

07.3

Southern Neighbourhood

07.3.1

Overview

The southern neighbourhood is defined by its landscape of rolling valleys and hills, where new discrete and distinctive communities will be formed on the slopes separated by green, watery valleys below. Mature trees, historic hedgerows and woodlands will be protected and form green corridors between neighbourhoods.

Less dense and urban in character than the north, it will be composed predominantly of mid and low density communities, descending in density towards the edges with Leverstock Green.

The local centre has illustratively been located and designed to interface with both Westwick Row farmstead as well as the Valley Park. The centre would open onto the Valley Park, which at this location is activated could be activated with play and growing spaces. Visible and accessible from the STC, the centre would be located along the north south pedestrian and cycle route connecting communities into the local centre, as well as a key east-west pedestrian axis connecting via Westwick Row towards Leverstock Green. The centre will be anchored by a primary school alongside shops, services, a community hall and later living.

Images demonstrating potential character of the southern neighbourhood. Clockwise from top:

Intervale Center non-profit, Vermont US

Newquay Community Orchard, Newquay

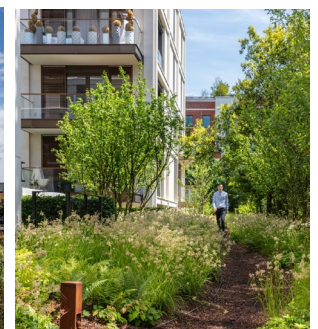
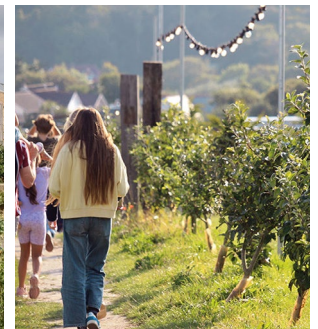
Barton Park, Oxford | Pollard Thomas Edwards / Alison Brooks Architects / The Environment Partnership

Newhall, Harlow | ORMS Architects

Holland Park Villas, London | Gillespies, John McAslan Architects

Marleigh, Cambridge | Pollard Thomas Edwards x2

New Ground co-housing, Barnet | Pollard Thomas Edwards





- ① Local centre
- ② Community cores
- ③ Primary schools
- ④ Valley Park
- ⑤ Westwick Row Farm
- ⑥ Neighbourhood park
- ⑦ Green links
- ⑧ Sports pitches
- ⑨ Community growing
- ⑩ Sustainable Transport Corridor
- ⑪ Pedestrian / cycle bridge over the A414
- ⑫ Gateways

Westwick Row development (layout TBC)

Leverstock Green

Hemel Hempstead Crematorium

Fig 07.13 East Hemel South - Illustrative Masterplan

07.3.2

Urban Design Principles

The key principles driving the illustrative masterplan design in the southern neighbourhood include:

Urban Structure

- Landmark buildings at the northern and southern approaches of the STC, with more integrated gateway points as the STC moves through the key open spaces
- Strong consistent frontage onto the STC, with increasing intensity as it reaches the local centre
- Reduced density towards the edges and adjacent to neighbouring properties
- Overlooking of all open spaces with strong rhythmic frontages
- Centralised pedestrian focused local centre connected to Westwick Row Farmstead cluster

