



Highfield Estate

Whole Estate Plan



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“Unique and awe-inspiring woodland learning opportunities”
ISI Report

Highfield Whole Estate Plan

Executive Summary

This document sets out the Whole Estate Plan for the Highfield Estate, enabling us to successfully meet our long term vision and the ambitions for the National Park. The overarching Vision for the Estate is to conserve and enhance the landscape's natural beauty, wildlife and cultural heritage, promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public, and run two exceptional schools offering an outstanding education enriched by and in harmony with our beautiful estate.

The Highfield Whole Estate Plan has been prepared in the context of the South Downs National Park and the recognition by the National Park Authority that large farms and estates are fundamental to the success of the National Park. The Whole Estate Plan is intended to assist the National Park Authority in the delivery of the National Park's vision for 2050 and embraces the seven special qualities of the South Downs National Park. The overall goal of the process has been to create a holistic document which captures the spirit and productivity of the Estate.

The Highfield Estate encompasses approximately 517 acres of land and includes Highfield and Brookham Schools, Stanley Farm, mixed use woodland, coppice, arable and pastoral land.

Stanley Farm and surrounding land consists of a listed 16th century farm-house, with ancillary farm buildings (also listed), approximately 30 acres of grazing and 200 acres of chestnut coppice and mixed woodland. The farm house and buildings have been restored and are unusually remote and secluded.

Surrounding the south and south-east of Liphook is approximately 100 acres of arable fields at Devil's Lane, Shepherd's Farm and Gunn's Farm. There is also approximately 40 acres of amenity woodland (all Common Land) stretching south-west from the Schools' site.

Highfield and Brookham Schools cover approximately 30% of the Estate. Highfield School is an independent co-educational preparatory school providing day and full boarding educational facilities for approximately 300 pupils aged 8 – 13. Brookham School provides pre-prep and nursery education for approximately 200 day pupils aged 3 – 8. The majority of the children are day pupils, traveling from a variety of areas within the National Park and further afield. There are 120 boarders. In addition to the main area encompassing the school buildings, services and playing fields, the Schools site includes ancient semi-natural woodland, various types of continuous cover forestry, short rotation / wood fuel coppice, Lower Brookham Cottage and open ground used for grazing sheep. The woodlands closest to the School buildings are of great importance to the Schools in terms of the education facility they provide.

The relationship between the Estate and Schools is symbiotic, each depending on the other to successfully fulfil their vision. The

maintenance of the Estate is at the core of the Schools' ethos and the success of the Schools allows us to create and manage the landscape proactively and effectively.

The vision for the Estate and the vision for the Schools are intertwined, with the Estate helping to fulfil the Schools' vision in numerous ways, including providing an inspiring backdrop to school life and providing a wonderful learning environment, both for the core curriculum and the very extensive extra-curricular programme, which runs throughout the day, at weekends and in the evenings. The Schools enable the wider Estate to fulfil its vision by sustaining the infrastructure and investment in management, which underpins the Estate's development. The Schools' wood-chip heating system, which is fuelled from wood taken sustainably from Estate woodlands, provides the rationale and economic justification for much of the woodland management programme.

We believe we can enhance the Estate's educational value and its broader ecological and amenity value to meet the goals of the National Park while at the same time offering the highest quality of education. To achieve this an investment in new educational facilities to catch up with increased numbers in the Schools is needed, including:

- The need to redevelop our kitchens and grounds yard.
- The need to provide for girls at the same level as we do for boys, particularly in relation to girl's sport, which requires a new all-weather pitch to provide a first-class hockey facility.
- The need to replace facilities built in the 1950's and 1960's which are neither big enough nor of high enough quality to meet the current needs of the Schools, including the provision of a new Sports Hall and new Performing Arts Centre/ Theatre.
- The need to provide improved classrooms to accommodate slightly larger class sizes with a more specialised subject provision and wider range of teaching styles.
- The need to enhance the provision at Brookham, to meet evolving standards for Early Years.

Alongside development of the Schools, implementation of our Woodland and Ecological Management Plans will continue to enhance the landscape, amenity and wildlife value of the Estate.

The Highfield WEP seeks to provide a framework for the delivery of these facilities while bringing greater cohesion to the Estate and continuing to enhance the relationship between the built environment and the wider landscape.

The WEP provides a detailed Asset Audit of the Estate including the Schools, Stanley Farm and management of the agricultural land and woodland. The Audit includes the history of the development of the

Schools which have grown in a piecemeal fashion since the 1970's, and which now have over 500 pupils and 232 full and part-time employees.

The Schools and Estate enjoy extensive connections to the local area and local communities, and to the wider world. We are one of the largest employers in the area, with many staff based in and around the National Park. Pupils attending the Schools are based locally, nationally and internationally. There is an extensive network of footpaths throughout the Estate, enjoyed by the public. The School facilities are used by the local community, and both Schools are very proud of the charities they support, most of which are local.

The WEP includes an Ecosystem and Service Analysis of the Estate with a SWOT Analysis prepared in accordance with the NPA Guidelines for Whole Estate Plans.

A separate Action Plan provides for the continued implementation of the Woodland Management Plan, Ecological Management Plan, and the enhancement to the connectivity between the wider Estate, School and local community. It outlines a number of important projects to be commenced within the next 10 years including:

- All weather pitch
- Additional car parking
- New Early Years building
- New Grounds building and yard
- New Sports Hall
- Refurbishment of existing Sports Hall
- New Performing Arts/Theatre facilities
- New Design Technology departments/new classrooms
- Additional staff accommodation

Proposed locations for these new developments, some replacing existing buildings, are illustrated in a Concept Landscape Masterplan shown at figure 14 of Appendix 1.

The Whole Estate Plan provides a clear strategy on how we can achieve our objectives and vision for all parts of the Highfield Estate, whilst enabling us to work in partnership with the National Park. We are very proud of our history, our place in the community, and our continuous work to improve our landscape. We now look forward to taking the Estate forward and providing a legacy for future generations.

Highfield Estate

Section 1 - Introduction

1. Introduction

WHOLE ESTATE PLANS

- 1.1 The South Downs National Park Authority (NPA) recognizes that the support of large farms and estates is fundamental to the success of the National Park. Large scale landowners can make a significant positive impact in assisting the NPA in tackling overarching issues within the Park. Working together will create the economies of scale needed to tackle such issues.

The Whole Estates Plan process seeks to assist the South Downs National Park Authority and large estate organisations to work together in delivery of the National Park's vision for 2050 which focuses on;

- Conserving English lowland landscapes and heritage
- Protecting and managing habitats to support wildlife networks throughout the landscape
- Enhance the relationship between people and the landscape
- Create a self-sustaining and empowered community
- Support successful farming, forestry, tourism and other business activities within the National Park.

- 1.2 This document sets out the Whole Estate Plan for the Highfield Estate, which will help enable the Estate to run successfully in line with its vision and in collaboration with the NPA and the ambitions for the National Park. The preparation of this Whole Estate Plan has seen a continual focus towards the seven special qualities of the South Downs National Park which are:

1. Diverse, inspirational landscape and breath-taking views,
2. Tranquil and unspoilt places.
3. A rich variety of wildlife and habitats including rare and internationally important species.
4. An environment shaped by centuries of farming and embracing new enterprise.
5. Great opportunities for recreational activities and learning experiences.
6. Well-conserved historical features and rich cultural heritage.
7. Distinctive towns and villages, and communities with real pride in their area.

The overall goal of the process has been to create a holistic document which captures the spirit and productivity of the Schools and Estate.

- 1.3 The Whole Estate Plan as set out in the following chapters has been prepared in line with the "Whole Estate Plans Preparation Guidelines" as published by the National Park Authority. It follows the basic format for the content of the Plan as follows:

- **Vision** - this sets out the priorities of the Estates focusing on the ethos of the overall organisation.
- **Asset Audit** - this is a complete picture of the assets of the Estate, both physical and those that are less tangible. As per the guidance they are set out on "National Park", "Estate" and "Connectivity" levels.
- **Ecosystem Services Analysis** - this takes the form of a SWOT (Strengths, Weaknesses, Opportunities and Threats) analysis. It combines both the needs of the Schools and the National Park allowing both to comprehend the others needs and aspirations more clearly.
- **Action Plan** - this identifies the actions required and the specific projects attached to achieving those actions.



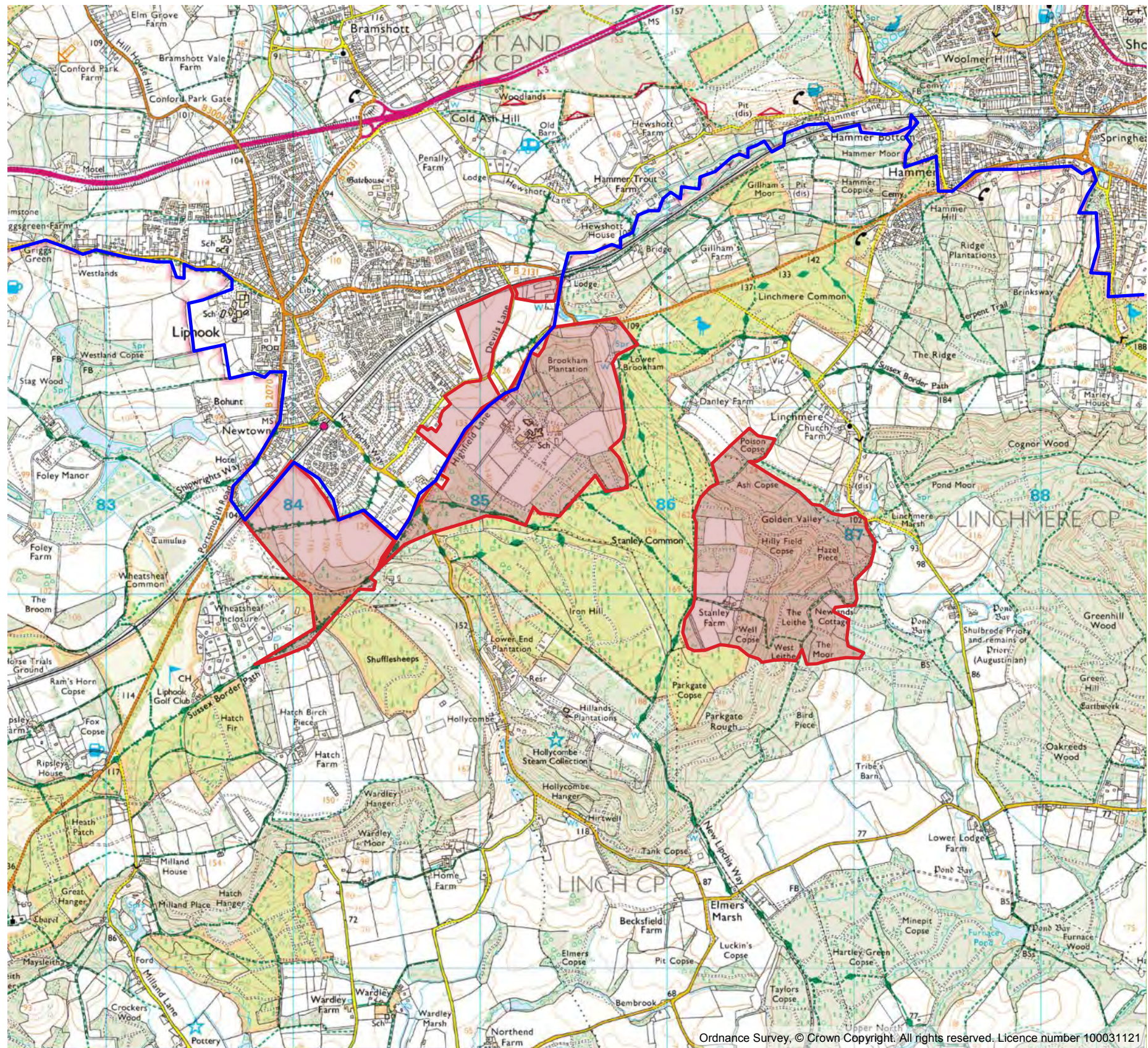


Figure 1
Area covered by this Whole Estate Plan (shaded pink) in relation to South Downs National Park boundary (blue)- scale 1:25,000

Highfield Estate

Section 2 - Estate Vision

2. Vision for the Estate

2.1 The overarching vision for the Estate is consistent with the purposes of the South Downs National Park in that it :

1. Conserves and enhances the natural beauty, wildlife and cultural heritage of the area.
2. Promotes opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.

