

BOWMANS CROSS

Community Update - September 2026



Urban&Civic



The proposed masterplan

M25

The first phase

Willows Farm

Coursers Road

A new sustainable neighbourhood

This booklet explains what is proposed at Bowmans Cross, how local feedback has helped shape the plans, and what happens next.

You can find more information at
www.bowmanscross.co.uk

What will the outline planning application contain?

The outline application sets out the overall vision for how Bowmans Cross could develop over time. It covers the main elements of the new neighbourhood, including new homes, schools and community facilities, parks and green spaces, transport and travel, and the infrastructure needed to support the community.

The application is supported by a range of detailed studies looking at important issues such as traffic and transport, flood risk and drainage, wildlife and ecology, landscape, heritage and the wider environment.



Up to 5,000 sustainable homes in a range of tenures and sizes, from first-time buyer homes to homes designed for older people



7ha of play areas for children of different ages



Over 1,000 new jobs



Over 20km of new and enhanced walking, cycling and trail routes, including new routes for equestrians



A secondary school, up to 3 primary schools and nurseries



170ha of open space, over 40% of the site



Community centres, shops, cafés and local amenities



Quick and direct public transport links, including bus services from Bowmans Cross to Potters Bar and St Albans



7 new sports pitches for community use



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

Left: Roundwood Green, local centre.



Responding to feedback

Investing in local highways

Our transport plans have been developed over several years, informed by community feedback, technical studies, local evidence and detailed analysis. This work has helped us understand existing travel patterns, pressures on the road network and the improvements needed to support Bowmans Cross.

The outline planning application will include a detailed Transport Assessment, explaining how the proposals have been tested, how future travel and traffic have been considered, and the improvements proposed to the surrounding transport network.

From the earliest phases, the development will support walking, cycling and public transport, giving people more choice in how they travel and helping to reduce reliance on the car.

What is proposed at the Bell Roundabout?

Bell Roundabout is an important local junction and has been a key focus of our transport work. In response to community feedback and detailed modelling, we are proposing significant investment to improve how it operates.

The proposals include new traffic signals to better manage vehicle movements, safer routes for people walking and cycling through the junction, bus priority, and better connections to Colney Fields Shopping Park.

These changes will help traffic move more efficiently while making it easier to travel between Bowmans Cross and surrounding destinations by foot, bike and public transport.

What will happen on Coursers Road?

Coursers Road has been raised frequently during our engagement, particularly the lack of a footpath and safe cycling provision. Using land within the Bowmans Cross site boundary, we can deliver a new footpath, improved cycling provision, bus-priority signals and lower vehicle speeds. These measures will create a safer, more accessible route for existing and future residents.

Importantly, the masterplan has been designed to prevent general traffic travelling between Coursers Road and St Albans Road through Bowmans Cross. Restrictions will limit traffic onto Coursers Road, while maintaining connections for walking, cycling and public transport.



Above: The Bell Roundabout transformed, with signals, new footpath to Colney Fields Shopping Park and cycle path.

Below: Coursers Road with a slower speed limit, path and bridleway.



The proposals will deliver new homes and community facilities set within a beautiful landscape with places for everyone to enjoy.





Responding to feedback

Investing in public transport & local connections

How will public transport be improved?

The proposals include investment in bus services connecting Bowmans Cross with nearby destinations, including Potters Bar and St Albans. This will make it easier to reach jobs, schools, shops, railway stations and other public transport connections. New bus stops will be integrated with walking and cycling routes across the development, helping to make public transport a convenient and practical choice for everyday journeys.

What public transport will be available in the first phase?

Public transport will be introduced from the early stages of development so that sustainable travel choices are available as the new community grows.