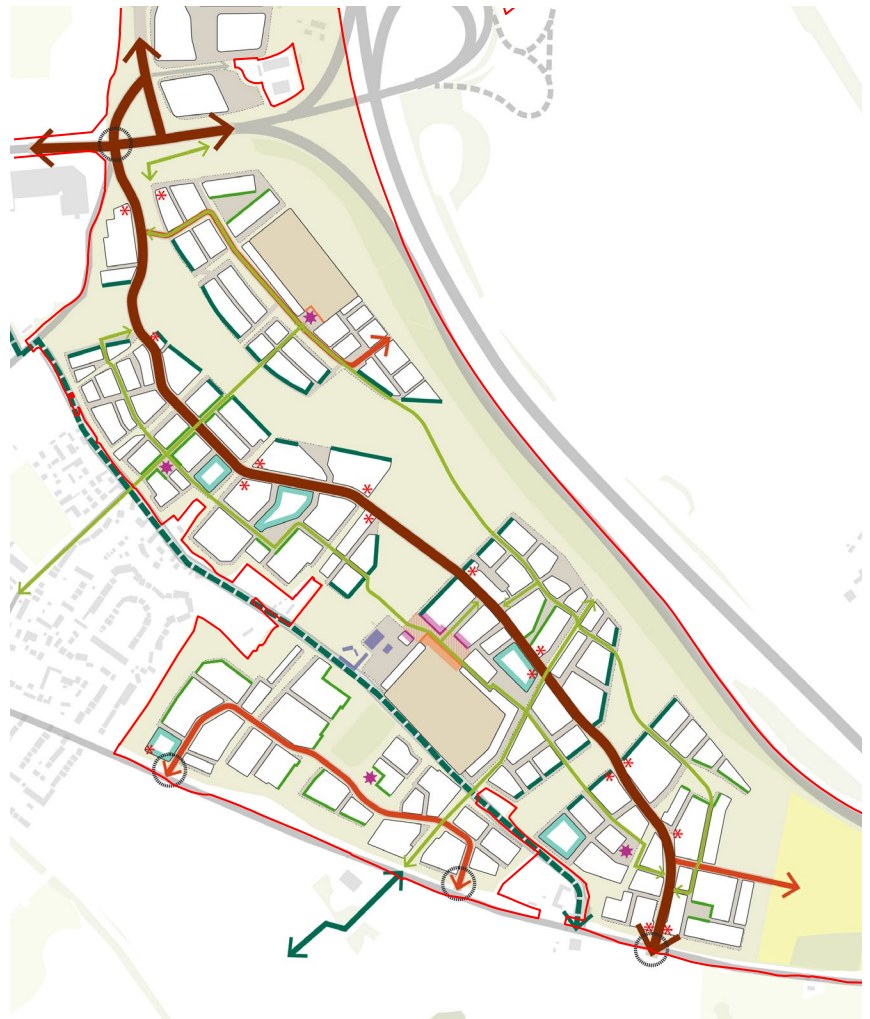


Fig 07.14 Southern neighbourhood urban structure

	Sustainable transport corridor
	Secondary streets
	Primary pedestrian-cyclist network
	Active frontage
	School frontage
	Valley Park frontage
	Neighbourhood park and green link frontage
	Later living
	Community cores
	Marker buildings
	Key gateways
	Local centre square
	HGC Green Loop (quietways)
	Potential quietways

Movement

- Clusters of parcels accessed off the STC and secondary street, with limited through-movement for vehicles ensuring this remains on the strategic streets and communities are traffic-light, and limiting severance of hedgerows
- Limited vehicular access into the local centre square, with the exception of timed deliveries and access to Westwick Row Farm; centre parking located at edges
- Access to school sites from the STC and secondary streets away from primary building entrances, to facilitate safe and attractive routes to school
- PROW retained in its current alignment

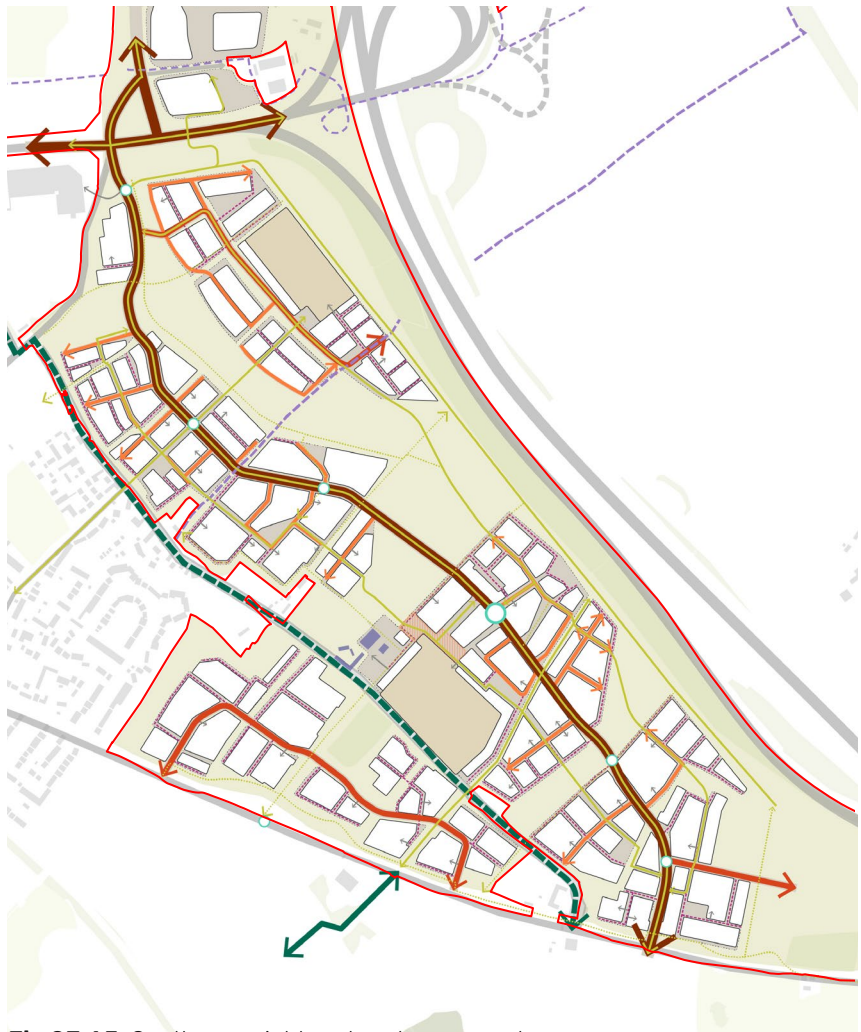











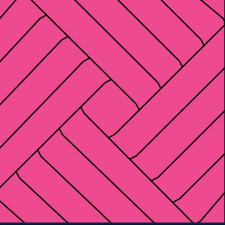


Fig 07.15 Southern neighbourhood movement

	Sustainable transport corridor
	Secondary streets
	Tertiary roads
	Access / shared streets
	Plot access
	Primary pedestrian-cyclist network
	Secondary pedestrian-cyclist network
	Public Rights of Way
	HGC Green Loop (quietways)
	Potential quietways
	Secondary / tertiary Mobility hubs



Landscape

- Neighbourhood parks complementing the Valley Park, providing a focal space for southern communities
- Small local open spaces located within communities, forming central 'community cores'
- Equipped and informal play opportunities in parks and open space network
- Hedgerows retained to frame open space and creating a network of green links
- Pedestrianised local centre square, flexible to spill out, activation and events
- Landscaped edge to Leverstock Green, ensuring East Hemel is a new and distinct neighbourhood
- Community growing located near centres and schools
- Community sports pitches located at the southernmost part of the Site

