

A Guide to the Outline Planning Application

September 2026



This guide summarises the proposal for Bowmans Cross, creating a new neighbourhood in Hertsmere. The vision includes up to 5,000 sustainable homes, schools, transport improvements, health and community facilities, with over 40% of the site provided as open space.

An Outline Planning Application has been prepared by Urban&Civic and submitted to Hertsmere Borough Council for consideration. Hertsmere Borough Council will now undertake consultation on the Outline Planning Application with stakeholders and the public.

This booklet explains the content of the Planning Application, how local feedback has helped shape the plans, and what happens next.

It also includes our contact details so you can get in touch with any questions.

How do I comment on the planning application?

You can view and comment on the planning application on Hertsmere Borough Council's website.



Site boundary for Outline Planning Application ▲

Bowmans Cross extends to approximately 420 hectares and has formed part of the Tyttenhanger Estate for generations. It is located east of London Colney and south east of Colney Heath, and is almost equidistant between the towns of Hatfield, Potters Bar and St Albans.

Bowmans Cross has consistently been identified through the Council's plan-making process. The site was first promoted as part of the 2017 review of the Hertsmere Local Plan and has subsequently been identified in all versions including the current Draft Plan to meet future housing need.

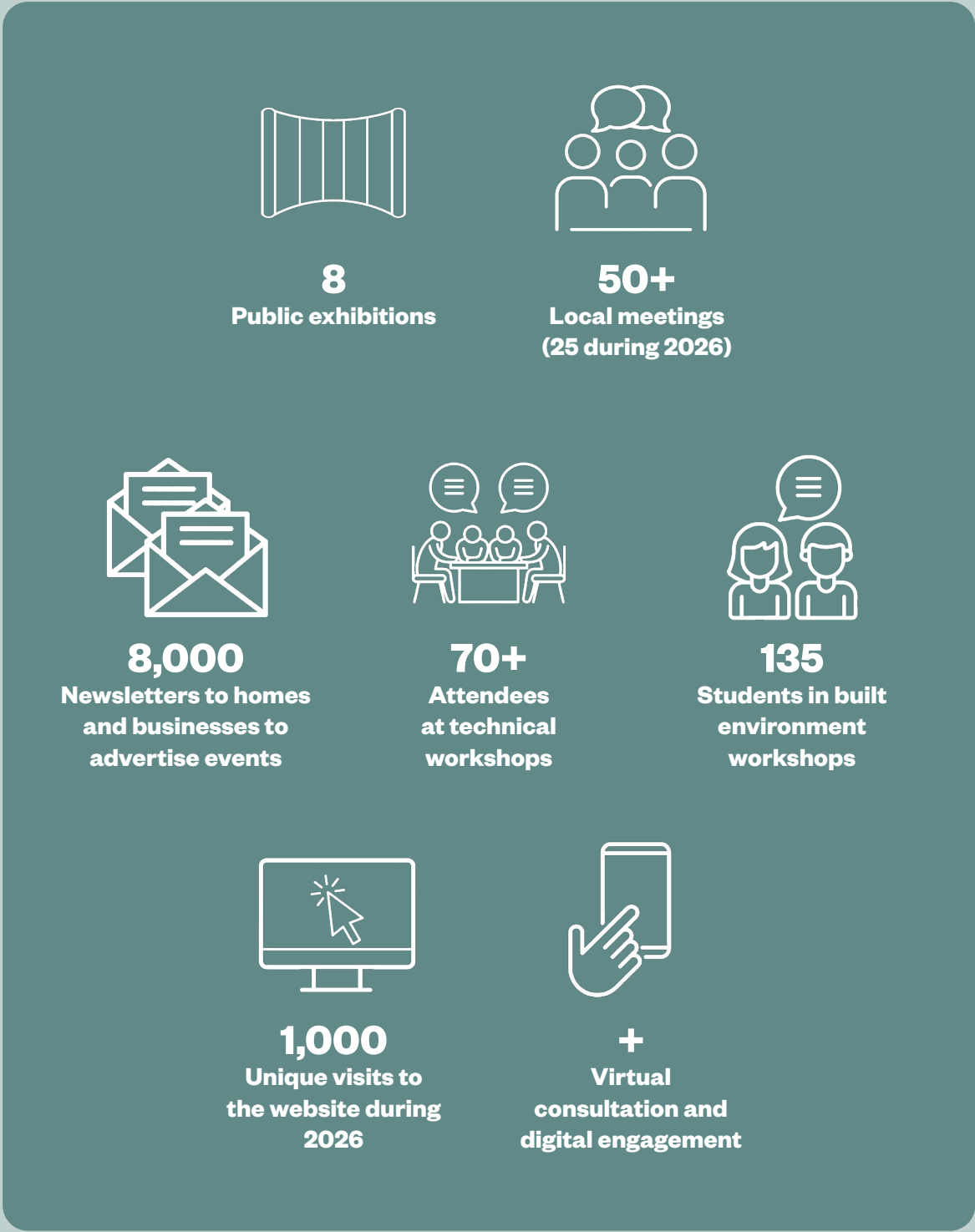
How the Community Have Shaped the Plans

U&C has engaged with the local community and stakeholders on the future of Bowmans Cross over the past five years, and has done so on a sustained and increasingly detailed basis.

