

Maddox Planning
Second Home Spitalfields
68 Hanbury Street
London
E1 5JL

Date 13th December 2019

Your ref.:

Our ref.: 19154

Dear Mr Plotnek,

Land to the North of Totteridge Academy

YES Engineering has considered the transport implications of the development for a city farm on the land to the north of Totteridge Academy as the site is located in a low public transport accessibility area. The city farm is to be run by the charity GROW and this will form part of the school's national curriculum.

The development includes the following to be provided on the six-acre site:

- A main barn building incorporating an office, WC, barn, tool shed. The use of the building has also been amended from the original submission. It is solely to be used for the storage and preparation of agricultural items (the additional classroom space has been omitted from the scheme);
- Two chicken coops;
- A livestock enclosure and shelter has been included on the western boundary;
- A Dutch greenhouse and Polytunnels are proposed to the north, where field beds and vegetable beds would be located;
- An Apiary would be located to the north west of the site within a wildflower meadow;
- An orchard (including 21 trees) is proposed to the south east of the site in front of the barn, and aviary to provide screening of these buildings; and
- A pond.

In order to establish the likely level of movements to the site the Lincoln City Farm, which is also six acres, has been examined (<https://democratic.lincoln.gov.uk/documents/s2605/City%20Farm%20-20Appendix%20A.pdf>). The city farm will be operational 365 days a year as the livestock will need tending. The pupils attending the farm during the week will be on-site in any event during weekday/term times. They will be supported on average by around 10 farm volunteers a day, which will have a small impact on transport terms. In addition, there is expected to be visiting pupils from other schools, who are expected as a maximum to arrive in one coach or two minibuses per day.

During weekends and school holidays the city farm is anticipated to attract on average 70 visitors per day, supported by 15 to 20 farm volunteers. The car parks at Totteridge Academy can readily accommodate the vehicular traffic, particularly when taking into consideration car sharing will take place.

It is clear that this facility will not have an adverse impact on the highway network in the vicinity.

13th December 2019

Totteridge Farm

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Yours sincerely,



Kathryn Backhouse
Transport Director

on behalf of

YES Engineering Group Limited