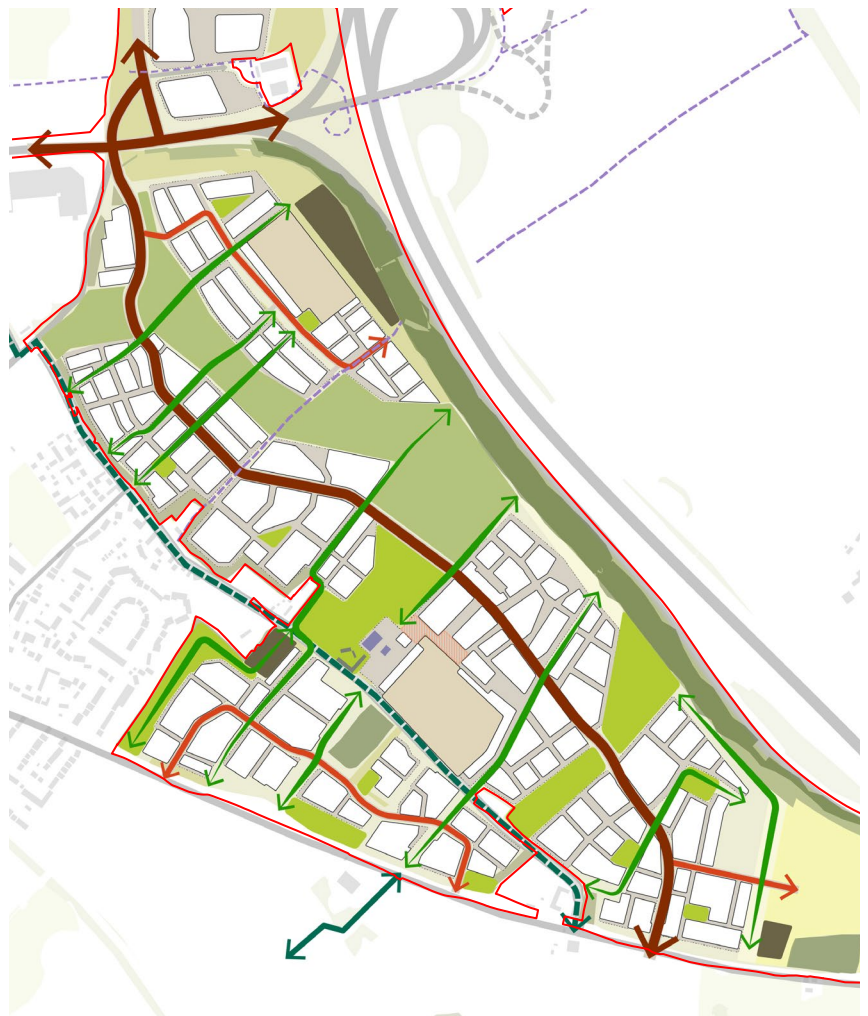


Fig 07.16 Southern neighbourhood landscape

	Sustainable transport corridor
	Secondary streets
	Green corridors
	Nickey Line
	Public Rights of Way
	HGC Green Loop (quietways)
	Potential quietways
	SANG land / Valley Park
	Parks & gardens and amenity greenspace
	Community growing
	Sports pitches
	Existing woodland
	Local centre square

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07.3.3

Valley Park

The Valley Park has been illustratively designed, adjacent, in response to the natural contours of the dry valley. The illustrative design creates a unique, interesting, layered and nature-led environment that supports its role as SANG. It will offer an accessible, nature-rich landscape that supports informal recreation, everyday walking, and meaningful connection with the natural environment.

Designed as a multifunctional space, the park combines biodiversity, amenity, and water management in a way that strengthens neighbourhood identity and enhances ecological networks and access to a unique landscape setting. A continuous 2.3 km circular dry walking route will weave through a varied landscape of meadows, ponds, wetlands, copses and scattered trees.

The proposal balances openness with layered planting and natural screening to create filtered views and an immersive experience of nature. Housing edges will provide natural surveillance, carefully integrated with tree groups and planting to soften the interface between homes and parkland.

Features such as ponds and wet meadows will store water and flood in times of high rainfall, contributing to biodiversity, sustainable drainage and creating a dynamic, ever changing landscape. The design includes open grass and meadow areas which provides informal spaces for recreation, as well as equipped, nature-based playspace which sit outside floodable areas.

Via level crossings across the STC, the Valley Park links to the Neighbourhood Park, and onward to Westwick Row and the A4147 via a green corridor. The Neighbourhood Park is co-located with the local centre. This space will be more activated in character, offering spaces for play, growing, community activities such as yoga, markets, and small events—creating a local hub for everyday life.