2.2 **Our primary aim is to run two exceptional schools offering an outstanding education enriched by and in harmony with our beautiful estate.**

2.2.1 Estate Vision:

- Continue to enhance the landscape, amenity and wildlife value of the Estate through the sustainable management of our arable land, grazing and woodlands and by implementing our Ecological & Woodland Management Plans.
- Create an environment and facilities that enable the Schools to meet their objectives and vision.

2.2.2 School's Vision:

- Encourage the growth of Courageous Learners – children who grow up with a love of learning; who seek to define problems



and solve them for themselves; who are undaunted by setbacks; who are willing to articulate their point of view but also listen to others; who are ready and able to collaborate with, support and encourage their peers.

- Nurture a community with a strong sense of mission, animated by a desire to draw the best out of both children and staff, and sharing values of compassion, generosity, concern for others and our environment and a willingness to engage in the wider world.

2.2.3 This vision is consistent with the purposes of the South Downs National Park in that it will enable us to:

1. Conserve and enhance the natural beauty, wildlife and cultural heritage of the area.
2. Promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.

2.3 Our Estate helps us fulfil the School's vision in all sorts of ways:

- It provides an inspiring back drop to school life and provides a wonderful learning environment.
- The outdoors plays a part in the delivery of the curriculum in almost all subjects.
- Forest School is a major part of the Brookham curriculum and takes place entirely within our woods.
- The Highfield Keys programme – an extensive activities program that involves all children every week – is the medium by which we deliver a wide range of outdoor activities and environmental studies and takes place almost entirely outdoors.
- We have a very extensive sports programme under the Sport for All banner, with Highfield children playing outdoor sports on five days out of six each week and Brookham children on two days out of five and often as part of Saturday at Brookham as well.
- Our grounds are used extensively for play – by all children during breaks, but particularly by boarders at the weekends and in the evenings. With all parts of the Estate used for different activities.
- We host numerous outdoor events ranging from Boarders' Barbecues and Bonfire Night to HighFest (outdoor children's rock concert on two stages) and TriHigh (children's triathlon meetings which are also open to the local community).
- Parents make extensive recreational use of the site – especially for walking and exercise after drop-off in the mornings.
- A number of community sports clubs use our pitches to provide additional pitches for their youth teams , including



Grayswood Cricket Club, Liphook United Football Club and Haslemere Rugby Club.

- Our swimming pool is also used by the local community. The Highfield School of Swimming provides swimming lessons to approximately 300 children, who are not part of the school community, each week.

2.4 The Schools also enable the Estate to fulfil its vision:

- The Schools provide the infrastructure and investment in management that underpin the development and implementation of our Ecological and Woodland Management Plans.
- The Schools wood-chip heating (Biomass) system is supplied with wood from the Estate woodlands, this provides the economic underpinning for forestry operations and has acted as the catalyst in improving our woodlands. The woodlands are managed to enhance their landscape, amenity and ecological value rather than to maximize production. However, all the byproduct and other arisings from forestry operations, such as thinning, ride widening and coppicing now have significant economic value as feed material for the heating system.

2.5 We believe we can enhance the Estate's educational value (including the need to provide certain new educational facilities and to improve others) and also enhance its broader ecological and amenity value.

Highfield Estate

Section 3 - Asset Audit

3. Asset Audit

3.1 The land covered by this Whole Estate Plan is the approximately 517 acres outlined in red on Figure 1. This land is owned and controlled by Highfield School (Liphook) Ltd, which is owned by W. S. Mills, directly by W. S. Mills, or jointly by W. S. Mills and his cousin, J. Carey.

Landscape Character

- 3.2 The majority of the Estate falls within the Blackdown to Petworth Greensand Hills landscape type as shown on Figure 2 and in more detail on Figure 20. A small section of the land surrounding Stanley Farm falls in the Woolmer Forest and Weaver Down landscape types
- 3.3 The Estate site shares a few of the key characteristics of this landscape type including significant woodland cover with a mosaic of different woodland types (refer to Woodland Management Plan, Appendices 3 and 4), there are extensive networks of public rights of way (see figure 23), and areas that have a sense of enclosure. There are other areas of common ground with areas of the landscape containing ancient deciduous woodland, with a high level of perceived naturalness and a sense of remoteness.
- 3.4 The area of the Estate around Stanley Farm is characterised by the relatively level area with some steep slopes to the east. Although there are a number of small pastoral fields within the land holding, this area of the estate is predominantly covered by woodland including both ancient woodlands and more recent plantations, shown in Figures 16 & 19. This type of landscape is characteristic of the Greensand Hills creating as it does a sense of enclosure and remoteness.
- 3.5 Estate areas to the south and south west of Liphook fall outside of the South Downs National Park and are a combination of deciduous woodland and arable land.
- 3.6 The Schools are set within a strong landscape framework with a number of mature trees being prominent features (as shown on photos 1 to 12). Many of these are contemporary plantings with the opening of the School in the early part of the 20th Century (e.g. the Lime avenue running from the secondary entrance towards the main school buildings).
- 3.7 The School site itself is bounded to the North West by Highfield Lane, which has fields, hedgerows and woodland on either side. Along the site's boundary there are a limited number of openings in the roadside tree belt which give views of certain school buildings and playing fields across an existing arable field. There is another arable field on the other side of Highfield Lane from the School of a comparable size.

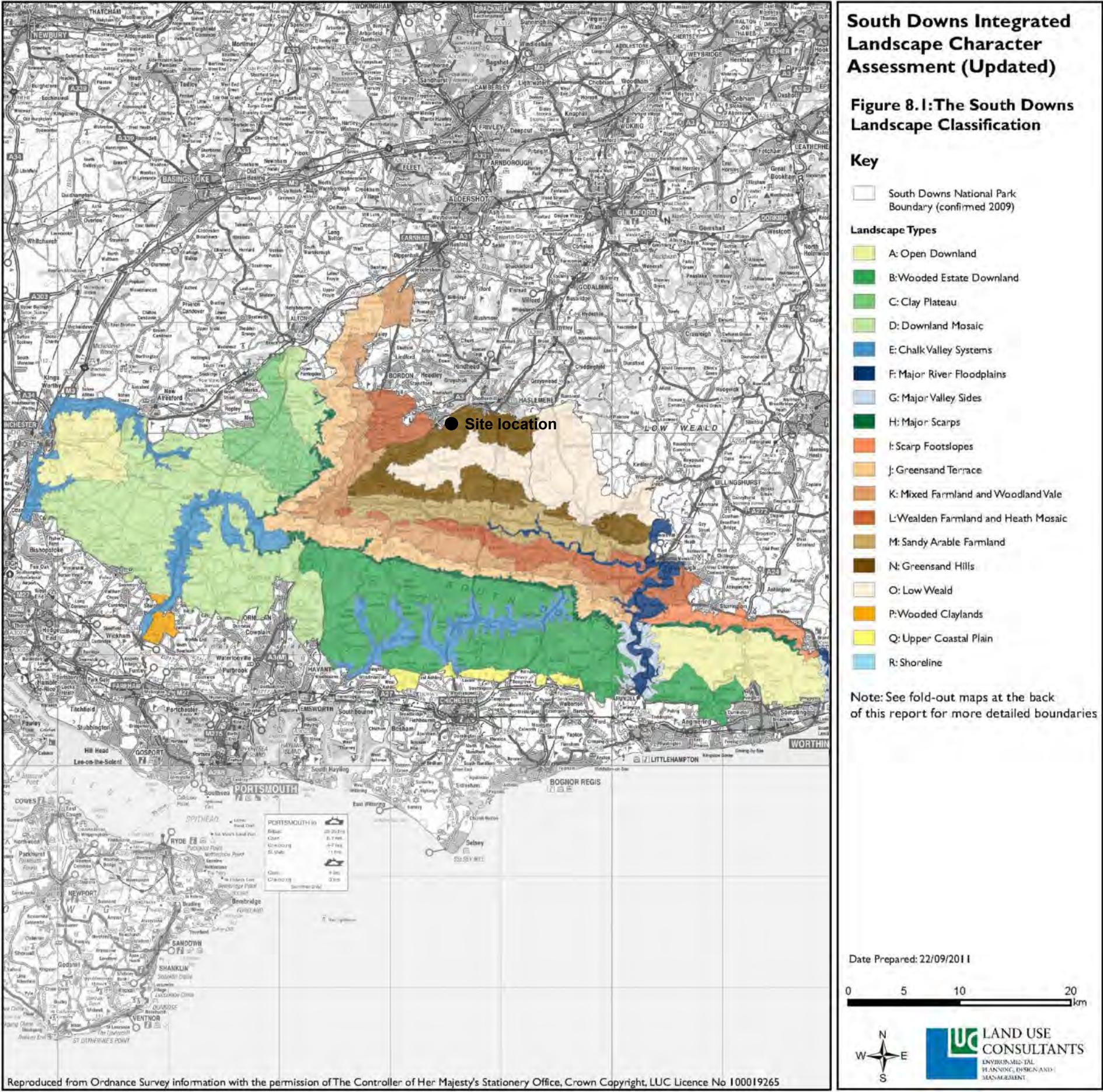


Figure 2 - National Park - Character Areas (extract from The South Downs Integrated Landscape Character Assessment (2011))

- 3.8 Original field boundary plantings have been lost over time particularly along the boundaries of the arable field which bound Highfield Lane. The remaining mature oaks that sit within the field are clear remnant features from these former hedgerows.
- 3.9 Planting along Highfield Lane is largely well established with good screening capability. There is an over-reliance on non-native evergreen species (non-native mature conifers) particularly in the area close to the access for the woodchip heating / biomass building.
- 3.10 There are a number of gaps in the boundary vegetation along Highfield Lane which proffer views of the School site. Although some of these views “show off” a typical school scene of a small cluster of buildings set within surrounding sports pitches. Replanting the hedge (mix of native species) on the Liphook side of Highfield Lane has recently taken place.

Historic Landscape Character

- 3.11 The Estate enjoys a wide range of historic characteristics, as shown on Figure 3 and Figure 19.
- 3.12 Stanley Farm and the surrounding land is mainly pre and post 1800 woodland.
- 3.13 The arable land within the Estate that is South and South-East of Liphook either falls within the Parish or is a Recent Enclosure. There is a small amount of woodland that is post 1800 woodland.
- 3.14 The land containing Highfield and Brookham Schools is Pre 1800 settlement, with the rest of the land within the School’s site as either post 1800 woodland, or early enclosures.

