

Scotts Wood Park, Bushey

Thank you for attending the consultation event to view the proposals to provide a new, sustainable development at Scotts Wood Park in Bushey. Griggs Homes would like to receive your feedback on the proposals to help evolve the plans wherever possible.

Please fill out this feedback form and hand it to a member of the project team at the event.
Alternatively, you can post your completed form via Freepost using:

Freepost MEETING PLACE CONSULTATION (no stamp required)

Visit www.scottswoodpark-consultation.co.uk to find out more about the plans.

I would like to be kept informed about updates to the planning process ☐

Would you like to be kept updated on the proposals for the development of Scotts Wood Park? Yes ☐ No ☐

Name

Age 18–30 ☐ 31–45 ☐ 46–65 ☐ 65+ ☐

Address

Town/City

County

Postcode

Phone number

1 Do you support the provision of new, high-quality homes within the local area?

Yes ☐ No ☐ To an extent ☐

2 What type of homes do you feel are needed in Bushey?

Two bed houses ☐ Three bed houses ☐ Four bed houses ☐

One bed flat ☐ Two bed flats ☐ Bungalows ☐

3 Do you support the provision of affordable homes in Bushey and Hertsmere?

Yes ☐ No ☐ To an extent ☐

4 Do you support making previously privately owned land accessible to new and existing residents in Bushey?

Yes ☐ No ☐ To an extent ☐

5 The emerging proposal for the site will deliver a number of important benefits to Bushey and the surrounding areas. Please score the benefits below, that are most important to you. (1 = least important and 5 = most important)

New homes, including provision of up to 70% affordable homes on this site	1	2	3	4	5
Land for a new community hub to serve the needs of local people	1	2	3	4	5
Land for a new medical centre and pharmacy	1	2	3	4	5
Safeguarded land for a secondary school	1	2	3	4	5
Enhancement of existing landscape for more accessible public open space	1	2	3	4	5
Retention of existing trees and hedges	1	2	3	4	5
Increased biodiversity	1	2	3	4	5
New and upgrades to existing public rights of way	1	2	3	4	5
Drainage strategy	1	2	3	4	5

6 If you would like to see further amenities, please specify below:

7 Do you support the provision of land on the site for a future 6 form entry secondary school?

Yes ☐

No ☐

To an extent ☐

8 Do you have any suggestions to improve the proposals?

9 Do you have any further comments or questions regarding the proposals?

Get in touch

Thank you for completing this feedback form. Please either give this form to a member of the project team or leave it in the comment box nearby. You can also post this to us, free of charge without the need of a stamp, by posting it to:



Freepost **MEETING PLACE CONSULTATION**
(no stamp required)



info@scottswoodpark-consultation.co.uk



0800 148 8911 (freephone)

Welcome

Welcome to Griggs Homes' public consultation event for Scotts Wood Park. These proposals will create new homes, green open space, a community hub incorporating healthcare and wellbeing services, with land for education facilities that will benefit both new and existing residents in Bushey.

The development will be a sustainable extension to Bushey and will re-develop the Bushey Hall Golf Club, which has been non-operational since 2019. Our proposals will provide up to 400 high-quality new homes, of which up to 70% will be affordable. This will provide much needed affordable housing during a housing and affordability crisis in Hertsmere.

As our plans develop, we will continue to work closely with Hertsmere Borough Council and the community to ensure this scheme is designed to be the best possible for the local community.


After looking at the materials on display, please fill in a feedback form and leave it with us or return it using our Freepost address. Members of the project team are on hand to discuss the proposals and answer any questions you may have.

Share your comments

For further information on the proposals, please visit our website or scan the QR code below:
scottswoodpark-consultation.co.uk



The consultation website will be live from Wednesday 10 July – Wednesday 24 July

Aerial view of current site 



About Griggs Homes

Griggs Homes: Building Excellence Since 1968

Griggs Homes has a distinguished history of delivering high-quality housing developments in Hertfordshire. Established in 1968 as John E. Griggs & Sons, a building contractor based in Borehamwood, we have built an enviable reputation for excellence over the past 50 years.

Now in its third generation of family directorship, Griggs Homes has evolved into a leading developer and contractor, serving the northern home counties commuter belt. We have a proven track record of delivering exceptional developments in Hertsmere and the surrounding areas.

Our expertise spans residential and commercial development, construction, planning, architectural design, and interior design. We are dedicated to maintaining the highest standards of quality in every project we undertake.

For more information please visit:
www.griggshomes.co.uk

Share your comments

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✔ Homes previously delivered by Griggs Homes



Site Context

Scotts Wood Park is a sustainable extension to Bushey. The site is bounded by residential development, the Lincolnsfield Centre and the Queens and Purcell Schools on Aldenham Road.

The site is the former Bushey Hall Golf Club, which has been closed since 2019. The site is previously developed land and comprises around 41 hectares of hardstanding, former buildings and existing grassland and trees in the central and southern portions of the site. The site also benefits from an implemented planning permission for a new club house / event space along with 31 large luxury apartments.

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Scotts Wood Park is well located for development as it is:

- A highly sustainable location with good access to shops, services, facilities and employment in Bushey and Watford.
- Publicly accessible with good transport links with Watford Junction, Watford High Street and Bushey railway stations, which are within walking and cycling distance.
- Well screened by the existing treeline, which is to be retained as part of the proposed development.

Previous site proposals

The site has been considered for the new Watford F.C. Stadium. Please see the proposals below:

CGI of proposed Watford FC stadium proposals >>



Masterplan of proposed >>
Watford FC stadium proposals



Proposals

Opportunities to provide a sustainable new community.