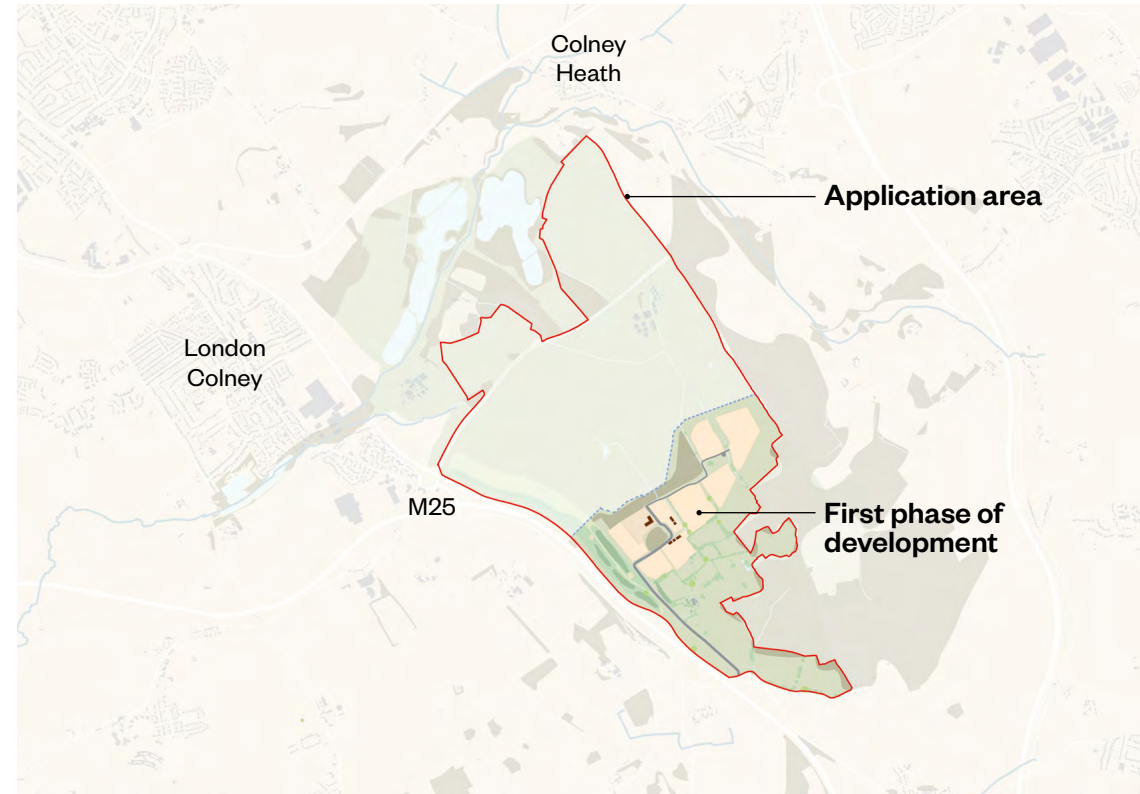
For the first residents, this will include a commuter service to Potters Bar station, providing a direct connection to rail services, supporting journeys to work and other destinations. The public transport network will then develop alongside Bowmans Cross as more homes and facilities are delivered.

How will walking, cycling and leisure routes be supported?

A network of walking and cycling routes will connect homes with schools, community facilities, green spaces and public transport across Bowmans Cross. These routes will also connect with the surrounding Public Rights of Way network, improving access between the development and the wider area.

The proposals will enhance opportunities for leisure and recreation, with routes designed for walking and cycling, as well as provision for horse riders where appropriate. This connected network will make it easier and safer to get around locally, whether travelling to a destination or simply enjoying the landscape.

Top right: Urban&Civic investment in public bus services at Waterbeach, Cambridge.
Bottom right: First phase of development.





Responding to feedback

Putting nature at the heart of Bowmans Cross

How will Bowmans Cross protect and enhance nature?

Nature has been at the heart of the masterplan from the outset. The proposals have been shaped around the site's most important natural features, protecting all ancient woodland, local wildlife sites and 34 veteran trees. Existing woodlands, hedgerows and other valuable habitats will also be retained and strengthened wherever possible, helping to preserve the character of the landscape and provide a strong foundation for nature to thrive.

The proposals will restore and enhance the area, creating a more connected network of habitats across Bowmans Cross, making it easier for wildlife to move between woodlands, wetlands, meadows, grasslands and other natural areas.

New habitat creation, stronger ecological connections and long-term management will support both a greater variety of climate resilient planting and wildlife as the development grows. Together with the protection and restoration of existing natural features, this will help secure lasting benefits for nature for future generations.

How will green space be protected, restored and created?

