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Regulated by the RICS

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Development Management &
Building Control Services
London Borough of Barnet Council
Barnet House
1255 High Road
London N20 0EJ
FAO: J Keenan

Dear Sirs

Sweet Tree Fields Farm, Marsh Lane London NW7 4EY
**Use of Agricultural Land for Care Farming with Retention of Ancillary Buildings,
Structures, Pathways and Access Road (Retrospective Application)**

I am a Chartered Surveyor, being a member of the Royal Institution of Chartered Surveyors and chair its South East England Rural Markets Forum. I have over 30 years' experience in the agricultural and rural surveying sector.

Simon Conway of York Lodge has asked me to provide some initial observations on the retrospective application for a "Care Farm" at Sweet Tree Fields Farm.

Livestock Units are used within agriculture to compare the relative feed energy requirements for various types of livestock but are not really suitable for use as a direct measure for on-site activity. The livestock units (LU) figures used by the applicant do not match the commonly accepted figures of originally produced by DEFRA, (formerly The Ministry of Agriculture, Fisheries and Food (MAFF)). In any event, the applicant's LUs are high suggesting a higher intensity which would require the importation of feed from off of the holding and careful management of the manure.

A small holding of the size of the subject site with the range of animals would produce an agricultural income in the order of about £1,000 to £2,000 a year (using published industry wide data from ABC), possibly slightly higher with direct sales. This indicates that the agricultural business on the site is de-minimis in relation to the scale of activity at Sweet Tree Field Farm.

Furthermore, an agricultural use would not have the number of staff, visitors, servicing and so on as required by the application scheme.

For all these reasons, the existing unlawful development which this application seeks again to regularise is clearly non-agricultural and an inappropriate development in the green belt.

Yours faithfully

Iain Skinner BSc(Hons), MRICS
Principal

Helping people understand and create value in real estate

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Its Company number is 10340599