Issues raised repeatedly through consultation - including traffic congestion, bus provision, Coursers Road, the Bell Roundabout, walking and cycling connectivity, protecting valued landscapes, supporting wildlife, enhancing green infrastructure and strengthening nature recovery - have directly informed the proposals being taken forward through the Outline Planning Application.

Overall, we have welcomed hundreds of members of the public to local events and recorded their feedback, using it to shape the proposals wherever possible.

The Outline Planning Application submission provides an opportunity for you to give feedback on the outline plans. Consultation will continue on the more detailed planning applications that will come forward ahead of delivering the first homes and amenities.



Summary of the engagement so far ▲

The Outline Planning Application Documents

The Outline Application can be broken down into formal and supporting documentation, addressing a wide range of topics and requirements. The two formal documents set out the parameters and principles of development as well as locations of key aspects of the development. A suite of supporting documents provide additional information and context to help decision makers assess the proposals.

All the documents are available to read in full on Hertsmere Borough Council’s planning portal, where you can also make comments.

The key formal and supporting documents are outlined below:

Formal Documents

Development Specification, including Design Principles	Describes the proposed development, including a description of uses across the site, as well as key spatial principles
Parameter Plan	The key plan, setting out the broad parameters for the proposed development

Supporting Documents

Planning Statement	Provides an overview of the site and proposed development, relevant planning history, as well as evaluating the development against local and national planning policy
Design and Access Statement	Reviews the site context and describes how the design and access evolved as well as setting out key design principles
Statement of Community Involvement	Outlines the consultation that has taken place to inform the Outline Planning Application

Energy and Sustainability Statement	Outlines how the proposed development will address energy use and promote sustainable practices
Outline Construction Environmental Management Plan (CEMP)	A CEMP is a document that outlines how environmental impacts will be managed during the construction phases of the project
Environmental Statement, including mitigation measures, Transport Assessment and Framework Travel Plan	Identifies and assesses the impacts of the Outline Planning Application on the environment including: socio economics, landscape and visual impact assessment, ecology, heritage and archaeology, transport, air quality, noise and vibration, hydrology, and drainage, lighting, ground conditions, waste and climate change. Identifies mitigation measures for all impacts
Arboricultural Survey	Assesses the impact of the development on existing trees and hedgerows, including measures to protect retained trees
Socio-economic Strategy	Outlines how Bowmans Cross will create lasting benefits for local people and the wider area
Health Impact Assessment	Identifies measures to support healthy communities and access to healthcare

Where to Start?

Design and Access Statement gives an overview of the proposals and explains the structure of the Outline Planning Application in more detail.

If you need help finding specific information, please just get in touch using the contact details in this guide.

What happens now the application is submitted?

Formal consultation - The Council will run its own formal consultation. This will be your opportunity to comment on the submitted plans directly.

Council review - The plans and all consultation feedback will be reviewed by Hertsmere Borough Council, alongside input from a range of stakeholders.

Legal Framework - A framework will be developed to outline the timing and funding of key amenities including schools and green spaces to ensure they are delivered alongside new homes.

Planning Committee decision - Hertsmere Borough Council's Planning Committee will consider the application and decide on the next steps.

