tennis, chess or an outdoor gym
- xx** Location of viewpoint



01 ILLUSTRATIVE SKETCH OF THE GREEN LINKS

# ENHANCING GREEN SPACE AND NATURE

We are conscious that this site currently forms part of the borough's Green Belt and we have been giving careful consideration to how we can prioritise the green spaces and protect nature.

A key part of our proposals includes a Local Wildlife Site that would be enhanced and opened up to offer opportunities for residents to better connect with nature.

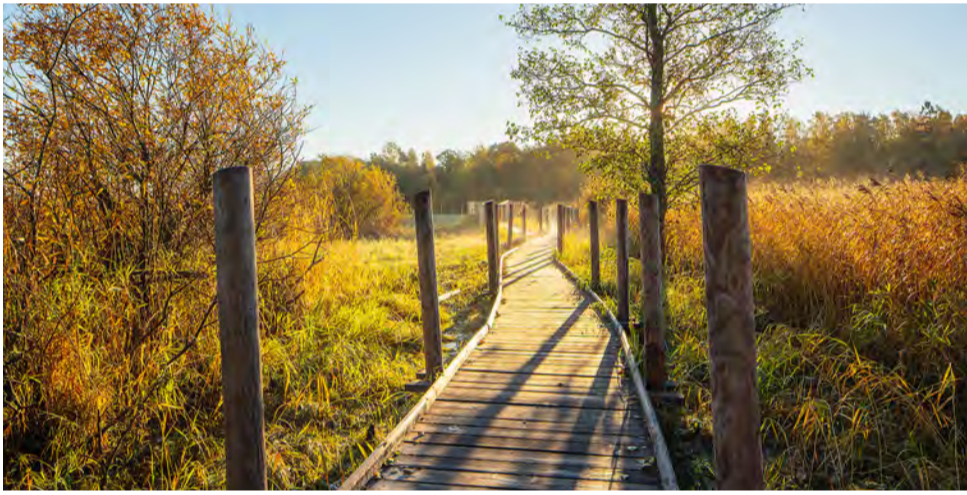


01 ILLUSTRATIVE SKETCH OF THE NEW BOARDWALK

Key Features:

- A Covered Space:** A sheltered space designed for educational activities and classes in a natural setting.
- B Educational Signage:** Informative displays to engage visitors and provide insights into local ecology and conservation.
- C Boardwalk:** A boardwalk to facilitate easy access and minimise impact on the grassland.

**XX** Location of viewpoint



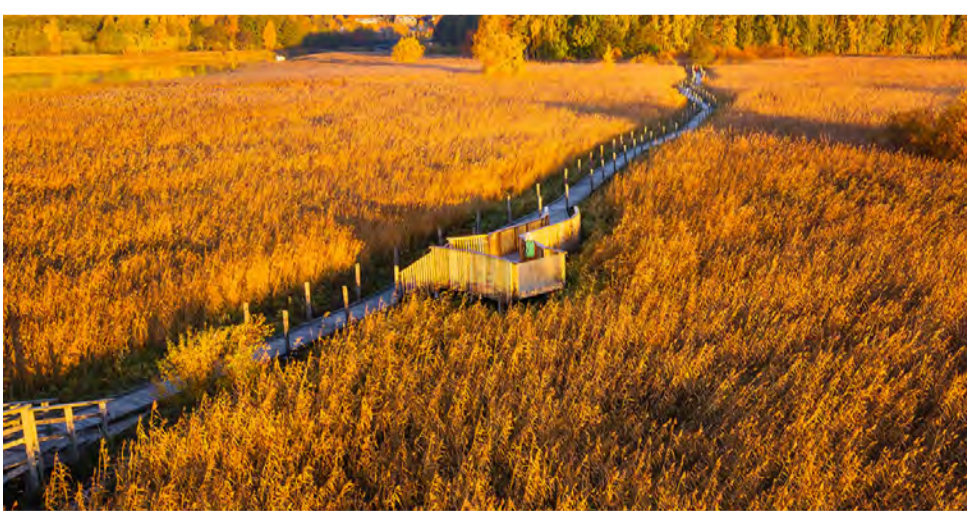
BOARDWALK



A COVERED SPACE



EDUCATIONAL SIGNAGE



ENHANCING THE GRASSLAND



**TREES**

We want to retain all existing trees on site and plant new ones.