Bowmans Cross will provide more than 170 hectares of open space, including over 120 hectares of natural and semi-natural habitat. This will include a varied mix of meadows, wetlands, woodland, scrub and grassland across the development.

What will happen to the Tyttenhanger Stream?

The proposals include restoring 1.7 kilometres of the Tyttenhanger Stream, transforming it into a healthier and more natural watercourse that runs through the site. Alongside improved habitats for wildlife, the restoration will enhance biodiversity, strengthen the ecological value of the corridor, and help create a greener, more resilient landscape for the future.

How will drainage work with nature?

Water will be managed as an integral part of the landscape. Nature-based drainage features, including swales, ponds and rain gardens, will help manage rainfall and surface water while also providing new habitats for plants and wildlife. Rather than being treated simply as engineering infrastructure, these features will form an attractive and functional part of the wider green landscape.



Top & bottom: Urban&Civic schemes, creating natural habitats. Centre: New habitats will be integrated in the landscape to allow species, such as sand martins to visit and nest.



Responding to feedback

Planning for a new community

What is the approach to education provision?

Bowmans Cross will include new education provision to meet the needs of the growing community, with up to three new primary schools and a secondary school planned as part of the development. The timing and delivery of these schools will be agreed with the education authority, helping to ensure that school places are provided as the community grows. The necessary land, facilities and contributions will be secured through the planning framework.

When will key facilities be delivered?

Schools, health provision, parks, transport connections and other essential infrastructure will be phased alongside the delivery of new homes. Key milestones will be agreed as part of the planning process and secured through the legal planning framework. These are typically linked to the number of homes that have been occupied, helping to ensure that the facilities and infrastructure needed to support the community are provided at the appropriate stages.

Will there be a new health facility?

Bowmans Cross will provide significant investment in health provision locally. We are working with local health partners to understand future needs, and the masterplan provides flexibility for health services to be located within the new local centres. The type and scale of provision will reflect the needs of the community as it develops. Details of any facilities, funding and other healthcare requirements will be agreed with the NHS, local councils and healthcare providers.

What type of homes will be delivered?

The proposals will provide up to 5,000 sustainable new homes, offering a range of sizes, types and tenures to meet different needs. This will include affordable homes, opportunities for first-time buyers, family housing and homes designed to meet the needs of older people. The first homes are expected to be delivered in the southern part of Bowmans Cross, close to the proposed access from St Albans Road. Further neighbourhoods will then come forward in phases as the development progresses, alongside the infrastructure, green spaces and facilities needed to support them.

When would building start if the Outline Planning Application is approved?

If outline planning permission is granted, Bowmans Cross would be developed in stages over a number of years. Before construction begins in each area, more detailed plans would need to be prepared and approved. These are known as reserved matters applications and will provide further detail on the design and layout of homes, streets, green spaces, community facilities and other infrastructure.

This phased approach means the detailed design of Bowmans Cross can continue to develop over time, with further opportunities for local consultation as individual parts of the new community come forward.

Progress and next steps

- . . . **2019 – 2024**
Urban&Civic appointed master developer by the Tyttenhanger Estate. Technical workshops started with consultees, alongside ongoing public consultation.
- . . . **2025**
Updated masterplan prepared in response to feedback
- . . . **2026**
Further public consultation undertaken on revised masterplan
- . . . **We are here**
- . . . **September 2026**
Outline planning application submitted for Bowmans Cross
- . . . **2026**
Following submission, Hertsmere Borough Council will carry out formal consultation
- . . . **2027**
Subject to receiving planning permission, Design Code and detailed applications are prepared
- . . . **2028+** Construction begins

What happens next?

Over the coming weeks, we will finalise the outline planning application for Bowmans Cross. Once submitted, Hertsmere Borough Council will publish the application and supporting documents, giving local people the opportunity to review the proposals and comment as part of the formal consultation. We will continue to engage with residents, community groups and other local stakeholders as the proposals progress, providing updates and opportunities to find out more.

Find out more

Scan the QR code to ask a question, share feedback or register for updates.



Get in touch

If you would like to receive updates, speak to the project team, arrange a meeting or find out more, please get in touch using the details below.

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Urban&Civic