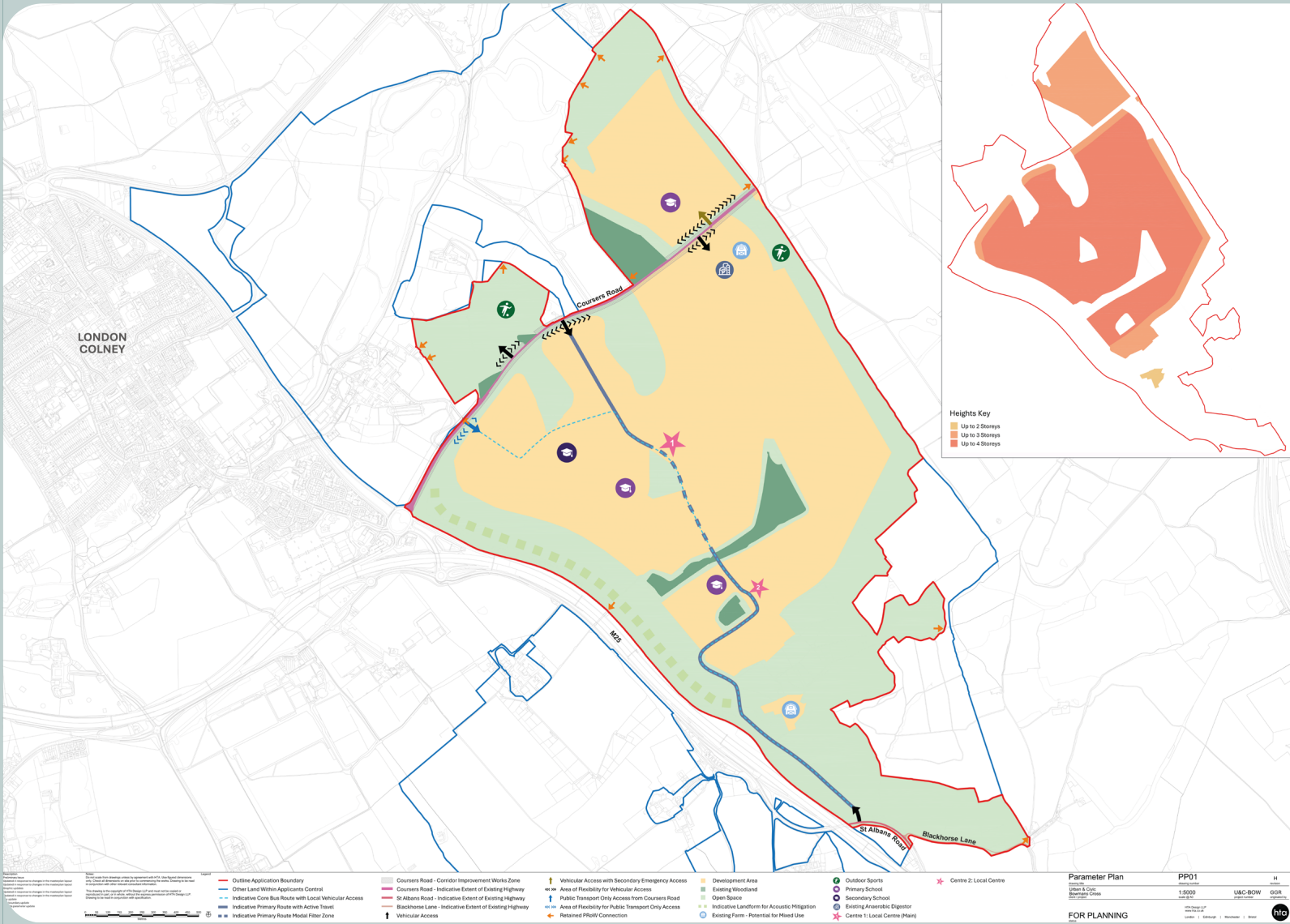
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What does the Outline Planning Application include?

The Outline Planning Application will set the framework for how Bowmans Cross could come forward over time. It establishes the

amount and broad location of development and the principles for movement, landscape, open space and infrastructure.