The new trees will include a diverse range of species to improve resilience against diseases and climate change, with a variety of ages to ensure long-term stability. Tree selection will focus on biodiversity and provide seasonal interest, such as spring blossoms and autumnal colour. A proportion of these new trees will be native to Hertsmere.

**GREEN LINKS**

Connectivity is crucial for enabling wildlife movement across the site. To support this, we will establish new green corridors to connect the Community Park with the surrounding green spaces, facilitating species foraging and movement.

Installing habitat structures, alongside planting trees and shrubs that attract wildlife, will enhance ecological opportunities. Additionally, rain gardens will be integrated to manage surface water runoff and improve water quality, contributing to the overall ecological health of the area.

# DELIVERING LOCAL BENEFITS FIRST

This is a significant scheme for Hertsmere, and we know that it's important that it's designed and delivered with as little impact on the community as possible. We intend to phase the application to help minimise disruption from construction. This offers us the opportunity to deliver benefits quicker, by prioritising them in the early phases.

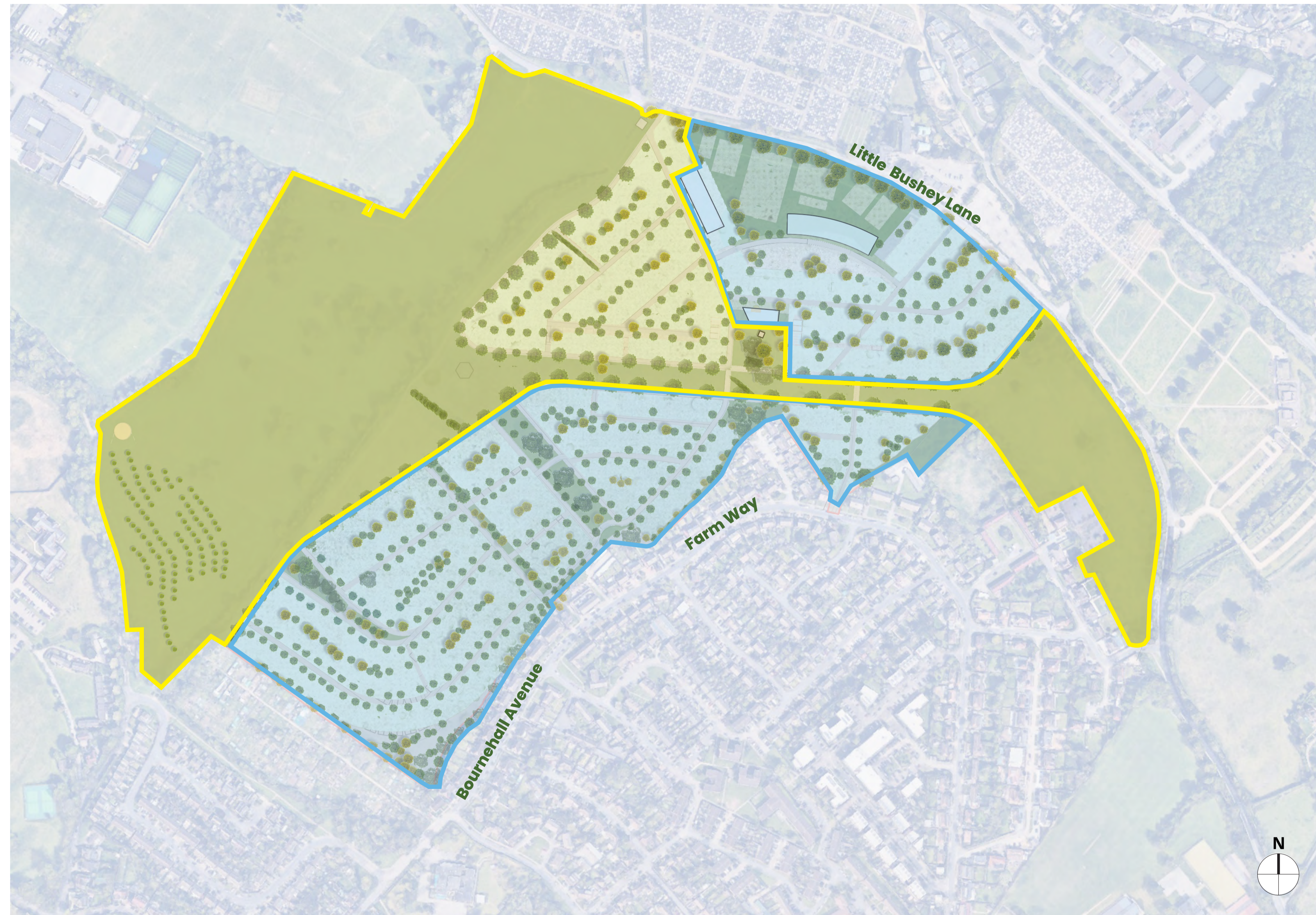
## Our Planning Application

We are planning to submit a Hybrid Planning Application, which means that the masterplan will be split into detailed and outline applications. This is very normal for large applications and aligns with how we are proposing to phase the delivery of the masterplan.

**Phase one** will form the detailed element of the planning application. This is a full application that includes detailed designs and will be delivered first if we get planning consent. As part of this phase, we will be unlocking a significant amount of green space for public use.

- **Approximately 150 homes with up to 50% affordable** which will be a mix of houses and apartment buildings and we are in discussions with the Council about the type of affordable homes they would like to see prioritised.
- **Bushey's largest community park** that will open up historic parkland for public use and offer a significant new green space for the community that will provide a new place to be active, meet friends and family and community growing.
- **A new Green Link** that will improve and extend the existing Public Right of Way between Hayfield Close and Little Bushey Lane and include new trees and planting as well as play features for children.
