



**5 August 2024**

Dear neighbour,

**RE: Update on Compass Park**

We are writing to you on behalf of Latimer (part of Clarion Housing Group), Hill Group and the Masonic Charitable Foundation to provide an update on our proposals for Compass Park.

Compass Park is a unique opportunity within Hertsmere to create a sustainable new green neighbourhood and not only deliver much-needed affordable, open market and senior living housing for local people but also provide new amenities which will benefit existing and new residents. This includes space for a new primary school, retail and flexible office space, a community hub (which could include a health and wellbeing centre) and the creation of Bushey's largest community park (c. 18 hectares) through the opening of historic parkland for the first time. This new park would form a significant portion of the site, providing accessible green open space for everyone to enjoy. We would also focus on active travel as part of the design to enhance existing walking routes and create new routes for pedestrians and cyclists. We would deliver a biodiversity net gain of at least 10%, while holding ourselves to the highest design and sustainability standards including air source heat pumps and no fossil fuels to heat homes.

This masterplan proposes a new vision for the site with up to 700 new homes that can cater for people at every stage of life. This includes first time buyers and young families, with 50% affordable housing that Clarion would manage directly at a time when, both locally and nationally, these are desperately needed. Additionally, we are also proposing to include space for up to 70 specialist bedspaces for older people so that they can continue to live independently in the community they love. This is one of the rare locations in the borough which can deliver a significant number of benefits in one place.

We are very conscious that this site forms part of the borough's green belt and we are giving careful consideration to how we prioritise green space to ensure the protection and enhancement of nature through a landscape-led design, which will include grow gardens/allotments, play areas and playing fields.

**About us**

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.

Through our charitable arm, Clarion Futures, we currently manage four community assets in the borough. One of these is on the ground floor of Windsor Close, which is an all-social rented housing scheme providing 43 new homes and is due for completion in late 2024. Our community centres are managed in partnership with Communities First, who deliver key community services for residents. Clarion Futures also delivers employment and skill development to Hertsmere residents including a

recent partnership with Hertfordshire Local Enterprise Partnership. Clarion Futures fund several cost-of-living projects including warm hubs and holiday activities for young people. Clarion is also the strategic partner of Leecliffe Big Local, supporting residents in numerous ways across some of the most deprived areas in the borough.

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. 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.

### **Next steps**

Whilst we are still at the early stages of developing our proposals, we wanted to reach out to you as the sites closest neighbours to introduce ourselves and update you on our plans.

We also wanted to reassure you that engagement with the local community is at the forefront of our minds. We will be carrying out a thorough consultation, with a first series of events after the summer holidays. We will publicise the dates for these closer to the time and ensure you are made aware.

In the meantime, we are also submitting an Environmental Impact Assessment (EIA) Scoping Report to the Council. This is a very normal part of any pre-planning process and is used to agree the scope and methodology for the future Environmental Statement we produce. We want to be very clear that this Scoping Report is not a planning application and there will be plenty of opportunities to meet with us and discuss the designs as they develop over the rest of this year.

We hope this update has been helpful and we will write to you again with details of our consultation later this summer. Please don't hesitate to email us at [compasspark@londoncommunications.co.uk](mailto:compasspark@londoncommunications.co.uk) if you have any questions and do also visit our website – [www.compassparkbushey.co.uk](http://www.compassparkbushey.co.uk) – to register for future updates.

Yours sincerely,

**The Compass Park Project Team**