Parameter Plan



Up to **5,000** homes in a range of tenures and sizes



A secondary school, up to **3** primary schools and nurseries



7 new sports pitches for community use



Over **20km** of new or enhanced cycling, walking & equestrian routes



Quick and direct public transport links



Over **1,000** new jobs



Community centres, shops, cafés and local amenities



7ha of play areas for children of different ages



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



Long term stewardship of the land and facilities

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

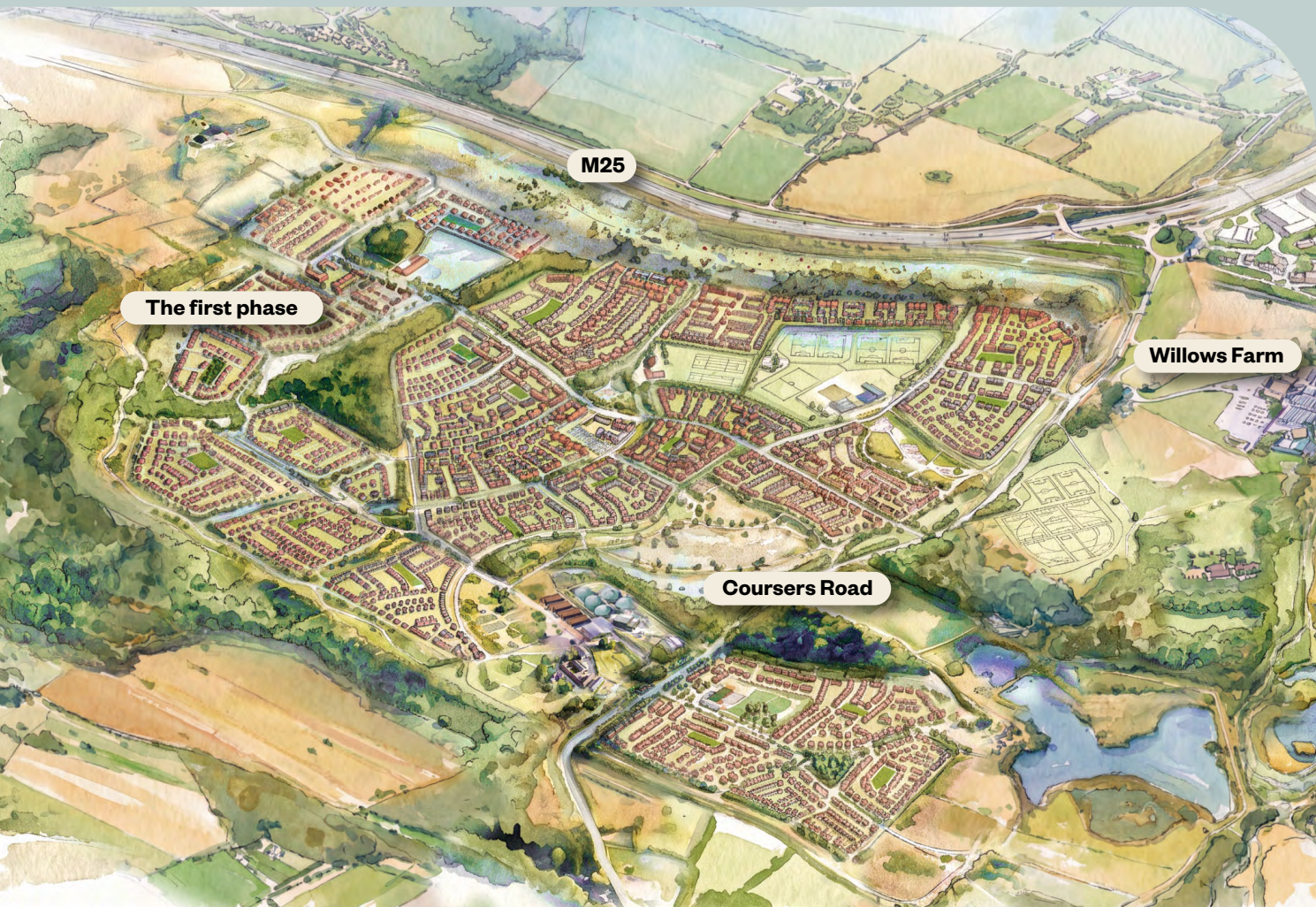
If approved by Hertsmere Borough Council, the Outline Planning Application would establish the overall framework for development.

Further detailed applications would then need to be developed and approved by Hertsmere Borough Council for specific areas - individual housing parcels or buildings, green spaces and schools, with consultation at each stage.

The first new homes will be in the south, accessed from the St Albans Road.

The phased construction will take around 15 years and we will continue to consult with the community on the more detailed plans.

The masterplan ▼



We know there are topics that are of most interest to the community. We have highlighted responses to these key topics below, as well as signposting to where you can find out more in the Outline Planning Application documents.

Transport

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.

Q 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, improved cycling provision 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.

Q What would 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 restrict 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.

Q 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.

Q 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.

i You can find out further information on this topic in the following documents:

Parameter Plan - Key access points and routes through the site

Transport Statement - Approach to transport on site & wider impacts & mitigation

Nature and Green Space

Q How will Bowmans Cross protect existing 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.

Q 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. Alongside creating new habitats, the proposals will restore and enhance existing areas of landscape. This network of green spaces will provide more opportunities for people to experience nature close to home, while also creating valuable areas for wildlife.

Q 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.

Q 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.

i You can find out further information on this topic in the following documents:

Parameter Plan - Areas of retained and new habitat Green Infrastructure Strategy - Locations and types of green space

Environmental Statement - How ecological areas will be managed

Planning for a new community

Q What is the approach to providing schools?

Bowmans Cross will include new education provision to meet the needs of the new community, up to three new primary schools and a secondary school, with the timing agreed with the education authority. This will help ensure school places are planned alongside new homes and secured through the planning framework.

Q 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.

Q What type of homes will be delivered?

The proposals will provide up to 5,000 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.

Q 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.

Q 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.

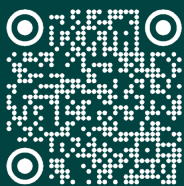
i You can find out further information on this topic in the following documents:

Parameter Plan - shows the location of schools

Design and Access Statement - Placemaking and the integration of new facilities

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 ongoing updates, speak to the project team, arrange a meeting or find out more, please get in touch using the details below:

bowmanscross@urbanandcivic.com