Central Employment Area

East Hemel's commercial area will attract new businesses to the area and create thousands of local jobs in UK growth sectors. It will form an eastward extension of Maylands, taking advantage of its location in the Hertfordshire Enviro-Tech Enterprise Zone to support the economic growth and prosperity of both Hemel Hempstead and Hertfordshire.

This area will become a high-quality, mixed-use employment location, where a wide range of building types and spaces will support a mix of employers and sectors, with three main areas of focus to the North, West and South.

North & East

Larger industrial buildings in the north and alongside the M1 will create a buffer and provide space for larger occupiers close to the strategic road network, looking to attract major national or international businesses to the area, to provide new jobs and support the local economy. The STC link into the northern residential neighbourhood will be tree-lined and have segregated walking and cycling routes.

West

West of the STC route, smaller buildings will be located to provide an ecosystem of smaller spaces to support local businesses and SMEs, employers and the local economy while complying with density requirements related to Buncefield.

South

The southern part will become an innovation hub, forming a new gateway into Hemel Hempstead. Higher density uses will look over a central square which will provide much needed offices and lab space to support research, start ups and scale ups, including in the agri-tech and clean-tech sectors. A transport hub hosting buses, cycle parking, shared bikes, eBikes and eScooters, car clubs and other amenities will support the innovation hub.

Pablic rearing Pablic

Innova

Indicative Central Employment Area Map

1)

(2)

4



) Pedestrian / cycle bridge over the A414

3 Multi-modal transport interchange

Sustainable Transport Corridor

- Innovation hub for Research & Development, lab space, offices, studios etc.
- 5 Smaller units providing growth space for local and SME businesses
- 6 Larger units along the M1 corridor
- 7 Central square
- 8 Habitat park with limited public access as a buffer to Buncefield