- **A Local Wildlife Site** that will protect and enhance biodiversity and offer opportunities for residents to better connect with nature.

**The remainder of the site forms part of our outline phase.** At this stage we will only be submitting a planning application that sets out the principles of what could be delivered here. The detail of this area will be submitted as a Reserved Matters Application, which we will consult with local people on. We may choose to split this outline area into multiple phases.



Key:

- Indicative Detailed Phase
- Indicative Outline Phase

# INVESTING IN OUR LOCAL COMMUNITIES

We invest in the communities that we work in, whether through partnerships with local organisations and charities, providing training and development opportunities or supporting improvements in the local area.

We are committed to providing and enhancing social value to Bushey and wider Hertsmere. We will be creating jobs for local people, including apprenticeships, as well as investing in local charities and groups.



**CLARION  
FUTURES**



**LATIMER**  
by Clarion Housing Group



*Created for Living*



Clarion Futures is a charitable foundation, providing support and opportunities for people living in Clarion homes and communities. At its heart, our work is about providing people with the tools and support they need to overcome their challenges – transforming lives and improving communities. We believe being a good social landlord is about more than building and maintaining homes.

We invest in our residents and their communities focusing on funding community projects and helping people find jobs and training opportunities, develop digital skills, make the most of limited budgets and access opportunities to help improve their neighbourhoods.

Clarion Futures offers professional help when times are challenging along with the opportunity to develop new skills and connections all year round. Our teams work with any organisation, large and small, seeking to make a positive difference in our communities.

In the last few years alone Clarion Futures has invested over £15m in communities across the country, helping to upskill over 8,000 people and support over 2,000 people into work.

Generating social value and in turn enhancing people's lives is rightly becoming an integral part of the success of all Hill projects. Hill has always aimed to be leaders and innovators in our sector, and this included environmental and social issues. One of our driving forces at Hill is creating real, tangible social value that leaves a positive, lasting impact on communities now and in the future.