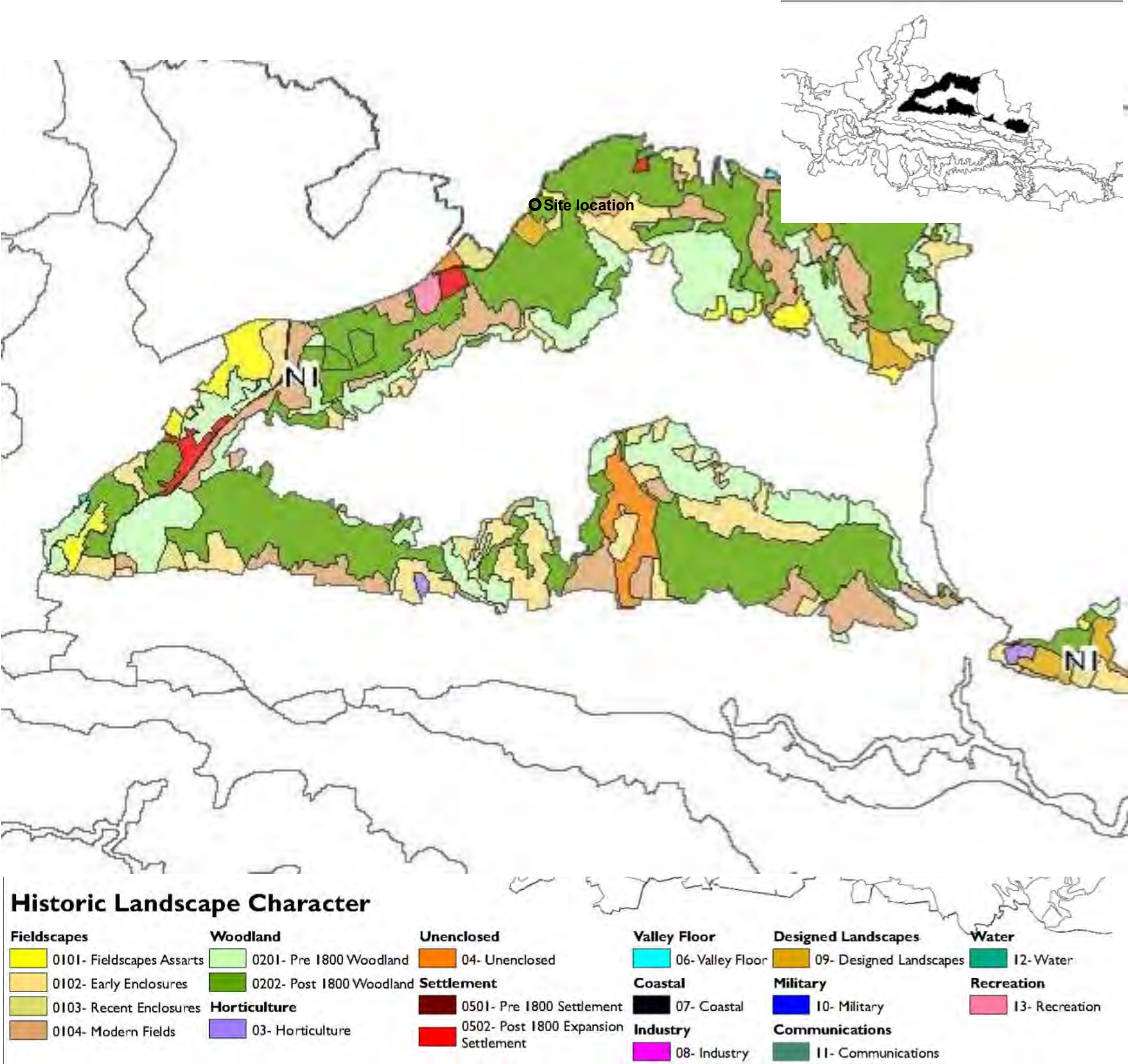


Figure 3- National Park - Greensand Hills Historic Landscape Character (extract from The South Downs Integrated Landscape Character Assessment (2011))

Historic Maps



Figure 4 - First edition OS Map 1881, scale 1:12,500

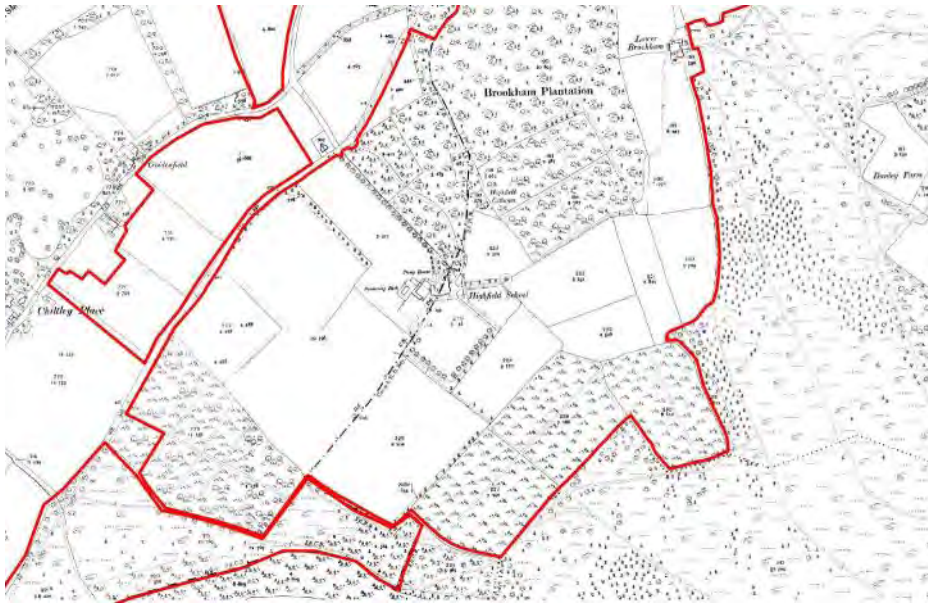


Figure 5- OS Map 1912, scale 1:12,500

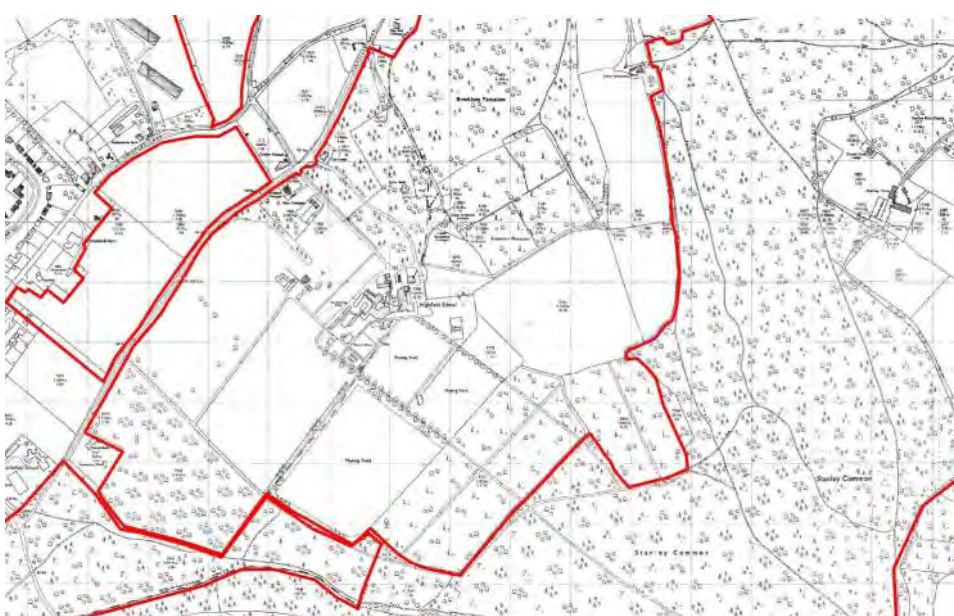


Figure 6- OS Map 1972, scale 1:10,000



Figure 7 - OS Map 1912, scale 1:2500 detail showing original school layout

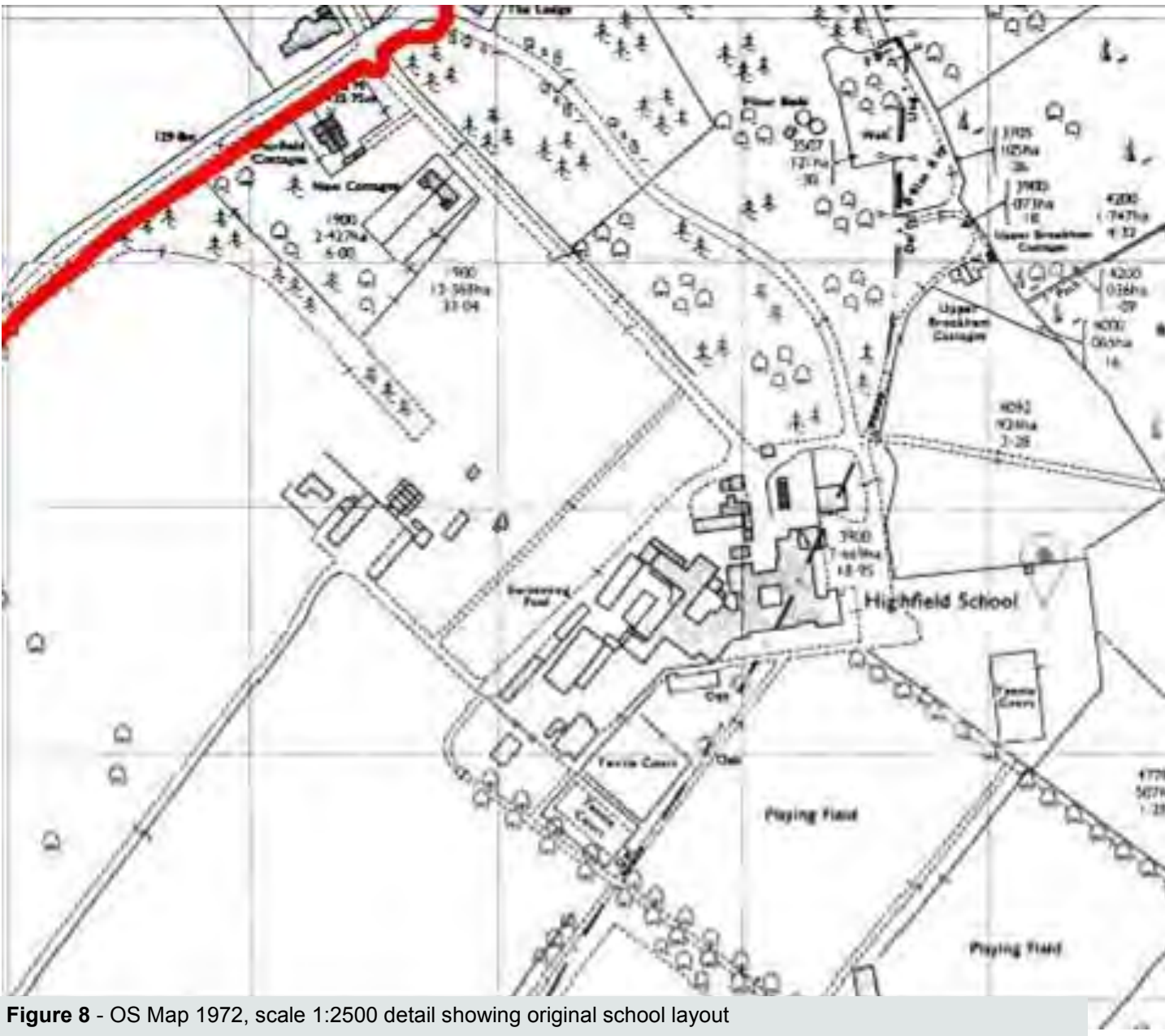


Figure 8 - OS Map 1972, scale 1:2500 detail showing original school layout

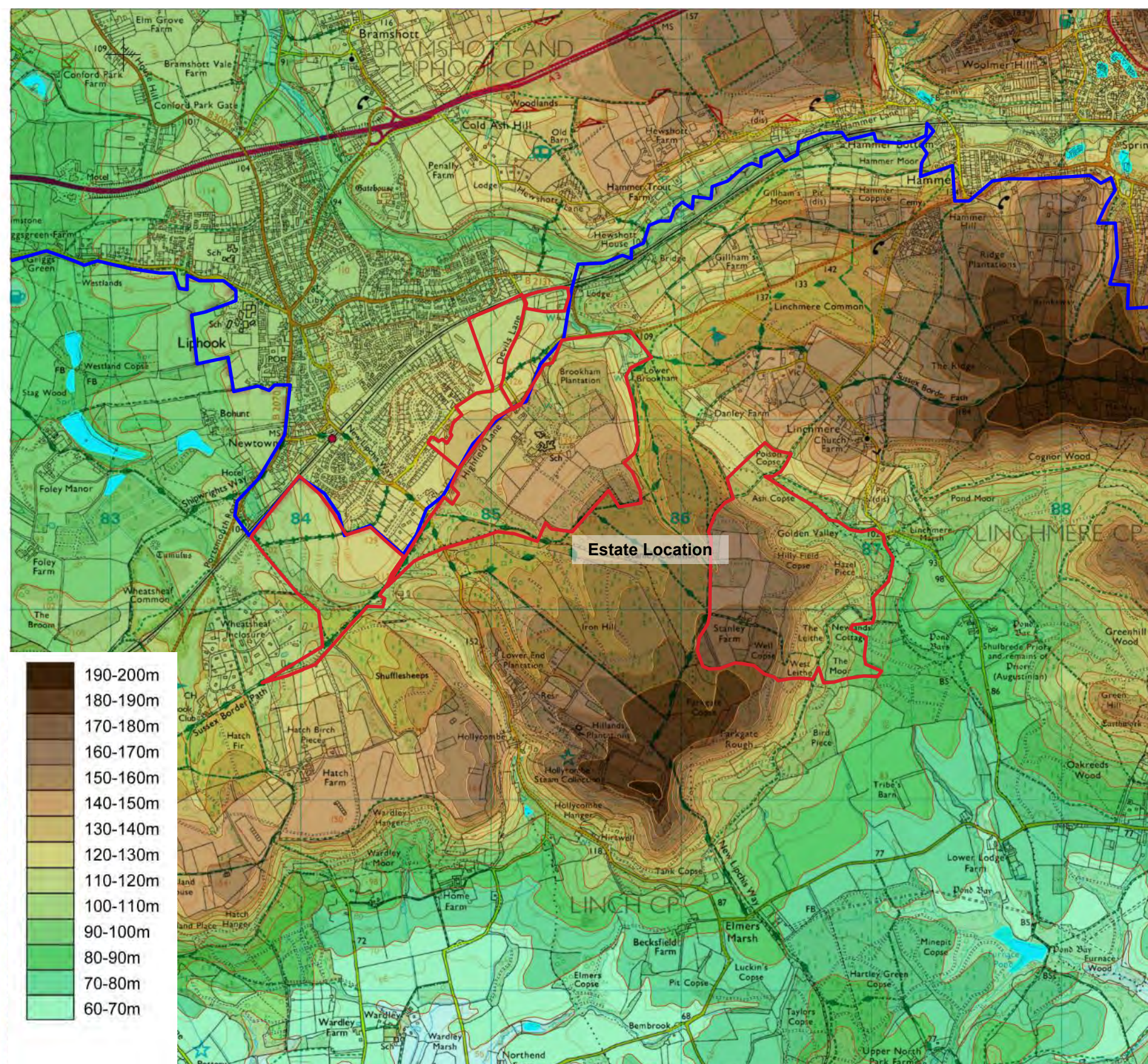


Figure 9 - Topography with estate outlined in red and SDNP boundary in blue, scale 1:25,000

