Hatfield Farm Oare Unit 1 and 2 redevelopment proposal – Supplementary information

Hatfield Farm is an old agricultural and equestrian farm yard, the agricultural part of which has been developed into 4 light commercial business units. Hatfield Farm barn with additional units 1, 2 and 3, a conversion that took place circa 1990

The Hatfield Farm barn and number 3 units are modern style purpose built commercial units with long standing tenants. The businesses in Units 1 and 2 are housed in a much older converted agricultural building of a Dutch barn style. The business in unit 1 is an MOT and Tyre centre of approximately 1500sqft - again of long standing tenancy and unit 2 at around 1250sqft is occupied by the tenant of unit 1 Ramair Filters Ltd.

This application proposes a modernisation and rationalisation of the existing units 1 and 2 into two more efficient and practical units for the continued occupation of the current tenants.

Ramair, despite recently completing an extension to their main premises at Unit 3 need additional warehousing space to cater for their expanding business. This would be the proposed new unit 2.

In order to modernise and rationalise the site as a whole, as well as accommodating the new unit 2, the old building of units 1 and 2 would be replaced with a new unit 1.

Both new units would nominally be single height at approximately 6m to the ridge, so would not have any greater visual impact than the existing structure. Both new units would use south facing pitches of their roofs to accommodate solar PV arrays for power generation. Both proposed units would be brick to approximately 2m and use modern composite cladding above that level. Both the cladding and the roof would be painted in the same colour recently approved for use on Unit 3 (RAL 7016) in accordance with guidance for the North Wessex Downs colour advice.

The proposed units are sited and separated to improve access in and out of both units as well as to retain a proper manoeuvring space for LGV vehicles to turn on site.

The relatively modest expansion of footprint is for an increase in warehousing space and is not expected to create the need for any additional vehicle parking albeit that the rationalisation dose allow for more car parking spaces whilst maintaining LGV turning areas. Allied to this proposal will be the removal of an excess of non-moving vehicles associated with the garage and additional ad-hoc storage spaces associated with Ramair. Access to, from and around the site would remain largely unchanged.

The northern boundary of the yard area has clumps of vegetation, some with significant height, of which a few may need to be removed (see the site plan). They appear to consist largely of tree species, Ash, Beach, sycamore etc interspersed with hedge species thorn, bramble, hazel etc. Probably overgrown hedging and self seeded plants.

The applicant owns both sides of the boundary at this location and any significant removals would be countered with new hedging and tree plantings to maintain the boundary and the cover from the north.

RESERECT