We set challenging targets for our business and each project we are involved in, examples of actions on previous projects include:

- Volunteer and engagement with local charities and community organisations.
- Provision of financial contributions, time and expertise towards local community projects.
- Technology and expert skills workshops for existing residents.
- Career guidance and orientation within the construction sector for local colleges.
- Sponsoring construction skills and certifications for homeless and unemployed to support back to work initiatives.
- Specific mental well-being activities.
- Collation of surplus food for Community Kitchens and distribution to low-income families.
- Improving local play and sensory gardens for local communities.

For more than 200 years, the MCF has been creating lasting and positive change. As one of the country's biggest grant-making charities, it has played a crucial role in supporting local communities, including Hertfordshire.

Over the last 35 years, the MCF has provided vital financial assistance to more than 100 local charities in Hertfordshire alone, contributing over £2 million in total. This includes funding for hospices, food banks, and the air ambulance, as well as smaller grassroots organisations dedicated to helping vulnerable people, both young and old, who are facing illness, poverty or hardship in Bushey and across Hertsmere. Nationally, the MCF collaborates with respected charities such as Age UK, Hospice UK, and the Duke of Edinburgh's Award to ensure that those who need support receive it. These partnerships have delivered major projects that continue to make a real difference in people's lives.

The Compass Park site, once part of the grounds of the Royal Masonic School for Boys in Bushey, has been part of the MCF's legacy for over a century. As a non-profit organisation, funded entirely by the charitable donations of Freemasons, the MCF continues to strive to be a force for good and is committed to building stronger, more resilient communities.

# Delivering benefits for Hertsmere



## Up to 700 NEW HOMES FOR HERTSMERE WITH 50% AFFORDABLE

Providing new high-quality homes for every stage of life with a range of 1-bedroom apartments through to 5-bedroom detached houses as well as space for a new later living community with up to 70 specialist homes.



## NEW COMMUNITY FACILITIES AND ACTIVITIES FOR BUSHEY

Supporting Bushey to thrive long into the future with a new community space that includes a health and wellbeing offer, flexible office space to support small start-ups and local businesses as well as a range of new shops and outdoor activities.



## RETAINING AND ENHANCING GREEN SPACE

Designing a landscape-led masterplan with around 50% of the site becoming public open space, and targeting at least 10% improvement in biodiversity directly on site through improvements to local habitats and grassland.



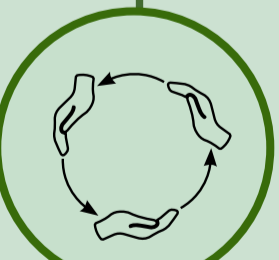
## PROMOTING SUSTAINABLE TRAVEL

Investing in improving the local bus service to help reduce the reliance on cars, and introducing a new bus route within the site as well as a new active travel hub.



## NEW AND IMPROVED CONNECTIONS

Improving the Public Rights of Way so that they are greener, safer and more accessible and creating new pedestrian and cycle paths that will better connect the site to the surrounding area.



## DELIVERING BENEFITS FIRST

Enhancing and unlocking new green spaces for existing residents first, with Bushey's largest Community Park, the Local Wildlife Site, and new Green Link prioritised in the first phase, alongside approximately 150 new homes with 50% affordable.

# Have your say!

Thank you for taking the time to learn more about our proposals for Compass Park. You can share your feedback on our early masterplan by taking our survey.

It is really important that we hear your feedback so that we can better understand local priorities for the area and incorporate this into our masterplan as it develops.



Scan to take part in our survey.

## 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](mailto:compasspark@londoncommunications.co.uk)

☎ 0800 307 7983

📍 [compassparkbushey.co.uk](http://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.



## Next steps

### September 2024

Community consultation on early proposals.

### November 2024

Community update on detailed designs.

### Winter 2024/2025

Planning application submitted.