Topography

- 3.15 The topography of the Estate and the context in which it is situated is shown at Figure 9. The site largely sits on the north western downslope of the Greensand Hills as they run in northeast to southwest direction from Haslemere towards Petersfield. The exception to this is the Stanley Farm land holding which sits on the opposite side of the hills from the rest of the Estate.
- 3.16 The boundaries of Stanley Farm encompass the varied topography of the Greensand Hill plateau and its eastern downslopes as they descend into the valley towards Fernhurst.
- 3.17 Estate land to the south east of Liphook is sited largely on the north and western downslopes of the Greensand Hills although gradients here are much gentler than the slopes associated with the Stanley Farm topography. The estate land south of Liphook adjacent to Devils Lane falls gently to the north where its lowest point meets the boundary with the railway.
- 3.18 The majority of the School site sits on a gently rising slope as you move southeast away from Highfield Lane. The agricultural field which sits between the School playing fields and Highfield Lane has locally higher ground levels. The net result is that the School buildings themselves appear to sit lower in the landscape when viewed from Highfield and Chiltley Lane.

Stanley Farm and Surrounding Land

- 3.19 The land shown highlighted orange on figure 10a, known as Stanley Farm, is owned by W. S. Mills and is his family's home. It comprises a farmhouse, together with ancillary farm buildings, all of which are Grade 2 listed. The land includes approximately 30 acres of fields and 200 acres of mixed, mainly broadleaf, woodland. The fields are used for grazing (mainly for sheep, but also for three donkeys). From approximately 1999, they have been, first, in the Countryside Stewardship Scheme and, more recently, the Environmental Stewardship Scheme. However, it has not yet been decided whether to apply for the successor of these schemes when the current agreement lapses.
- 3.20 The woodland is managed under a Woodland Management Plan by, S H Marston Forestry, which is also responsible for the Woodland Management Plan covering the Schools' site (see paragraph 3.41 and Appendix 4). Further details on the woodland surrounding Stanley Farm is provided in the Estate Woodland section below.
- 3.21 Although not used directly by the Schools, Stanley Farm and its accompanying land are managed in close cooperation with the Schools:
- Woodland management is undertaken on a common basis
 - Much of the wood to supply the biomass heating system at Highfield comes from Stanley Farm and, conversely, wood chip is supplied from Highfield to Stanley Farm to supply the smaller system installed there
 - Water and electricity is supplied to Stanley Farm via sub-mains from Highfield
 - Maintenance at Stanley Farm is done by the team at Highfield
 - Track work to allow the extraction of timber is undertaken jointly



Above: Stanley Farm - Main House

Land South & South-East of Liphook

3.22 The land shown highlighted green on figure 10a is owned and administered by W. S. Mills and Jonathan Carey as trustees for 12 different beneficiaries from the Mills and Carey families. It is mainly mixed broadleaf woodland and there are commoners' rights over the land. There is a network of footpaths and the land is used extensively by members of the public, particularly for dog walking. This land is managed alongside the Schools' woodland by S. H. Marston under the same Woodland Management plan (see paragraph 3.41, figures 25, 26 and 27 and Appendix 3). Further details on the woodland surrounding Stanley Farm is provided in the Estate Woodland section below.

3.23 The land shown highlighted with an orange hatch on figure 10a is also owned and administered by W. S. Mills and Jonathan Carey as trustees for the same 12 beneficiaries. It is arable land leased, under a farm business tenancy, to Peter Davey, a well-known local farmer, who uses it to grow crops, most often maize. For some decades, this land has been viewed as having long term development potential for residential housing and the two fields known as Shepherd's Farm (between Highfield Lane and Chiltley Lane) are currently under option to Countryside Properties, who are seeking to promote the site within East Hants District Council's planning process. Countryside are actively participating in the Bramshott and Liphook Neighbourhood Development Plan (NDP) process and, most recently, attended the three day Design Forum, which considered a number of alternative approaches to the future development of Bramshott and Liphook. Together with other adjacent landowners, Countryside Properties have developed a concept which includes, recreational facilities (sports pitches and green corridors), and a new school, as well as housing.

In order to protect the Schools' interests, Mr Mills' and Mr Carey's approval is required for any planning application made by Countryside and, should Countryside Properties exercise its option, the Schools will benefit from ongoing covenants requiring approval of any future planning applications.

3.24 The land shown in solid yellow on Figure 10a is also owned and administered by W.S. Mills and Jonathan Carey and is leased to Edwin Brooks as a community agriculture project called 'Ed's Veg'. This sustainable chemical free horticultural business has been operating on the 5 acres of land for over three years. The produce (vegetables and salads) is supplied to restaurants, farm shops and direct to families locally .



Above: Community Agriculture Project – Ed's Veg'

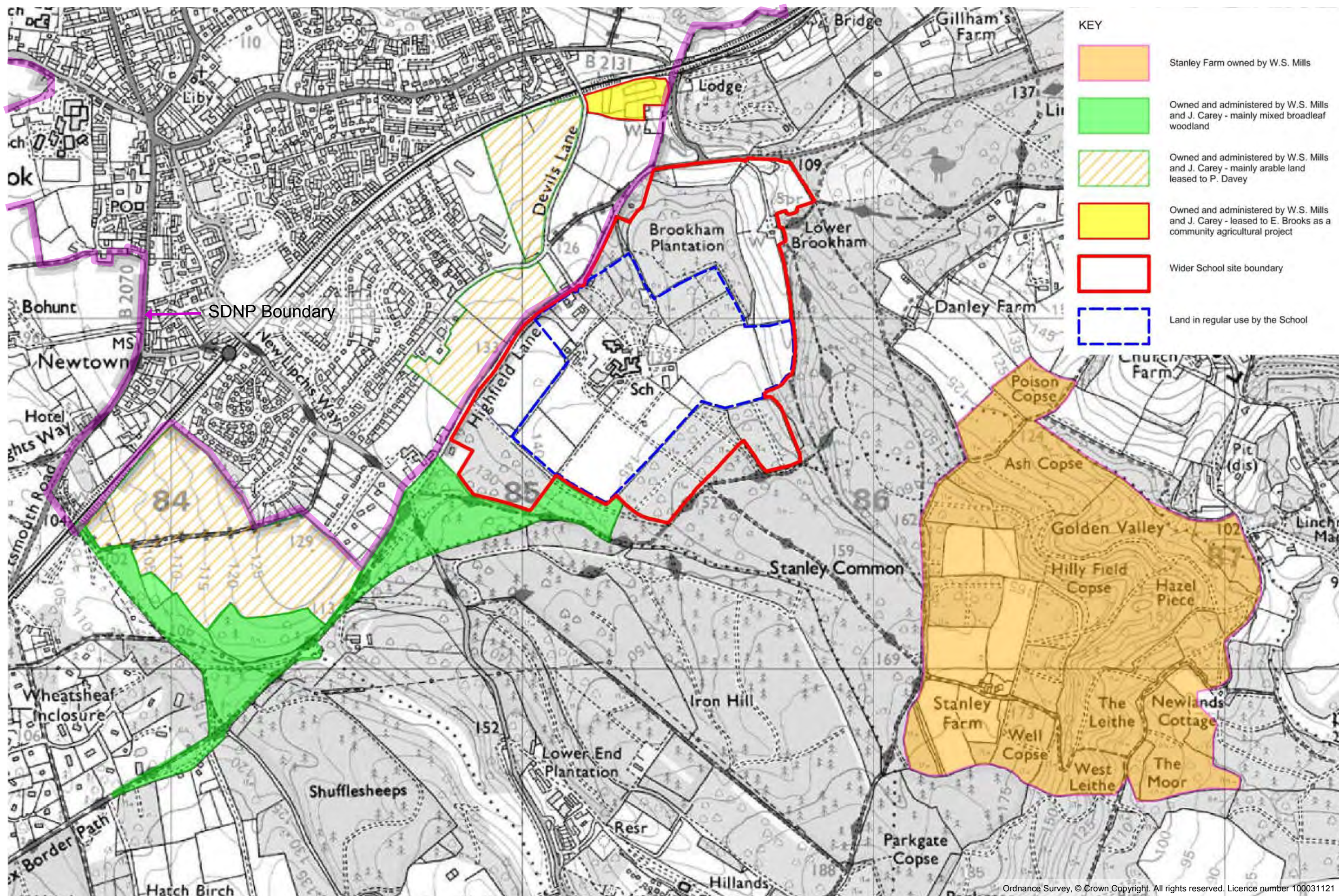


Figure 10a– Land ownership scale 1:10000 at A3

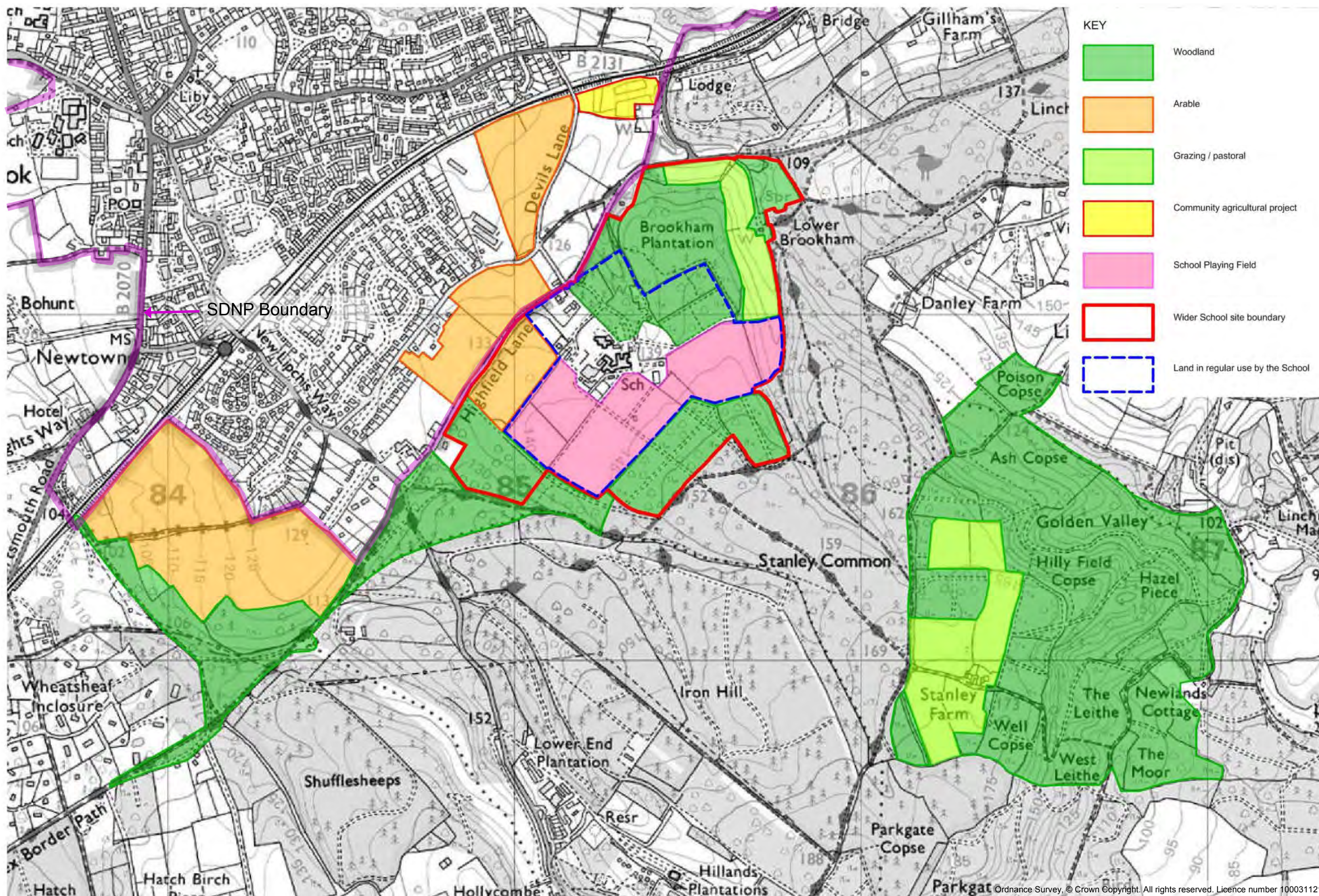


Figure 10b– Land use scale 1:10000 at A3



Figure 11—Aerial view of the school site and its surrounding context as viewed from the north east .