Play area | Barton Park, Oxford



Viewing platforms over the ponds | Barton Park, Oxford



Attenuation ponds with permanent standing water | Barton Park, Oxford



Residential Park | The Croppings, Lightmoor, Telford

Valley Park

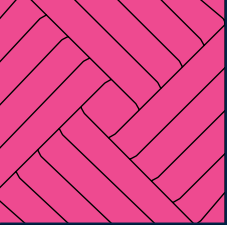
- ① Existing hedgerows retained
- ② Circular 2.3km pedestrian loop
- ③ At grade crossing to Neighbourhood Park
- ④ Flexible lawn area (subject to flooding)
- ⑤ Attenuation pond
- ⑥ Local Equipped Area of Play (LEAP)

Neighbourhood Park

- ⑦ Local Centre
- ⑧ Paddle court (Youth Play)
- ⑨ Local play (LEAP)
- ⑩ Neighbourhood play (NEAP)
- ⑪ Attenuation Pond
- ⑫ Orchard and flexible lawn area (for yoga and other events)



Fig 07.17 Valley Park illustrative plan



A Green and Blue Landscape

The sections opposite—**Fig 07.17** and **Fig 07.18**—illustrate the vision of creating a dynamic new park integrating water management, recreation, nature and placemaking.

The sketch opposite—**Fig 07.19**—is a birds eye view taken from the eastern site boundary, looking northwest over the Valley Park, with Leverstock Green and Maylands Industrial Estate in the distance. It provides an impression of the illustrative park design, showing the network of ponds, retained hedgerows, accessible routes across the steep valley slopes, and a network of trails.



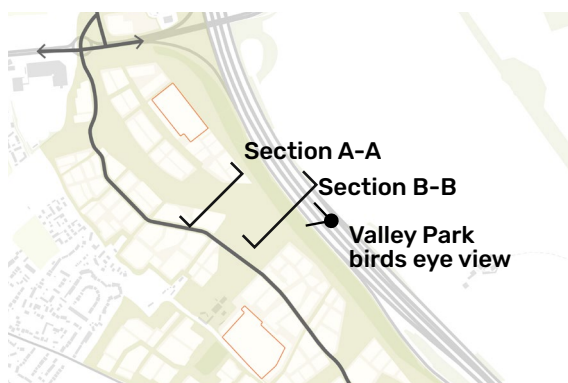
Naturalistic Park and SuDS Pond | Barton Park, Oxford



Naturalistic wetland meadows | Watercolour, Redhill



Above two images: Integrated attenuation features | Barton Park, Oxford



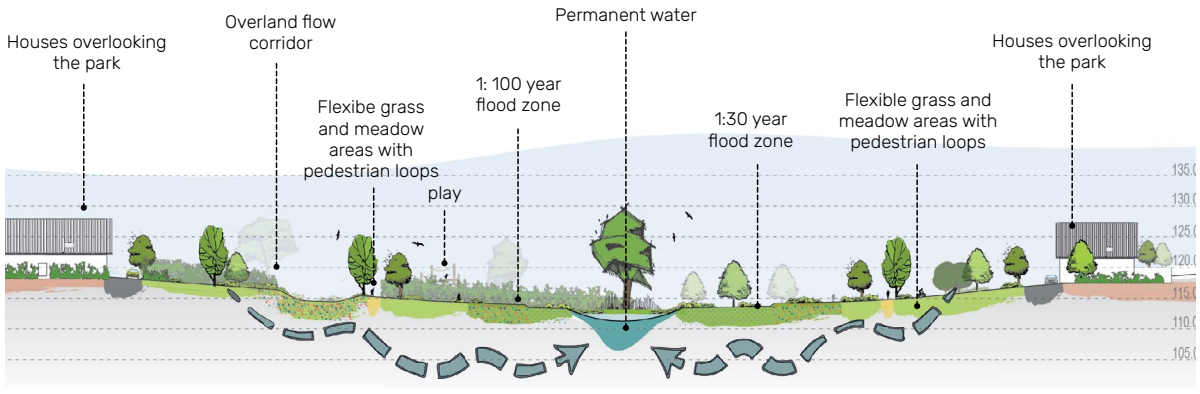


Fig 07.18 Conceptual section A-A

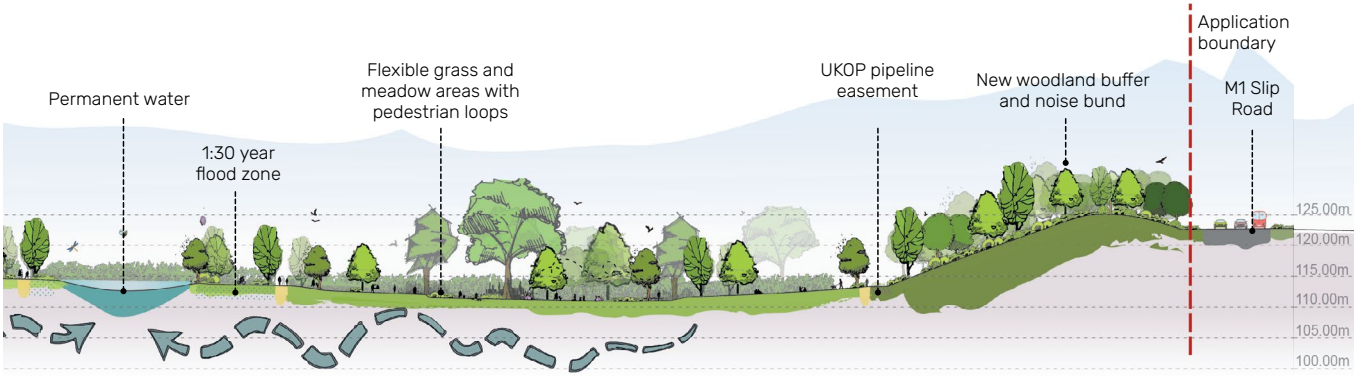
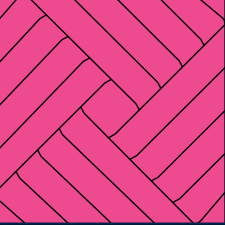


Fig 07.19 Conceptual section A-A



Fig 07.20 View of the Valley Park and surrounding development



Development Interface with the Valley Park

The communities surrounding the Valley Park sit on the slopes overlooking the dry valley below dotted with ever-changing and ecologically rich ponds. Two community cores and a primary school anchor diverse residential communities on either side of the park.

