BOWMANS CROSS

Introduction

Welcome to an exhibition on Bowmans Cross, a sustainable new neighbourhood for Hertsmere

Nature and landscape will shape the masterplan for Bowmans Cross. Historic farm buildings will be restored, new parkland created, and footpaths extended to connect the community to miles of countryside walks, nearby lakes and historic woodland.

These routes will strengthen links to the surrounding network of public rights of way, creating new opportunities for nature, walking, cycling and recreation.

Bowmans Cross will be a place where families can grow, learn and thrive. New schools, local amenities and employment opportunities will support both future residents and the wider community. This will include new primary schools and a secondary school, all connected by safe walking and cycling routes.

Public transport will be central to the new neighbourhood. A dedicated shuttle bus will connect Bowmans Cross to Potters Bar Station, just four miles away, providing fast rail access to central London.

Investment will also support improved bus services between Potters Bar and St Albans, while enhancements to the Bell Roundabout will help manage traffic, prioritise public transport and create safer routes for pedestrians and cyclists.

A significant amount of community feedback and technical work has informed the proposals we are now sharing.

We want the community to continue to shape the plans before we prepare and submit an Outline Planning Application later this year. Please take a look at the material and provide your feedback.

The Timeline so Far

2019
Discussions with the Council

2020
Technical workshops with statutory bodies

2021
Community consultation

2022
Ongoing local discussions

2023
Community consultation

2025
Ongoing meetings with Hertsmere Borough Council, Hertfordshire County Council and other key stakeholders

2026 - Now
Additional engagement in advance of an Outline Planning Application

Previous Bowmans Cross consultation event

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A new vision

A sustainable new neighbourhood for Hertsmere, inspired by the natural assets of the area. Existing farmsteads help inspire the character of the neighbourhood, while surrounding woodland, hedgerows and open fields will be protected and enhanced, increasing biodiversity, maximising opportunities for new and existing residents.

New homes
Approximately 5,000 homes, including affordable homes and older living provision to meet local needs

New schools
Up to 3 new primary schools and a secondary school

New facilities
New local centres, with retail, community and employment space

Improved connections
A bus to Potters Bar station, alongside investment to existing services to St Albans

Open space
Approximately half the site will be opened up as accessible green space for the community, carefully designed to support wildlife and biodiversity

New planting
Extensive green buffers will ensure separation between communities

Long term stewardship
of the land and facilities, ensuring the commitments are delivered and the benefits are maximised for all

Illustrative masterplan

The First Phase

The first homes will be located to the south of the site accessed from Blackhorse Lane. A new bus service to Potters Bar Station will provide a strong commuter connection, alongside investment in existing bus services for neighbouring communities. As the development grows, new facilities, amenities, and community spaces will be delivered alongside expanding bus and active travel networks, ensuring connections and sustainable travel options evolve alongside the development.

Illustrative Proposals

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Embedded in nature

The masterplan vision for the new development will be landscape and nature-led, ensuring the area's natural assets are protected and enhanced both within and around the site. The existing landscape character will help shape the parks and public open spaces.

Illustrative landscape plan

Critically, the vision also ensures that green space is opened up for local communities to enjoy: ensuring cycling, walking and equestrian routes are increased.

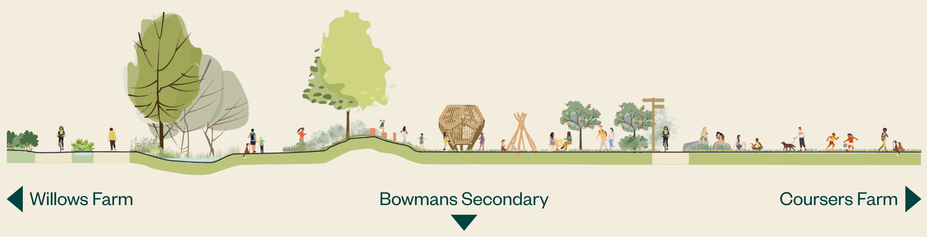
The proposals include over 170 hectares of open space, including:

- **120 hectares of natural and semi-natural green space**
- **Over 40 hectares of parks and amenity green space**
- **Over 12 hectares of outdoor sports provision**
- **Over 6 hectares of play space**

This area is home to a rich variety of landscapes, habitats and species. The proposals aim to protect and enhance these special places and the wildlife that depends on them. Dedicated ecology areas will be created, with a stronger focus on wildlife conservation and education, including interpretation boards.

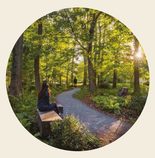
New parks, woodland, meadow and wetland habitats will be created to encourage people to enjoy nature, while protecting more sensitive areas such as Redwell Wood SSSI, nearby Local Wildlife Sites and veteran trees.