Highfield & Brookham Schools Site

- 3.25 The school site containing both Brookham and Highfield Schools is identified at Figure 10a with a red outline. Figure 10b shows the division between the built area, playing fields, woodland, grazing and arable land. Figure 11 shows the school in context to the wider environment.
- 3.26 The Schools' site covers some 175 acres and, in addition to the main area encompassing the School buildings, services and playing fields, includes ancient semi-natural woodland, various types of continuous cover forestry, short rotation / woodfuel coppice, Lower Brookham Cottage and open ground used for grazing approximately 50 sheep. The woodlands closest to the School buildings are of great importance for the Schools in terms of the education facility it provides for the pupils.
- 3.27 The School moved from the Highfield district of Southampton to its current location in 1907 at which time it was a traditional, boys only, boarding prep school with, initially, 26 pupils. By the early 1970s it had grown to about 140 boys, all boarding.
- 3.28 The 1970s saw the beginning of a period of rapid change, which has continued to this day:
- In 1977, it became coeducational and it has had approximately equal numbers of boys and girls since the mid-2000s
 - The School accepted day children in 1979
 - The pre-prep school, Brookham, catering for 3 to 8 year-olds, was added in 1992
- 3.29 At the same time, the School has had to respond to an increasingly demanding competitive environment; a trend towards greater breadth in the curriculum and extra-curricular offering alongside more specialist provision in most areas; a much more challenging regulatory environment and hugely increased parental expectations.
- 3.30 Responding successfully to these challenges has led to progressively larger pre-prep (Brookham) and prep (Highfield) schools, with 500 pupils in all ranging from the ages of 2 to 13 and employing 239 across all school functions. This is approximately five times the number that the original school buildings and facilities catered for. The Schools have steadily developed their facilities, with new buildings, extensions, and repurposing and refurbishing existing building to meet the challenges. Figure 11 shows an aerial view of the different School buildings, the sports pitches, golf course and the Brookham Plantation that is regularly used for Forrest School and other woodland activities.

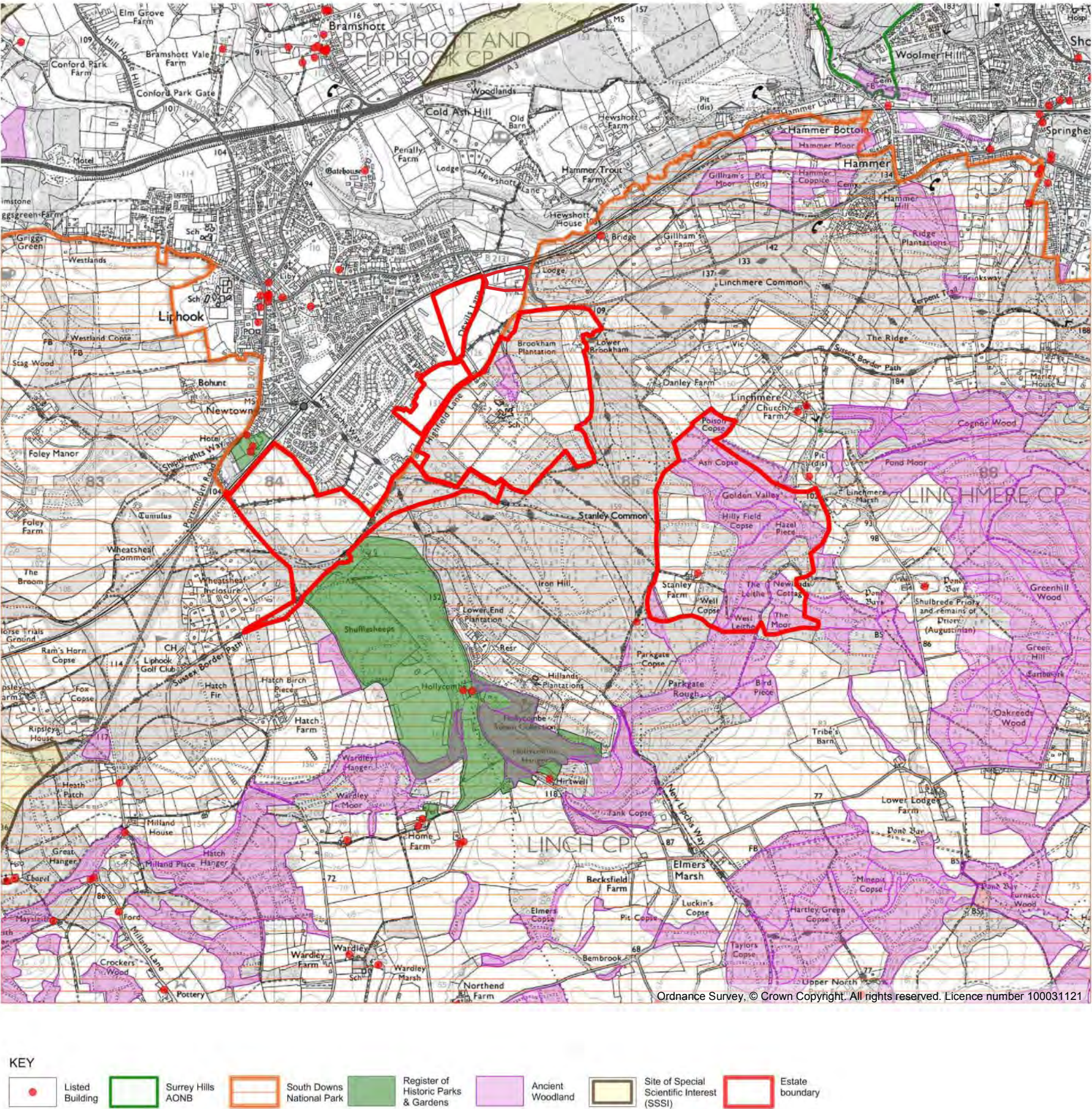


Figure 12– Landscape Designations Plan, scale 1:25,000



Figure 13 - Site Analysis (scale 1:1000@A3)

- 3.31 The Schools and Estate employ 239 people (full time and part time). 70% of which are teachers, pastoral or domestic (boarding) staff. 10% of the employees are in administration functions, and the remaining 20% of the employees are in the Estates, Cleaning and Catering teams.
- 3.32 The Schools are serviced by a number of local companies including and not limited to such services as catering, construction and facilities maintenance and forestry.
- 3.33 In 2012 the Schools installed a wood-chip heating system to provide the buildings with heating and hot water. It was fully commissioned in 2013. This sustainable form of heating provides an end use for much of the low grade timber that is growing within the woodlands.
- 3.34 Both Schools have grown over the years with numerous buildings added to provide additional teaching facilities, indoor sports, residential accommodation for staff and ancillary buildings for the running of the Schools including the recently provided bio-mass boiler and the extension / refurbishment of the main school kitchen and girls boarding accommodation. The morphology of the school site is illustrated in the series of historic maps shown at figures 4 to 8.

3.35 School Built Form

An analysis of the current school site is shown at Figure 13 and summarised below:

- The signature view of the School remains the long run of original buildings facing south-east overlooking the cricket square and pavilion. This is not visible from any public viewpoints but encompasses the main School building and the chapel.
- The Main School building and Chapel (see Photo 7 in the Appendix) were built in 1907 and 1910 respectively when the school was established. There have been various extensions over the years, including the Music department and more recently a refurbishment and extension to the Kitchen and Boarding (including an additional staff flat).
- The existing sports hall is of a steel framed construction with a corrugated asbestos roof, and was originally designed as an agricultural framed building.
- Adjoining the Sports Hall is the Swimming Pool and changing rooms, built in 2005. This is a more modern steel framed and clad structure, with a large number of Solar PV panels on the roof. These facilities are used by the School's pupils and the Highfield School of Swimming, which is open to the public.
- The original Masters House was built in 1936 as accommodation for staff, with classrooms downstairs. All the rooms in the original building have been converted to



Above: Signature view of the original school buildings.

classrooms for many years. It was extended in 2001 and 2013 to accommodate additional modern classrooms and science laboratories within a timber clad structure with tiled roofs. The original Masters House and part of the extensions are shown in Photo 11 the Appendix.

- The Theatre is housed in a converted gymnasium originally built in the 1960s.

- The Design Technology Department is using an 1950's wooden framed building, that has been recently refurbished with timber cladding, new windows and internally fitted out to enable it to be fit for purpose.

- The Archive / Maintenance building was previously the old swimming pool which was replaced in recent years with a similar wooden framed building to that used by the Design Technology Department. The Theatre, Design Technology Building and Maintenance buildings are shown in Photo 6 in the Appendix.

- Brookham School, our Pre-Prep, was built in 1992 and then extended. It was built for a two form entry, and was extended as the school grew and got more established and successful. Brookham is situated within its own contained grounds within the main School site (see Photo 9 in the Appendix).

- The grounds maintenance team occupy a collection of older and dilapidated buildings to the east of the main school buildings (see Photo 8 in the Appendix). These are largely converted agricultural buildings with open frontages. The team use a Portacabin as temporary office / welfare space

- The building containing our wood chip boiler and the adjacent yard is a purpose built facility to house the required plant, machinery and chip storage required for its operations. The system heats 85% of the Estate's properties and has enabled us to replace a large number of oil fired boilers. .

- The site has a number of buildings used as staff accommodation. These are separate residential dwellings or rooms / flats within the School buildings.

3.36 School Wood Chip Heating System (Biomass)

In 2012 the Schools installed a wood-chip heating system to provide the buildings with heating and hot water. It was fully commissioned in 2013. This sustainable form of heating provides an end use for much of the low grade timber that is growing within the woodlands and for the bulk of arisings from forestry operations, and has acted as the catalyst in improving our woodlands.

In summary:

- The installation comprises two 350 KW boilers each fed by a separate woodchip feed system so that the boilers run independently
- These boilers heat the water in two 7000 litre accumulator tanks and this water circulates around the site via a heat main
- Heat from the main is transferred in to the heating and hot water systems within the various buildings via a series of heat exchangers
- The installation supplies approximately 1.4 million KWh per annum of heat to buildings across the site.
- It replaced 20 oil fired boilers and associated oil tanks across the site.
- The resulting saving is approximately 140,000 litres of oil per annum.
- Estimated annual consumption is approximately 700 solid cubic metres of wood, equivalent to 1900 cubic metres of woodchip.
- The project is eligible for the Government's RHI Scheme (Renewal Heat Incentive)
- There is an estimated annual saving of 288 tons of CO² (5760 tons over 20 years)

Approximately 60% of wood supplied to the system comes from Estate woodlands. This wood is the byproduct and arisings from forestry operations to implement our Woodland Management Plans. The woods are managed to enhance their landscape, amenity and ecological value, not to maximize production, but, because material fed in to the Biomass system has significant value, the system provides the economic underpinning for all our woodland management work.