The proposed development will be brought forward as a hybrid application for up to 400 high quality new homes comprising of a mix of 2,3,4-bedroom houses and 1 & 2 bed apartments.

The plans will include up to 70% affordable housing, and will help Hertsmere tackle its chronic shortage of affordable housing and maximise opportunities for home ownership.

Share your comments

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⚡ Precedent examples showing a medical centre (left), CGI of proposed community hub at another Griggs Home scheme (centre) and secondary school (right)

Key benefits



Up to 400 high-quality new homes.



Mix of house types and tenures to meet local housing needs.



Up to 70% affordable housing to address the clear shortage of affordable homes in Bushey and Hertsmere.



Opening up the site for the benefit of the local community.



Land for a new community hub/medical facility to serve the residents of North Bushey.



Safeguarded land for a new six form entry secondary school.



Retention of protected trees and woodland area around the site, which will be open to the public.



Landscaping and biodiversity improvements, providing at least 10% biodiversity net gain.

✔ Homes previously delivered by Griggs Homes



Masterplan

These proposals will deliver up to 400 new homes incorporating a high-quality, sustainable design with new landscaping and significant improvements to the visual amenity of the site.

Below is the latest masterplan for the Scotts Wood Park proposals.

Share your comments

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Indicative site layout



Key

Residential land	Public right of way	Feature green space	Sustainable transport hub
School land	Existing watercourse	Potential location for medical facilities	Pedestrian/cycle link
Community hub land	Proposed residential built form	Key views	Potential emergency access
Existing trees to be retained	Indicative attenuation basins	Vehicular access points	

Sustainability

We are committed to having a positive environmental impact on our developments, which also conforms to Hertsmere's sustainability goals. A range of measures will be undertaken to provide attractive landscaping and enhance biodiversity:

Sustainable design

- Utilises a 'Fabric First' approach, which will minimise carbon emissions by reducing demand for heat and power through well-insulated, energy efficient building fabric and services.
- Incorporates measures to limit heat loss through passive solar gain and cooling through the orientation and layout of the development, careful detailing to avoid thermal bridging and setting good air-tightness targets.
- Incorporates renewable energy such as air source heat pumps and solar panels.
- Adapts to future climate change scenarios by designing to mitigate overheating risk.
- Minimise waste during construction.

Drainage and water conservation

- Minimises the use of water and grey water recycling.
- Incorporates sustainable drainage features such as SuDS and attenuation basins.

Sustainable travel options

- Promotes sustainable travel and transport through enabling the use of public transport, cycle storage and parking and Electric Vehicle (EV) charging points.

Share your comments

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Example imagery of sustainable design features

Indicative computer generated image of the proposed street scene with green corridor



Highways and Access

Site access

The site benefits from a number of opportunities to improve access and connectivity on the site. Three entry points are proposed:

- 1 The southern access on Bushey Hall Drive is the main residential access.
- 2 The secondary access on Bushey Mill Lane will act as an emergency access to the north-east and provide vehicular, pedestrian and cycle access to the the community hub.
- 3 An access will be provided to the north-west to facilitate access to the school and create further pedestrian and cycle links.

Share your comments

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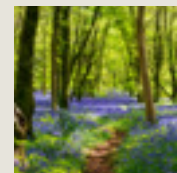
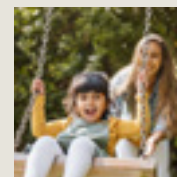


Plan showing local amenities and transport connections to the local area

Promoting local connections and public accessibility in the area

The site is currently not publicly accessible given it was previously a private golf course. The site will be able to meet local travel need and connectivity because:

- The site has huge opportunities to utilise existing access points to shops, services, open spaces and public transport modes.
- The proposals will include new footpaths, woodland walks and cycle ways to promote health and wellbeing by opening up the site for public use.
- There is good public transport accessibility with Watford and Bushey, including existing bus services on Park Avenue and future bus extension services from A41 Elstree to Radlett.
- There are opportunities for enhanced cycle connections, including the Beryl e-bike scheme in North Bushey.
- The site will provide connections linking local roads – such as Park Avenue and Aldenham Road - which previously had no access through the site.
- We are working with Herts County Council to provide extra sustainability measures to complement these connections and further details will be submitted with the application.



Next steps

Thank you for attending our consultation event for the proposed development of Scotts Wood Park. We appreciate your feedback, so please fill out a feedback form and either hand it to a member of staff or leave it in the box provided. Alternatively, take it with you and return it via our Freepost address (no stamp required).

We will consider all feedback providing during the consultation and take onboard comments wherever possible before the submission of an application to Hertsmere Borough Council.

Share your comments

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Timeline

Following careful consideration of the responses received through the public consultation, as well as discussions with key stakeholders and Hertsmere Borough Council, we hope to work towards the proposed timeline below:

- Early summer 2024**
Consultation on initial proposals
- Summer 2024**
Intended submission of planning application to Hertsmere Borough Council and the statutory consultation process
- Winter 2024**
Anticipated determination of the planning application
- Spring/Summer 2025**
Legal agreements signed and conditions discharge
- Mid-2026**
Anticipated start on site

How to get in touch

If you have any questions, feedback, or wish to be kept in touch please contact us using the information below:

Freephone
0800 148 8911
(Monday – Friday 9.00am – 5:30pm)

Email
info@scottswoodpark-consultation.co.uk

Post
Freepost MEETING PLACE CONSULTATION
(no stamp required)

Website
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Indicative computer generated image of the proposed street scene with green corridor