1. Coursers Park



2. Coursers Meadow

3. Roundwood



4. Three Oak Green

5. Linear Park

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A good neighbour

Bowmans Cross will provide all the facilities needed to support a new neighbourhood. Improved connections for neighbouring areas will ensure everyone will have easy access to new shops, schools, and community spaces.

New homes will be delivered alongside the schools amenity, play areas and green spaces that people need.

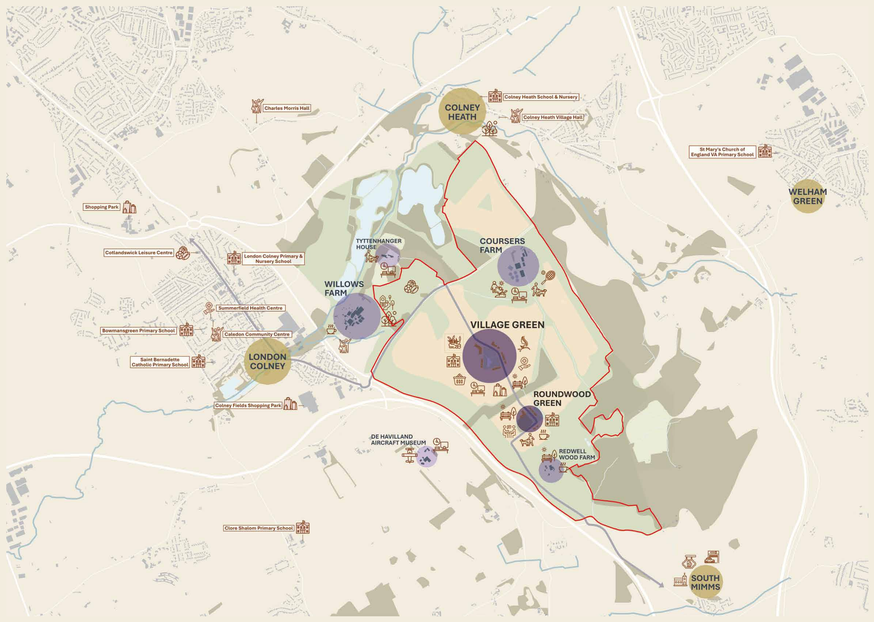
The centres are positioned to build on existing uses and community facilities on site, creating self-sustaining, connected places.

Village Centre

Coursers Farm

Willows Farm

Redwell Wood Farm



Early education facilities
The development will include new primary and secondary schools, delivered in a way that complements existing provision and supports educational excellence in the area. We will work closely with the education authority to plan the timing and design of these facilities.

Schools will be located in local centres and designed to be easily accessible by walking.

Health facilities
Health services and facilities will be developed in partnership with local health providers. We recognise that access to high-quality health provision is very important to the local community.

Open space for all
We will provide new play areas, wildlife areas and parks for everyone to use.

Sports facilities
A wide range of sports facilities will be provided, including playing pitches for both youth and adult sports.

Transport improvements for the benefit of the wider area
Transport will be designed around active travel and buses so journeys are quicker and more direct than by car, with bus stops a short walk from every house.

New jobs
We estimate the proposals could support up to 1,000 new local jobs.

Local centres
Local centres will be provided to meet day-to-day needs, maximising local trips and social interaction. The development will work with existing businesses on site. This could also include flexible space for start-ups, supporting local creativity and enterprise.

Your reflections on how you use local services, and how new services should come forward, will help shape the plans as they develop.

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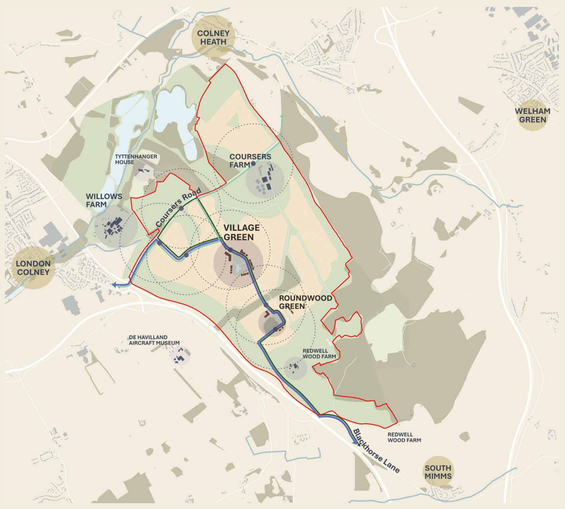
Movement & access

Public transport will be convenient and delivered early in the development, with rapid bus services to Potters Bar and St Albans.