The balance of material comes from a variety of local sources and local forestry operators. In general, it is the low value portion of material generated from forestry operations. The opportunity for operators to realise value from this material enhances the economics of their forestry activities, supporting the local economy.

As a part of the Biomass Suppliers List and benefiting from the Renewal Heat Incentive we are overseen by Ofgem. We therefore comply with strict guidelines in terms of where we source wood and chip, the quality of the chip and maintenance of our plant.



Above – Getting ready to chip the timber for the boilers



Above – Plant Room and Boilers



Above – Yard and Chip Store

3.37 School Vehicular Circulation & Parking

- The Schools have undertaken a detailed travel plan (see Appendix 6) that analyses the current situation and outlines solutions for any challenges. The parking locations and traffic flows are shown on Figure 13.
- There are a number of car parks for parents, staff, and visitors to the Schools. The car parking spaces are fully utilised, using the overflow car park for any match days and larger events that bring in additional cars and coaches.
- The current reception area for Highfield School is within the Main School Building accessed to the side as approached along the drive from the main entrance to the site. The Brookham School main entrance is at the front of the building.
- The main arrival and pick up point for children is at the back of the main building (see Photo 5 in the Appendix).
- Deliveries are mainly taken at the Highfield or Brookham School receptions, with Kitchen deliveries and waste collections undertaken in the Kitchen Yard at the back of the Main School Building.

3.38 School Planned Future Development

It is essential for their survival that independent schools of this standard are able to provide high quality facilities for pupils. It is also important for the School to be able to continually evolve their facilities in order to respond to changing educational needs and to continue to play a key role in the functioning of the local community and support the wider Estate. To achieve this, the Schools have identified the long term need for a number of new and replacement facilities.

The Highfield Estate Action Plan (Section 4) sets out an illustration of the development sequence, benefits and possible timings. A Concept Landscape Masterplan has been developed for the Schools and is illustrated in Appendix 1, Figures 14 & 15. They demonstrate how the projects could be developed within the School site, subject to consideration throughout the planning process.



Above: Lower Brookham Cottage with adjacent pasture and woodland

Estate Woodlands

3.39 The Estate woodlands are managed for school recreation purposes as well as for the wider production of timber to fuel the biomass boiler. The woodlands are subject to a Woodland Management Plan (found at Appendix 3) covering the period 2011 to 2031. It has three overarching objectives as follows:

1. Provide a high quality outdoor educational experience.
2. Enhance the biodiversity potential of the area and increase the conservation importance of the woodland in the landscape.
3. Provide a sustainable level of woodfuel in the form of woodchips for the School biomass heating system.

As detailed in Section 3.36, the Biomass operation underpins our woodland management.

There are six Compartments within this Woodland Management Plan:

- Compartment 1 contains a natural spring, a Norway Spruce plantation (for Christmas tree production) and an area predominantly mixed broadleaf in nature. The area has wet woodland characteristics making extraction of timber more difficult.
- Compartment 2 is of great importance to the School as it contains outdoor educational areas including the School's woodland classroom. The compartment has a mixed variety of tree species and woodland characteristics. There are areas of conifer plantation some now with high quality stands of Scots Pine, Norway Spruce and Larch. Other areas contain veteran beech trees amongst dominant holly and rhododendron. The south western section of the compartment is designated as Ancient Semi Natural Woodland.
- Compartment 3 is an area of production sweet chestnut coppice that is being cut in variety of different rotation lengths to provide a range of coppice materials. This area south of the main School buildings is important for providing a green backdrop to the School.
- Compartment 4 contains woodland archaeology with historic boundary banks. It contains some of the School site and is largely of mixed broadleaf character with a number of Turkey Oaks dominating.
- Compartment 5 is a narrow strip of woodland, containing a track, bridleway and access to private properties. It contains sycamore, birch, sweet chestnut and Turkey Oaks.



Above: Tree House in Brookham Plantation

- Compartment 6 is the most varied woodland on the Estate. There is high biodiversity interest in the compartment given the veteran beeches, wet habitat, and boundary oaks (which have a high bat potential). There is a large amount of Himalayan Balsam and Rhododendron, that is in the process of being reduced.

The Woodland Management Plan (Appendix 4) covering Stanley Farm has broadly similar objectives.

To maintain the character and safety of the School site we regularly inspect our trees (Tree Management Surveys) and take action when required for example crown lifting, thinning, removing dead wood and also replanting when trees need to be felled.

Estate Ecology, Habitat & Biodiversity

3.40 With reference to Figure 16 (Appendix 1) the biodiversity surrounding the Estate is varied and typical of many Estates in the South Downs National Park. The Estate is bounded by Liphook Town to the North, arable and pastoral land, woodland including Shufflesheeps and Iron Hill, and Stanley Common (common land), which is located between Stanley Farm and the Schools.

3.41 The priority habitats (see Figure 22 in Appendix 1) on the Estate are mainly Deciduous Woodland. Surrounding the Estate, on Stanley Common and Iron Hill is Lowland Heathland, and some good quality semi-improved grassland.

3.42 In line with the School's desire to ensure that future development goes hand in hand with net improvements to biodiversity across the entire Estate, ecological consultant Ecology by Design have been engaged to carry out a series of ecological surveys and produce an Estate Ecological Management Plan (Appendix 5). All the surveys have been completed for the school site only at this stage and include:

- Preliminary Ecology Appraisal
- Ecological Management Plan
- Door Mouse Survey & Report
- Bat Survey Survey & Report
- Reptile Survey & Report

The report and plan has made a number of recommendations for the enhancement of habitats across the site to be implemented in conjunction with future built development. These include:

- **Reptile refugia / hibernacula creation** - Due to the presence of five of the six species of reptile within close proximity to the Estate boundary, opportunities for reptile coves will be included. These will include nine hibernacula in areas of potential value to reptiles, the first of which will be completed by the School children in early 2018.
- **Bat box installation** - Bat boxes have started to be erected around the site and will be included within the design of some of the proposed school buildings as and when they come forward. Three optimal locations have been selected for bat boxes as identified in the accompanying Ecological Management Plan.
- **Bat hibernacula creation** - A bat hibernacula will be created within a partially derelict and disused former air raid shelter adjacent to the staff houses.

- **Bird box installation** - Bird boxes will be included within the design of new school buildings. Two barn owl boxes have already been erected by the South Down National Park team in optimal locations as identified in the accompanying Ecological Management Plan.
- **Sports pitch margin planting** - Wildflower seed mix will be sown in a number of locations around the site to establish a more diverse grassland with benefits for wildlife. The sown areas will thereafter be managed to maintain the diversity of the grassland. We have already started leaving a number of grass margins around pitches and the golf course, and in particular around avenues of trees. This has allowed the grass and natural fauna to grow, encouraging a range of wildlife
- **Wildflower meadow planting** - We have starting sowing wildflower seed in selective areas to test the viability and most suitable methods for planting.
- **Woodland management** - The potential for a wide variety of wildlife to be present around woodland compartments of the site is high. Current practices are in place to encourage wildlife, and other minor amendments to the existing management practices will have large positive impacts on biodiversity including additional habitat creation for Dormice. See accompanying Ecological Management Plan for further details on individual measures taking place.
- **Creation of additional rides and glades** - New woodland rides have been created through one of the woodland blocks and managed to create more varied habitats. The Estate will continue to replant of a number of woodland perennial species that will have value to various notable invertebrates.
- **Boundary tree planting**
The western boundary of the site along Highfield Lane will undergo selective thinning and replanting to rid the boundary of non native species. This work has already commenced.
- **Hedgerow planting** - This has been started along the boundary of the golf course and along Highfield Lane.

The Estate works closely with those managing adjacent woodlands, including the Lynchmere Society. For example, whilst improving the access road to Stanley Farm and its surrounding woodland (to enable us to extract wood effectively), we have made the rides on either side wider and helped their ongoing heathland habitat creation.



Above: Woodland and footpath near Lower Brookham Cottage

Cultural Heritage

3.43 As part of a historic, varied and evolving landscape the Estate benefits from a diverse and rich cultural heritage:

- The Estate as a whole is a part of the Greensands Hills, with parts designated as ancient or pre 1800 woodland, containing early enclosures. Within the woodlands there are historic boundaries, which are clearly visible from footpaths.
- Coppicing for multiple purposes has been going on throughout the Estate for hundreds of years. Today the Estate benefits for a number of chestnut coppice plantations, planted in the late 19th and early 20th centuries that are in active rotations. The wood is used locally for fuel, fencing and other uses.
- The buildings at Stanley Farm are listed, and have been extensively and sensitively renovated to fit within the landscape. It can be viewed from public footpaths adjoining the property. Investing and looking after our buildings is an important part of our strategy to retain their longevity.
- The School has been a key part of the community, landscape and environment since 1907. As a non-designated heritage asset is an important part of our local history. The original school building and the small but beautiful Chapel date back to 1907 and 1910 respectively. There are remnants of former farming activity within the School's grounds, and there are four former air raid shelters in the Brookham Valley that were used throughout World War II, and still visited by children as a part of their history lessons.

Retaining and maintaining this historic landscape, buildings and features are important so it can be enjoyed both now and for future generations.



Above: Woodland footpath network

Connectivity

3.44 The Estate enjoys extensive connections to the local area and local communities. The Highfield Estate has been part of the Liphook and Lynchmere communities for over 100 years.

- The Estate has footpaths and public rights of way accessible throughout the year (see figure 23 in Appendix 1), and for many types of recreational uses. Note that the School site does not have any public rights of way.
- Approximately 90% of the schools' 500 children are from the local area, but with children coming from a fairly wide catchment, including Petersfield, Alton, Farnham, Petworth, Midhurst and the surrounding countryside.
- The schools employ approximately 230 staff in a wide range of roles, with approximately 25 living on site and the rest within commutable distance.
- Both schools, but particularly Highfield, run very extensive sports programmes, with over 1000 fixtures played each year against over 30 other schools. In addition, the schools are involved in a large number of tournaments and meetings.
- The High Reach programme involves year 7 and 8 children visiting Hollywater School, and Stepping Stones Schools (two schools for children with moderate and severe learning difficulties) and the Liphook Day Care Centre for the Elderly and in children from Hollywater and Stepping Stones coming to Highfield for a variety of activities.
- Local sports clubs use the Highfield facilities for training, matches and tournaments. This currently includes, Grayswood Cricket Club, Liphook United Football Club and Haslemere Rugby Club and we hope will include Haslemere Hockey Club in the future, if we are successful in building an all-weather hockey pitch.
- The Highfield School of Swimming has 300 children enrolled with a waiting list. The majority are not Highfield or Brookham children and attend weekly for 45-minute swimming lessons.
- We offer an extensive activities programme in the summer and Easter holidays with a high level of participation from both Highfield and Brookham children and from outside.
- We have an extensive network of local suppliers and contractors, with some relationships going back many decades.
- We host a number of events throughout the year. Two highlights being fireworks night and the annual Highfield Cross-Country, both of which attract over 1000 visitors.
- The biomass heating system is recognised as a leading example of this kind of installation and regularly hosts visits – including ones organised by DEFRA and the Forestry Commission. Approximately 40% of our wood supply is sourced externally from local estates and forestry operators. We buy the low value portion of their production, for which it would generally be hard to find a profitable outlet.

- The school works closely with the Lynchmere Society, which manages Stanley and Lynchmere Commons, particularly in the area of woodland management. Again, we buy the majority of their arisings from thinning and clearance.
- Large numbers of school parents use our woods, as well as the Commons for dog walking and recreation after morning drop-off.
- Sunday Chapel services are open to parents and visitors and are always well attended (and often full).

The Schools are also exceptionally well connected to the wider world:

- Approximately 50 Highfield children come from outside the local area, including the Armed Forces, Foreign Office, South London and various expatriate postings. There are normally between 25 and 30 foreign overseas children, especially from Spain, China and Russia
- We have sent children to over [40] Senior Schools across the UK in the last 5 years
- We have a very active Old Highfieldian community around the world, with regular events hosted in London and Liphook
- Brookham was awarded the British Council International Schools Award, which recognises international work in the

curriculum and links with overseas schools.