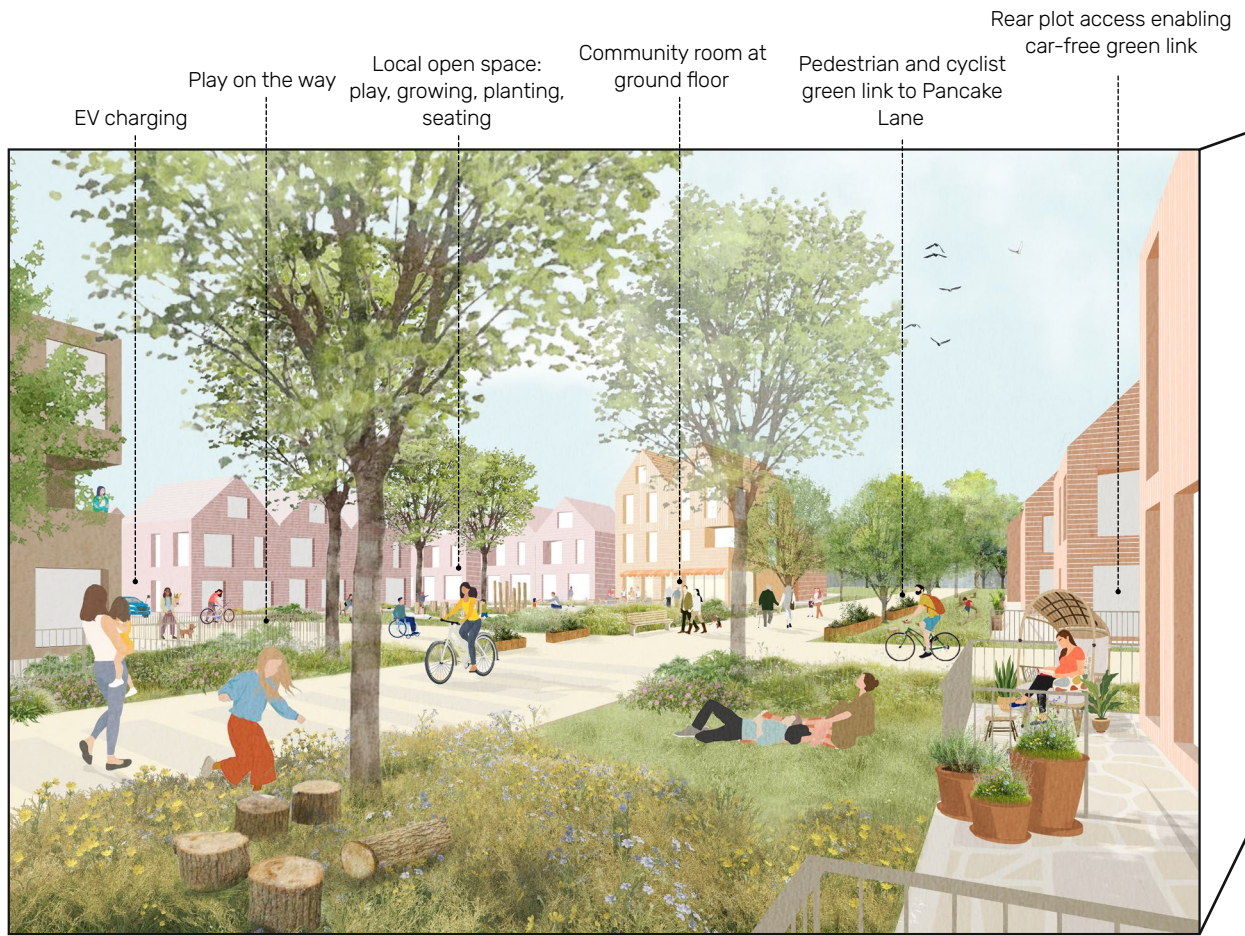
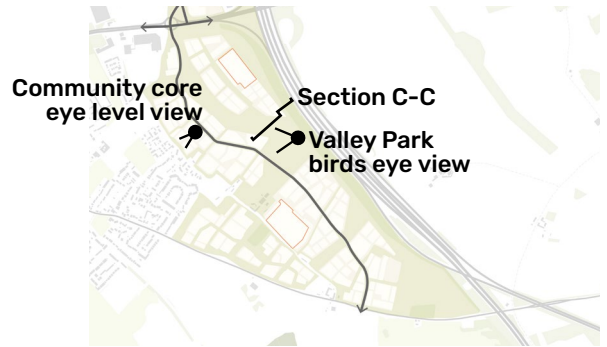