Public Transport

- A new shuttle bus will provide a commuter route to Potters Bar for residents in the first phase, along Blackhorse Lane.
- We will invest in the existing 84 bus service to improve frequency for new residents and the existing community in London Colney.
- The masterplan has been carefully designed to ensure there is no through route for private cars between Coursers Road and B556 Blackhorse Lane, prioritising buses, limiting traffic accessing Coursers Road.

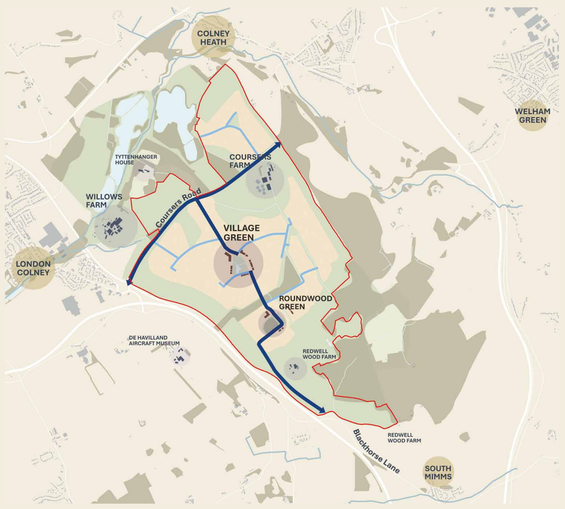


Public Transport

Key
- Outline Application Boundary
- Bus 84: St Albans to Potters Bar Bus Route
- Bus 85: Bowmans Cross to Potters Bar Bus Route
- Bus 205: Radlett to Hatfield Bus Route
- Bus Stop and 400m Travel Circle

Investing in Local Highways

- We are working closely with Hertfordshire County Council to introduce traffic signals at the Bell Roundabout to improve traffic flow.
- Buses will have dedicated access into the site to ensure a fast, convenient service.
- We will invest in Coursers Road, improving safety, putting in a footpath, cycle connections and creating bus priority signals.

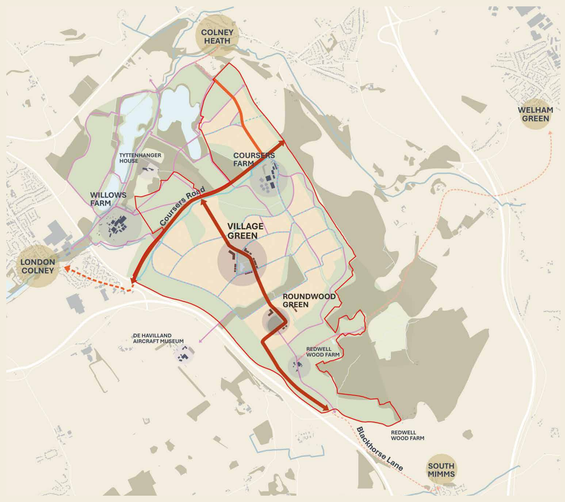


Private Vehicle Routes

Key
- Outline Application Boundary
- Vehicular - Primary Route
- Vehicular - Secondary Route

Walking, Wheeling and Cycling

- A new footway will be provided along Coursers Road.
- The new route will also cross the A1081 at the Bell Roundabout, providing a connection from the development to London Colney and Colney Fields Retail Park.
- We are also investigating the potential for improved cycle connections to St Albans, Hatfield and the wider area.
- Leisure routes and links to the surrounding Public Rights of Way will consider all users, including horse riders.

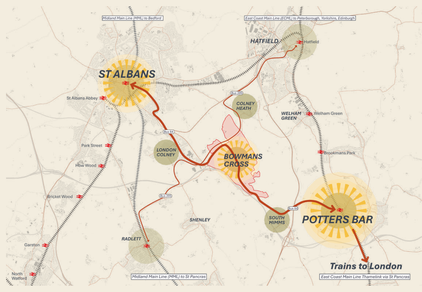


Active Travel

Key
- Outline Application Boundary
- Active Travel - Primary Route
- Active Travel - Secondary Route
- Off Site Link - Potential for Isolated Improvements
- Off Site Link - Leisure Route
- Segregated Cycle Routes
- Traffic Free Shared Cycle Routes
- Pedestrian Routes

Bowmans Cross is strategically located on an existing bus corridor between Potters Bar and St Albans.

London Colney, Colney Heath and South Mimms will remain distinct communities, while benefiting from complementary facilities, shared amenities and improved sustainable travel connections.