- There is a very successful three week International Summer School at Highfield each year, with children from more than 12 countries attending
- Highfield's bursaries programme, run jointly with the Highfield Centenary Bursaries Fund, brings children from disadvantaged backgrounds to Highfield on 100% bursaries with additional support. Currently, two new awards are made each year, so that between 5 and 10 children benefit from the programme at any one time.
- Highfield has developed a strong link with the school in Fontanellato, near Parma, Italy, where Peter Mills, Headmaster at Highfield from 1953 to 1979, was a POW. The first three Italian children attended Highfield under this programme in September / October 2017 and 12 Highfield children will spend a week in Fontanellato in May 2018
- Both schools are actively engaged in charity fundraising. Brookham focuses on a single charity each year and, in the last four years, has supported Chestnut Tree House, Nyumbani School in Kenya, the Teddington Trust and Sausage Tree, while Highfield supports a number of different initiatives each year.
- Both schools have an active programme of schools trips and sports tours, both within the UK and overseas.



Above: Highfield School of Swimming

Community Consultation

3.45 Engaging the community on the development of our Estate Plan has been vital to ensure it is relevant, balanced and comprehensive:

- Staff from both schools have been briefed on the Estate Plan development over the last two years, and have been invited to make comments and recommendations.
- Key parts of the HEP, including the Ecological Management Plan, have been developed in conjunction with our Grounds Team and Woodsman. This has been important as they know the landscape, habitat and ecology intimately and can access the viability of proposed improvements.
- The majority of the Estate is within the Parish of Lynchmere. The Estate Plan has been shared with the Parish, and we have had the benefit of their feedback during meetings and tours of the Schools and Estate.
- We have been working closely with the South Downs National Park team for the past few years in the development of the Estate Plan. Their input has been vital to ensure we are implementing a plan that works in conjunction with the values and vision of the National Park.



Above: Tri High – Local Triathlon Club using the School Grounds & Facilities

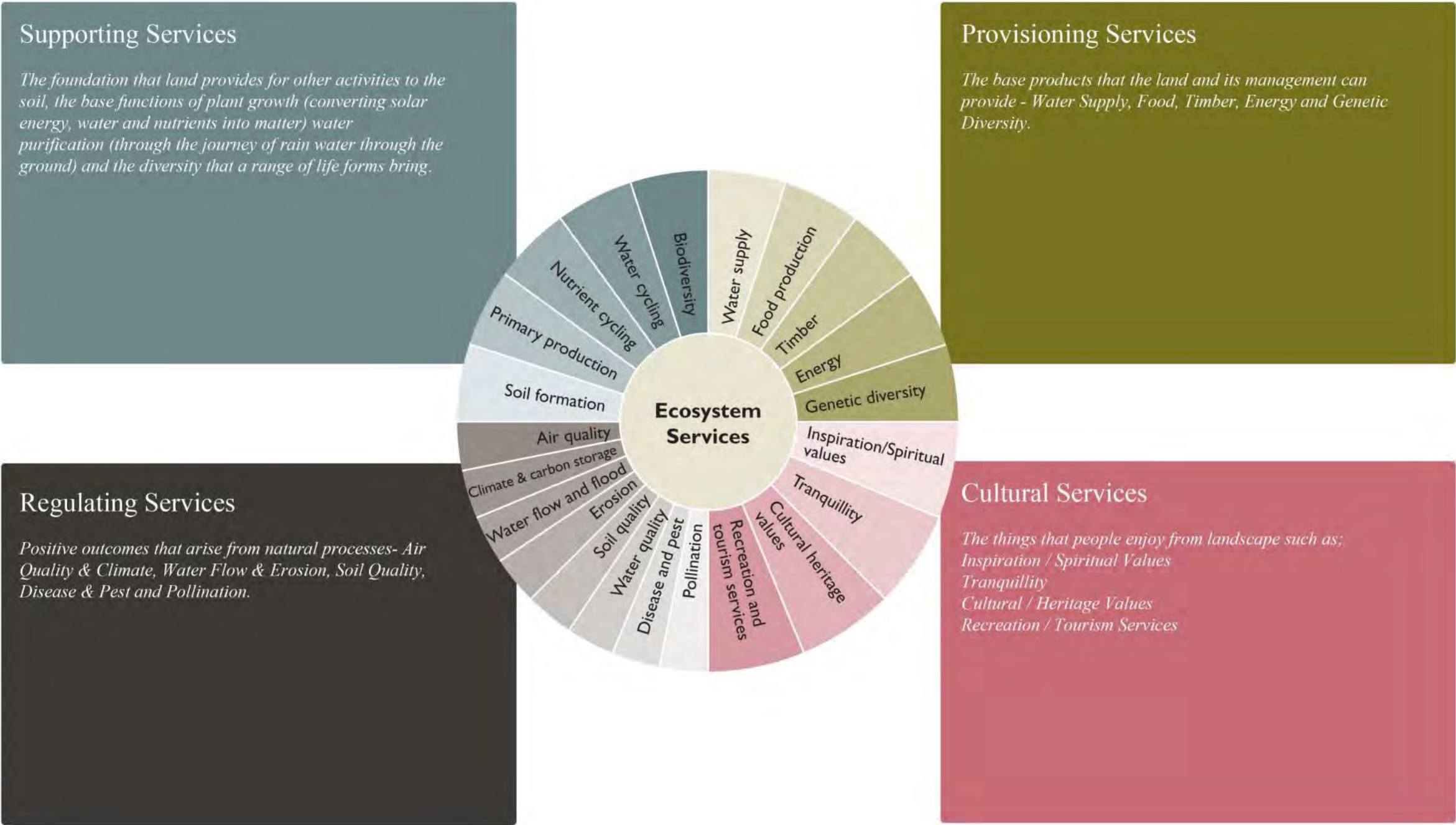
Highfield Estate

Section 4a - Ecosystem Services Analysis

4.a. Ecosystem Services Analysis

4.1 We take a long term view in terms of managing our Estate, acting as stewards for future generations that will use and learn within our landscape. We have looked to take the same approach to this analysis to enable us to improve our Landscape and Ecosystem, and in turn our Estate.

When reviewing our Assets described in the above section, it has been vital to understand how these fit with the ecosystem. The Ecosystem Services Analysis enables us to understand our strengths and weaknesses, identify opportunities to improve, and potential threats to our landscape and the environment. The action plan that follows in Section 4.b. can then be put in place to enable long term improvements and mitigate against any risks.



Highfield Estate - Ecosystem Services Analysis:

	STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS
(1) Functions provided by Ecosystems that underpin all the other services				
(A) Bio Diversity	<div>- The Estate as a whole benefits from a variety of plants and animals, including multiple species of trees, fauna, heather, deer, owls and bats.</div>	<div>- Highly maintained playing fields limit the diversity within the School's grounds. - Non native evergreen species along Highfield Lane.</div>	<div>- Opportunity to increase the diversity of plants and animals by continuing to follow the Woodland Management Plans and implementing the Ecological Management Plan wherever possible:<ul style="list-style-type: none">• Reptile refugia / hibernacula creation• Bat box installation• Bat hibernacula creation• Bird box installation• Sports pitch margin planting• Wildflower meadow planting• Woodland management including deer management• Creation of additional rides and glades• Boundary tree planting, especially along Highfield Lane, with native species.• Hedgerow planting• Increasing the tree species diversity to ensure supply / resilience</div> <div>- Working with the Lynchmere Society to try to make sure the Estate is in alignment with their objectives and values.</div>	<div>- Invasive species, including Himalayan Balsam and Holly are on the Estate and need to be managed carefully.</div> <div>- Development within the Schools that does not consider and mitigate any effects upon the ecosystem on the Estate.</div> <div>- Ash die back has started to have an adverse effect on the Ash trees across the estate.</div> <div>- Sweet Chestnut Blight is becoming a potential threat.</div> <div>- Deer, unless managed, represent a significant threat to the trees and fauna and can reduce the biodiversity across the Estate.</div>
(B) Water Cycling	<div>- No known sources of pollution generated on the Estate that might effect the Water & Nutrient Cycling.</div> <div>- There is a natural spring near Lower Brookham Cottage, this feeds two ponds that are teeming with wildlife and adjacent to public footpaths.</div>			<div>- Poor management of the School's plant and machinery could result in harm to the environment, for instance contamination in the water table of chlorine from the swimming pool, or machine oils and fuels leaking into the ground.</div> <div>- Farming with pesticides and fertilisers could harm watercourses, including the natural spring and ponds.</div>
(C) Nutrient Cycling				
(D) Primary Production	<div>- Timber production within the Estate provides wood for the School's Biomass, logs for domestic use, and Coppicing of Chestnut for production of multiple products.</div> <div>- The woodland is well managed and protected.</div> <div>- Local company (Liphook Logs) utilising the Estate woodlands for their business (logs for domestic use), generating employment and income inflows into the SDNP.</div> <div>- We have large areas of land used for producing a variety of crops.</div>	<div>- Although we try to use timber from the Estate, we need to purchase wood from outside the Estate for the Biomass to meet the needs of the system.</div>	<div>- Bring more existing buildings onto the Biomass system and ensure all future buildings are heated by the Biomass. Currently 85% of the Schools buildings are heated through the Biomass. This in turn means opportunities to work with local suppliers within the SDNP that actively and successfully manage their woodlands.</div> <div>- Use timber from sustainable sources in the National Park to help maintain a healthy and well managed woodland.</div> <div>- Landscape management considerations from the South Downs Integrated Landscape Character that are relevant to the Estate and could be opportunities are summarised as follows:<ul style="list-style-type: none">• Conserve pre 1800 woodland / plan for long term woodland regeneration.• Encourage re-introduction of traditional woodland management techniques.• Reinstate former field boundaries.• Reduce the impact of forestry.</div>	<div>- Using Estate woodland for future development - There are no plans for this to happen.</div>
(E) Soil Formation	<div>- There are well draining sand based soil formations throughout the Estate and within the Schools.</div>		<div>- Take advantage of the soil formation to put in place cost effective solutions when considering drainage for future development.</div>	<div>- Development without consideration of drainage would be detrimental in terms of potential flooding.</div>

	STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS
(2) Products of ecosystems such as water, food and the supply of raw materials				
(A) Water Supply	- The Estate contains natural sources of water (springs), and there is a bore hole supplying drinking water to Lower Brookham Cottage.			- Farming with pesticides and fertilisers could harm watercourses, including the natural spring and ponds.
(B) Food Production	- Areas of the Estate are utilised for agricultural purposes, including grazing for sheep, cows and the production of crops (maze, barley, etc.).			- Potential to convert woodland areas for agricultural purposes, or convert agricultural land for built developments. - Although the Government has recently confirmed the continuation of basic (agricultural) payments post Brexit, there is the threat that the payments may reduce or discontinue.
(C) Timber	- (See (1) (D) above)			
(D) Energy	- 85% of the Schools' buildings are heated through a Biomass System installed in 2013, replacing 18 oil fired boilers. - Many of the buildings, including the Swimming Pool benefit from Solar and Geo Thermal installations. - 40% of the timber required for the Biomass is sourced from the Estate, the remainder mainly from Estates within the South Downs National Park that all comply with strict guidelines on production (on the Biomass Suppliers List). - The Biomass is used as an educational tool for Children at the Schools, learning about sustainable and renewal resources. We also have tours of the Biomass store and system by external parties interested in its benefits and operations.		- To put any new development onto the Biomass system.	
(E) Genetic Diversity	- (See (1) (A) above)			

	STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS
(3) The reality of natural processes such as water purification and air quality				
(A) Air Quality	- (See (1) (B) & (C) above) - The Estate has been following two Woodland Management Plans for a number of years, mitigating the effect on these areas of concerns.	- We have recently completed the Ecological Management Plan, and have already started to implement the recommendations. - We have a natural spring on the Estate and the quality has been maintained through good farming practices.		- (See (1) (B) & (C) above)
(B) Climate & Carbon Storage				
(C) Water Flow & Flood				- Poorly designed future development that has detrimental effects on these processes.
(E) Erosion				
(F) Soil Quality				
(G) Water Quality				- Farming with pesticides could harm watercourses, including the natural spring and ponds.
(H) Disease & Pest				
(I) Pollination				