Fig 07.22 Valley Park community core



Fig 07.21 Section C-C - Valley Park and noise bund section

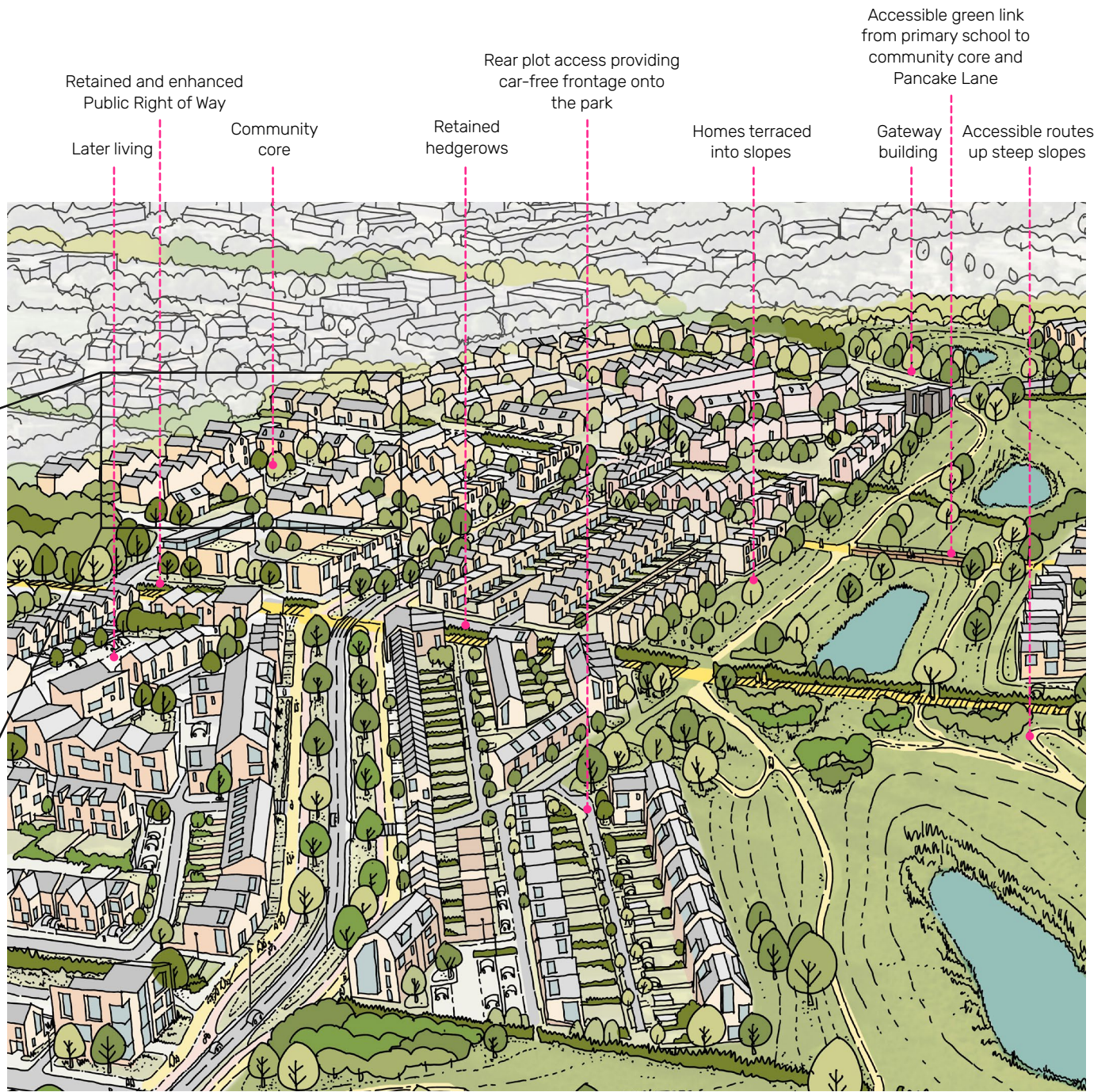
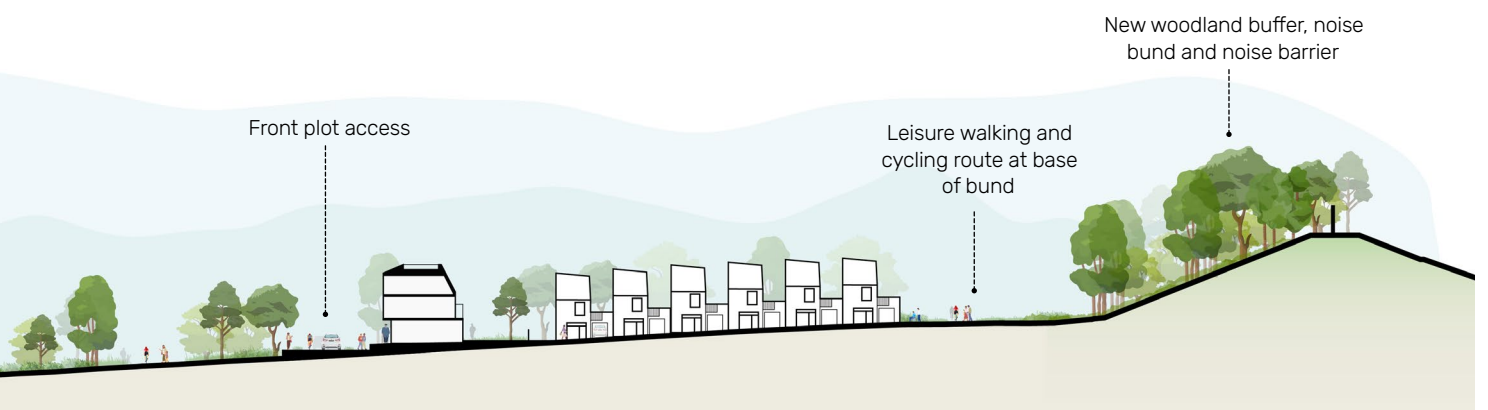


Fig 07.23 Valley Park community interface with the park



07.3.4

Local Centre

The southern local centre has been located and designed to interface with both Westwick Row farmstead as well as the Valley Park. The centre opens onto the Valley Park, which at this location is activated with a Multi Use Games Area, Neighbourhood Equipped Area of Play and Local Equipped Area of Play areas.