We know transport is a key topic locally. Tell us what you think about how we have responded to feedback.

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A mix of new homes

We will deliver a mix of homes – for sale, rent and affordable options, to suit local needs and all stages of life, from young families to older people.

Illustration of proposed scheme

The masterplan seeks to provide approximately 5,000 homes, using land efficiently while being sensitive to the local context.

Affordable homes, including shared ownership and social rent, will be provided. We will work closely with Hertsmere Borough Council to ensure the right mix and tenure of homes are delivered to meet local demand, making sure they are affordable and accessible to local people.

The homes will be delivered across the site sensitively, with town houses and apartments located around the main new centre and along the western linear park, with a gradual change to rural edges.

We want to hear about the homes you think the area needs to help shape the plans.

Example home types and building densities

Higher density ◀ ● ● ● ● ● ● ● ● ● ● ● ● ● ▶ **Lower density**

Below: Urban&Civic developments

Waterbeach

Wintringham

Houlton

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A sustainable new neighbourhood

Sustainability is at the heart of the plan, and our approach is ambitious. We aim to create an environmentally conscious place that promotes health and wellbeing while supporting a vibrant and lasting community.

- We will work with housebuilders to deliver all-electric homes and other highly energy-efficient buildings, incorporating the latest technologies to help reduce energy use and lower energy bills for occupants.
- We will target operational net zero carbon emissions[1] from day one and also reduce the carbon emissions generated from construction to lower the development's impact on climate change.
- The provision of local facilities and the integration of extensive safe walking and cycling routes and other sustainable travel facilities will promote healthier lifestyles and reduce car dependency.
- Over 40% of the site will be restored to grassland, woodland and orchards. We will make significant improvements to the natural environment through habitat conservation and enhancement, tree planting and the creation of wildlife corridors.
- The development will be resilient to the future potential impacts of climate change, such as flooding and overheating, through the incorporation of nature-based sustainable drainage solutions, appropriate building design and improvements to the natural environment. This in turn will also help protect wider surrounding areas from climate change impacts.

Reducing our environmental impact at Bowmans Cross

Build Lean — Infrastructure and buildings designed to use fewer resources, such as incorporating nature-based sustainable urban drainage systems on site.

Build Efficiently — Using resources wisely such as reusing materials from the quarry in the delivery of infrastructure.

Build Low Carbon — Buildings and infrastructure designed to use low impact and innovative materials where possible and using low carbon electricity instead of fossil fuels to power the development.

Build for Resilience — Long-lasting buildings and infrastructure, build to be resilient to local impacts of climate change.

Build for Reuse — Embedding circular economy principles to minimise waste generated and disposed of in landfill.

- The location of the development provides several sustainability benefits, offering easy access to new community facilities, with rapid bus services to Potters Bar and St Albans.
- Through nature-led restoration, the vision is to transform parts of the former Tyttenhanger quarry into a landscaped parkland for all to enjoy.
- The development will aim to make use of land currently subject to sand and gravel extraction. Minerals from within the site will be used, where possible, to support sustainable construction and reduce the need to source materials from elsewhere.

[1] Associated with regulated energy use i.e. lighting, heating & ventilation.

Cycle hire at Waterbeach

Somning Park at Alconbury Weald

New bus service at Waterbeach

Above: Urban&Civic schemes and initiatives

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Next steps

Timeline

Now

Consultation on the updated masterplan.

Autumn 2026

Ongoing consultation and the submission of an Outline Planning Application, setting high level parameters for a development.

During 2027

The application will be considered by Hertsmere Borough Council.

Subject to receiving outline planning permission, detailed planning applications will then start to be prepared and consulted on for housing parcels, parks, play areas and specific buildings. A Design Code will also be prepared, working closely with Hertsmere Borough Council and key stakeholders, including the community.

Houlton Secondary School, Rugby

We will continue to talk, listen and work with you at each stage.

Feedback

Please provide feedback on a paper form or online at **www.bowmanscross.co.uk** or using the QR code below.

Get in Touch

Urban&Civic is committed to working with existing communities and local partners throughout the lifecycle of the development. If you have a question, suggestion, or know a group you think we should meet, please get in touch, we would love to hear from you.

Email:
bowmanscross@urbanandcivic.com

Website:
www.bowmanscross.co.uk

Scan to visit our website and register for updates

Find out more about Urban&Civic and our developments elsewhere:

Scan to find out more about our other developments

Tuning Fork Restaurant, Houlton, Rugby

New homes, Houlton, Rugby

Houlton Secondary School, Rugby

Above & left:
Urban&Civic schemes

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