

March 2026

BOWMANS CROSS

A new neighbourhood in Hertsmere

Bowmans Cross is a unique opportunity to create a new sustainable neighbourhood in Hertsmere, located between Potters Bar and St Albans, south of the A14

Urban&Civic is appointed to lead the design, development and delivery of Bowmans Cross. In 2021 we started consultation with the community - thank you to those who have provided feedback so far.

We have updated our vision and look forward to sharing it with the community. It will continue to evolve as it's shaped by your feedback before we submit an outline planning application later this year.

You can provide your feedback online or in person at one of our events.



A new vision for Bowmans Cross

**BOWMANS
CROSS**

The first phase of development
2030 – 2035



The first phase of the development would be accessed from Blackhorse Lane and would include a primary school and initial facilities to support early residents.

Investment in bus routes to Potters Bar will be prioritised to encourage sustainable travel from the start.



The proposed masterplan



Artist's impressions of the proposals



New homes

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



New schools

Up to three new primary schools and a secondary school



New facilities

New local centres, with retail, community and employment space



Improved connections

A bus service, running through the site, from Potters Bar 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

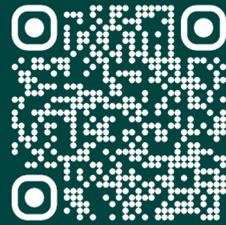


Long term stewardship

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

Provide Your Feedback

Come along to one of our exhibitions!



Scan to register for updates

Thursday 19th

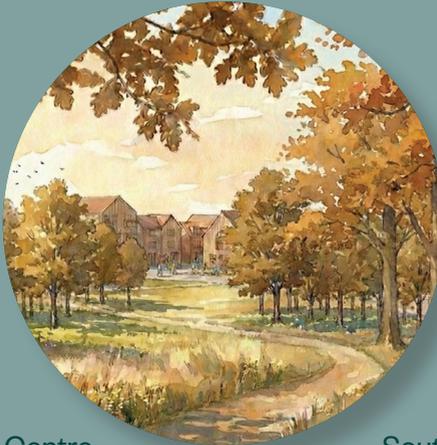
March 2026

4.30 – 7.30pm
Colney Heath Village Hall,
83 High Street,
AL4 0NS

Saturday 21st

March 2026

9.30 – 12.30pm
Caledon Community Centre,
Caledon Road,
AL2 1PU



Wednesday 25th

March 2026

3 – 7pm
Shenley Chapel,
Porters Park Drive,
Shenley, Radlett,
WD7 9DS

Thursday 26th

March 2026

2 – 5pm
South Mimms Village Hall,
Blanche Ln, South Mimms,
Potters Bar, EN6 3PD

Learn more and subscribe

If you can't attend one of the events, you can view all of the material and complete a survey online. We would welcome feedback before the 31st March. If you need a paper copy of the material, just let us know.

You can subscribe to our mailing list at [bowmancross.co.uk](https://www.bowmancross.co.uk) to receive the latest updates.

Contact Us

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