Visible and accessible from the STC, the centre is located along the north-south pedestrian and cycle route connecting communities into the local centre, as well as a key east-west pedestrian axis connecting

via Westwick Row towards Hemel Hempstead Road and Leverstock Green.

The centre is anchored by the primary school and Westwick Row Farm re-purposed for community uses. The following uses have been considered:

- Dentist
- Small food store
- Cafe
- Local shops and services
- Community hall
- Nursery
- Co-working space
- Mobility hub

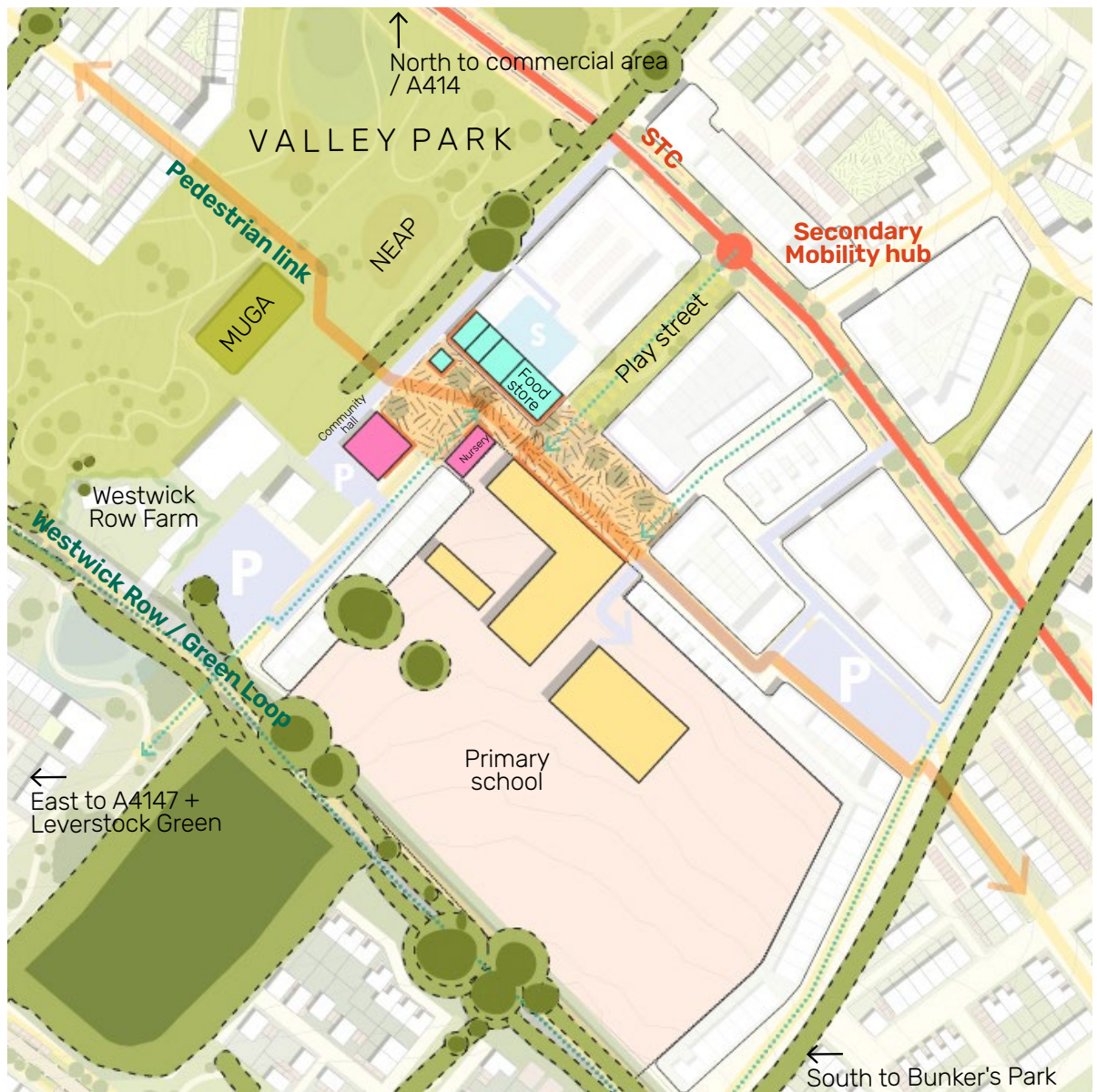


Fig 07.24 Southern local centre uses and distribution

	School buildings
	Community uses
	Retail + services
	Healthcare
	Parking

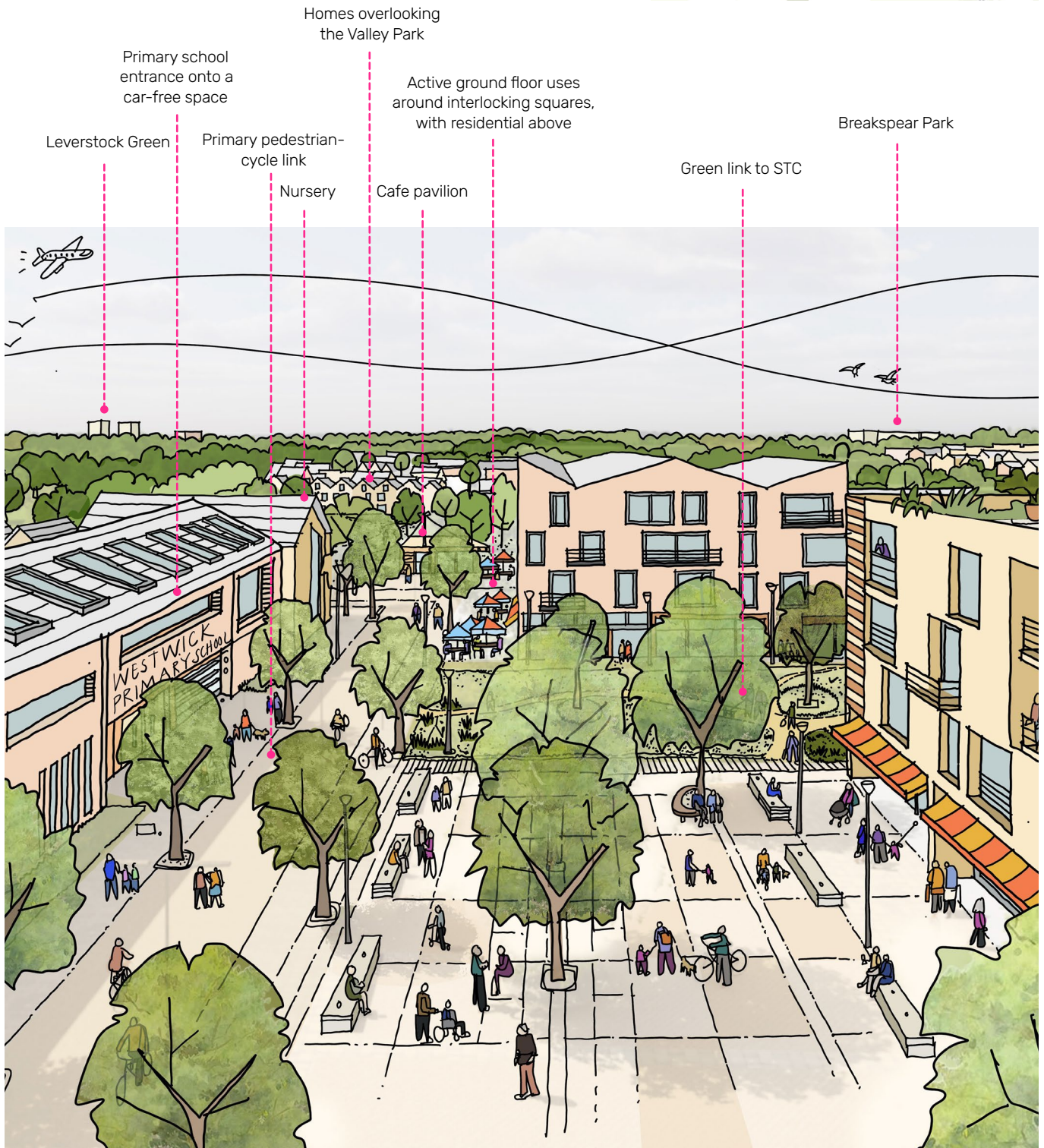


Fig 07.25 View of the southern local centre looking north to the Valley Park

Commercial Area

07.4.1

Overview

The commercial area will become an extension to Maylands, leveraging its location to support the economic growth of Hemel Hempstead, Hertfordshire, and the UK. It will become a high quality mixed use employment area, where a wide range of building types and spaces—ranging from 300 sqm to 45,5000 sqm—support a wide range of occupiers and sectors.

Its southernmost extent will become an innovation hub, a gateway into Hemel clustered around a central square provide opportunities for R+D, lab space, agri-tech, and clean/green tech. There is an opportunity to activate the historic Breakspears Listed Building as part of a network of spaces and amenities. A mobility hub will co-locate local and regional buses; cycle parking and hire; car club and other amenities.

West of the STC, smaller buildings will provide growth space for small and local businesses. Larger industrial buildings in the north and along the M1 will create a buffer and provide space for larger occupiers close to the road network.

The STC will link into the northern residential neighbourhood. It will be tree-lined and have segregated walking and cycling routes. Leveraging restrictions on development and public access in land east of Green Lane due to its proximity to Buncefield Oil Terminal creates an opportunity for undisturbed habitat creation and biodiversity.

Images demonstrating potential character of the commercial area. Clockwise from top:

SUND Nature Park, Copenhagen | SLA

Bourn Quarter, Cambridge | Michael Sparks Associates

Helix Innovation Quarter, Newcastle | Gillespies, Make Architects

Example of a commercial facade

Vitsoe HQ, Lemington Spa | Waugh Thistleton Architects

Farraday Close, Watford | Studi Egret West

Dyson Institute, Malmesbury | WilkinsonEyre

