



Inset Map No 6 Hatfield Quarry, Suttons Farm (Sand and Gravel) and Preferred Area No. 1 (Land at BAe)
Scale 1/10 000



Preferred Area 1

- Address: Land at former British Aerospace, Hatfield.
- Location: This preferred area lies to the west of Hatfield, on the Green Belt land of the former Hatfield Aerodrome.
- Access: Via the A1057 Hatfield Road eastbound to A1001.
- Timing This site should ideally be worked very early in the Plan period
- Specific Considerations: The Ellenbrook Linear Park is excluded from the preferred area but any reclamation proposals should clearly demonstrate how the Park is to be integrated in the overall scheme. The reclamation of any extraction area should clearly demonstrate that it is consistent with the principles set out in the Supplementary Planning Guidance and planning permission ref S6/1999/1064/OP for the BAe site as a whole to deliver the proposed Country Park.

Any proposals to exclude extraction from parts of the preferred area should be fully justified to avoid unnecessary sterilisation.

Appropriate buffer zones will be required to protect the amenity of residents at Ellenbrook, Smallford and Popefield Farm.

A landscaped buffer zone incorporating Ellenbrook Linear Park shall be provided to the eastern part of the site with the boundary to the redeveloped area of the BAe site (non-Green Belt land) and the University playing fields.

The site lies within the Watling Chase Community Forest, and so there is potential for restoration to include extensive new woodland combined with suitable amenity use.

Appropriate measures shall be incorporated to ensure that Home Covert is not adversely affected.

The site is a possible area of archaeological interest and any proposals should include provision for archaeological investigations.

Advice from The Environment Agency:

The Ellen Brook runs along the eastern edge of the preferred area in a north to south direction. The Environment Agency would seek to ensure that a buffer strip, a minimum of 30m wide between any excavation and the top of the riverbank. Additionally, 20 metres of

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the buffer strip should be vegetated and free from any development between the working area and the bank of the Ellen Brook. The purpose of the buffer strip would be to protect both the integrity of the watercourse and the ecology associated with the watercourse, and the river corridor.

The River Nast currently runs in a culvert through the preferred area. It may be acceptable to temporarily divert this culverted watercourse during the operational phase but on final restoration the watercourse should be reinstated in open channel through the site and appropriate buffer strips defined on each side of the watercourse.

The proposed site lies over an area contaminated with a plume of Bromate. A more robust risk assessment may be required at this site in order to determine the risk of impact on the Three Valleys Water source at the public water source at Bishops Rise.

The area lies over both groundwater protection zones II and III. The Environment Agency will object to the use of landfill for restoration in zone II unless it can be demonstrated that the waste used will be non-polluting matter such as inert, naturally excavated material. The Agency will not usually object to landfilling in zone III, provided it can be proved that the risk of pollution of groundwater can be mitigated. Proposals for individual landfills will be determined in detail at the application stage.