	STRENGTHS	WEAKNESSES	OPPORTUNITIES	THREATS
(4) Non-material benefits that result from our interaction with the natural environment				
(A) Inspiration / Spiritual Values	<p>- There are numerous public footpaths throughout the Estate , enabling the public to access and enjoy the countryside.</p> <p>- The Schools educate and inspire young adults to love learning, problem solve themselves, listen, collaborate, support and encourage others.</p> <p>- The woodlands and environment play a key part of the curriculum for example, Forest School is a major part of the Brookham Curriculum and Highfield Keys Program ensuring children have multiple opportunities for outdoor activities and environmental studies.</p> <p>- The Schools and the wider Estate are symbiotic, with both benefiting for the other. For example, with the woodlands managed, effectively it ensures it is suitable for the needs of the children at the Schools, and the energy requirements of the Biomass.</p> <p>The Schools enable the Estate to fulfil it's vision:</p> <ul style="list-style-type: none"> • Education programmes are already in place and well established that allow children to understand and nature the environment. • 85% of the School's buildings are heated by the Biomass, which takes chippings from wood that has been sustainably felled on the Estate. This allows us to manage our woodlands more effectively. • The success of the Schools allow us to allocate funds and manpower to manage the Estate, which would not necessarily be in place if the Schools was not a viable business entity meeting the needs of its clients. <p>Our Estate helps us fulfil the Schools' vision in all sorts of ways:</p> <ul style="list-style-type: none"> • It provides an inspiring back drop to Schools life and provides a wonderful learning environment • The outdoors plays a part in the delivery of the curriculum in almost all subjects • Forest Schools is a major part of the Brookham curriculum and takes place entirely within our woods. • The Highfield Keys program – an extensive activities program that involves all children every week – is the medium by which we deliver a wide range of outdoor activities and environmental studies and takes place almost entirely outdoors. • We have a very extensive sports program under the 'Sport for All' banner, with Highfield children playing outdoor sports on five out of six days each week and Brookham children on two days out of five and often as part of Saturday at Brookham as well. • Our grounds are used extensively for play – by all children during breaks, but particularly by boarders in the weekends and the evenings. With all parts of the Estate used for different activities. • We host numerous outdoor events ranging from Boarders Barbecues and Bonfire Night to HiFest (outdoor children's rock concert on two stages) and TriHi (children's triathlon meetings) • Parents make extensive recreational use of the site – especially for walking and exercise after drop-off in the mornings • A number of community sports clubs use our pitches to provide additional pitches for their youth teams , including Grayswood Cricket Club, Liphook Football Club & Haslemere Rugby Club. • Our Swimming Pool is also used by the local community. 	<p>Schools buildings and facilities are no longer fit for purpose:</p> <ul style="list-style-type: none"> • Existing Sports Hall has a decaying fabric and roof, originally built as an agricultural building. • The Theatre was originally a gymnasium built in the 1960s. It is too small for the Schools and performances take place in the Sports Hall, which is not fit for purpose as a performing art facility. • Design Technology building is taught within a 1950s temporary wooden single sink structure. • The Grounds Maintenance team occupy largely converted agricultural buildings with open frontages and poor structural integrity. • The lack of parking, as shown through the Transport Assessment, is challenging. • There are inadequate facilities for hockey as there is no artificial pitch. This has a detrimental effect on the sport we can offer girls at the Schools compared to our competitors, and does not allow us to offer these facilities to the local community. <p>The Schools Vehicular Circulation & Parking faces challenges:</p> <ul style="list-style-type: none"> • The Schools have undertaken a detailed travel plan (see Appendix 6) that analyses the current situation and outlines solutions for any challenges. • Parking throughout the School site lacks cohesion and legibility with a large number of clusters of parking scattered around the site. • There is currently little clear understanding of where individual user groups should park. Visitors need a better understanding of where to go on arrival. • There is a shortage of parking provision on site. Most additional parking demand comes from visitors to the School who are largely using the swimming facilities or watching sports matches. The overflow car parking field, near the Highfield School reception, can meet some of this demand. However, as a grassed field it is not suitable given the constant demand for parking throughout the year and in all conditions. • There is currently no dedicated provision for coach parking which creates issues during visits by other schools. • Circulation flows by different user groups are not currently separated with parents, visitors, staff and service vehicles all using the same routes to navigate around the School. This presents a number of security issues. • Geographically pupils and staff live in many difference places and across a wide area. Along with the location of the school, it makes it difficult to come to the schools other than by car and often not sharing (unless with their siblings). This increases the amount of cars coming to the Schools on a daily basis and when their are matches. • Highfield Lane is a very busy road, with restricted visibility and 60 mph speed limit, despite there being two schools and a number of residential dwellings. This means that staff and pupils are concerned about walking and cycling to work. 	<p>- Enhance and improve the opportunities for the children to be exposed to the outdoor environment. This could be by developing our outdoor education provisions.</p> <p>- In line with the Park's objective and strategy (Cycling & Walking Strategy) for sustainable travel, we can implement our Travel Plan and aim to reduce the reliance on car dependency. At the same time work with the Park and Local Authorities to improve the infrastructure around the Schools, i.e. lower speed limits, to allow us to encourage walking and cycling to School.</p> <p>- Provide high quality facilities for the pupils to attract and retain both staff and pupils. This will keep improving the Schools as a business entity, and therefore allow the Schools to keep supporting the Estate and local communities. To achieve this the Schools have identified the long term need / opportunities for a number of new and replacement facilities on their site as follows (see Action Plan as well):</p> <ol style="list-style-type: none"> 1) All weather floodlit hockey pitch with associated parking and pavilion, to be used by the Schools and local community. 2) New building to enhance the provision for Early Years at Brookham Schools. 3) New storage, welfare and office facilities for the Grounds Maintenance team to replace existing facilities no longer fit for purpose. 4) A new Sports Hall to provide modern facilities to the pupils of Highfield combined with the refurbishment of the existing sports hall for use by Brookham School. 5) A new Design Technology department to replace existing outdated facilities. 6) Additional staff accommodation to attract staff to the Schools and area, as it is expensive to rent and purchase property locally. 7) New tennis courts. 8) New Reception facilities incorporating a cafeteria and uniform shop for the use of parents and visitors. 9) Improving and/or reconfiguring car parking provisions for the Schools, supported by implementation of our Travel Plan. 10) Having established a successful International Summer School, although at a very early stage of strategic planning, we believe there is a potential option to offer a year-round service to international students. This would need new accommodation and some other facilities. This would encourage foreign students and staff into the National Park on a long term basis, and there is potential to teach them about the qualities of the Park, environment and landscape. 	<p>- It is essential for their survival that Independent Schools of this standard are able to provide high quality facilities for pupils. It is also important for the Schools to be able to continually evolve it's facilities in order to respond to changing educational needs and to continue to play a key role in the functioning of the local community. If we are unable to evolve and develop, i.e. not get planning permission, then this will be a threat to the Schools as a business (children will go elsewhere) and in turn the Estate.</p> <p>- Possible effects of future built development on the environment, i.e. floodlighting, needs to be mitigated by careful design.</p> <p>- Key parts of the landscape and buildings that form part of the Estates cultural history needs to be maintained and kept otherwise they will disappear as part of the landscape or dilapidate. Careful and constant planning and investment is required to avoid the threat.</p>

(B) Tranquillity	<p>- The Estate benefits from being near one of the key dark sky areas in the SDNP.</p> <p>- The Schools' site is in a beautiful setting, with children (and adults) benefiting from the environment.</p> <p>- Well managed woodlands in the Estate provide opportunities for recreational activities like walking, running and cycling.</p>		(See above)	(See above)
(C) Cultural Heritage Values	<p>- The Schools has been on the Estate since 1907 and is a well established part of the landscape and local community, bringing in people (pupils/parents/staff), employment and revenue into the National Park:</p> <ul style="list-style-type: none">• Approximately 90% of the Schools' 500 children are from the local area, but with children coming from a fairly wide catchment, including Petersfield, Alton, Farnham, Petworth, Midhurst and the surrounding countryside.• The Schools employ approximately 230 staff in a wide range of roles, with approximately 25 living on site and the rest within commutable distance. <p>The Schools are exceptionally well connected to the wider community, bringing people into the Schools, Wider Estate and SDNP:</p> <ul style="list-style-type: none">• Approximately [50] Highfield children come from outside the local area, including the Armed Forces, Foreign Office, south London and various expatriate postings. There are normally between 15 and 20 foreign overseas children, especially from Spain, China and Russia• We have sent children to over [40] Senior Schools across the UK in the last 5 years• We have a very active Old Highfieldian community around the world, with regular events hosted in London and Liphook• Brookham was awarded the British Council International Schools Award, which recognises international work in the curriculum and links with overseas Schools.• There is a very successful three-week international Summer School at Highfield each year, with children from more than 12 countries attending• Highfield's Bursaries Programme, run jointly with the Highfield Centenary Bursaries Fund, brings children from disadvantaged backgrounds to Highfield on 100% bursaries with additional support. Currently, two new awards are made each year, so that between 5 and 10 children benefit from the programme at any one time.• Highfield is currently working to develop a link with the Schools in Fontanellato, near Parma, Italy, where Peter Mills, Headmaster at Highfield from 1953 to 1979, was a POW• Both Schools are actively engaged in charity fundraising. Brookham focuses on a single charity each year and, in the last four years, has supported Chestnut Tree House, Nyumbani Schools in Kenya, the Teddington Trust and Sausage Tree, while Highfield supports a number of different initiatives each year.• Both Schools have an active programme of Schools trips and sports tours, both within the UK and overseas. <p>- The Schools have a strong heritage and values that resonate today. For instance on Remembrance Day, all the School honours those that attended Highfield School and lost their lives in the 1st & 2nd World Wars.</p> <p>As part of a historic, varied and evolving landscape the Estate benefits from a diverse and rich cultural heritage.</p> <ul style="list-style-type: none">• The Estate as a whole is a part of the Greensands Hills, with parts designated as ancient or pre 1800 woodland, containing early enclosures. Within the woodlands there are historic boundaries, which are clearly visible from footpaths.• Coppicing for multiple purposes has been going on throughout the Estate for hundreds of years. Today the Estate benefits for a number of hazel and chestnut coppice plantations that are in active rotations. The wood is used locally for fuel, fencing and other uses.• The buildings at Stanley Farm are listed, and have been extensively and sensitively renovated to fit within the landscape. It can be viewed from public footpaths adjoining the property. Investing and looking after our buildings is an important part of our strategy to retain their longevity.• The School has been a key part of the community, landscape and environment since 1907. As a non-designated heritage asset is an important part of our local history. The original school building and the small but beautiful Chapel date back to 1907 and 1910 respectively. There are remnants of former farming activity within the School's grounds, and there are four former air raid shelters in the Brookham Valley that where used throughout World War II, and still visited by children as a part of their history lessons.		(See above)	(See above)

<p>(D) Recreation & Tourism Services</p>	<p>- The pupils, staff and parents at the Schools use local facilities including shops, parks, local attractions and venues, like Hollycombe Steam Collection, extensively throughout the year.</p> <p>- Both Schools, but particularly Highfield, run very extensive sports programmes, with over [700] fixtures played each year against over 30 other Schools. In addition, the Schools are involved in a large number of tournaments and meetings.</p> <p>- The High Reach programme involves year 7 and 8 children visiting Hollywater Schools, and Stepping Stones Schools (two Schools for Special needs children) and the Liphook Elderly Centre and in children from Hollywater and Stepping Stones coming to Highfield for a variety of activities.</p> <p>- Local sports clubs use the Highfield facilities for training, matches and tournaments. This currently includes, Grayswood Cricket Club, Liphook United Football Club and Haslemere Rugby Club and we hope will include Haslemere Hockey Club in the future, if we are successful in building an all-weather hockey pitch.</p> <p>- The Highfield School of Swimming has 300 children enrolled with a waiting list. The majority are not Highfield or Brookham children and attend weekly for 45-minute swimming lessons.</p> <p>- We offer an extensive activities programme in the summer and Easter holidays with a high level of participation from both Highfield and Brookham children and from outside.</p> <p>- We have an extensive network of local suppliers and contractors, with some relationships going back decades.</p> <p>- We host a number of events throughout the year. Two highlights being fireworks night and the annual Highfield Cross-Country, both of which attract over 1000 visitors.</p> <p>- The biomass heating system is recognised as a leading example of this kind of installation and regularly hosts visits – including ones organised by DEFRA and the Forestry Commission. Approximately 40% of our wood supply is sourced externally from local Estates and forestry operators. We buy the low value portion of their production, for which it would generally be hard to find a profitable outlet.</p> <p>- The Schools works closely with the Lynchmere Society, which manages Stanley and Lynchmere Commons, particularly in the area of woodland management. Again, we buy the majority of their arisings from thinning and clearance.</p> <p>- Large numbers of Schools parents use our woods, as well as the Commons for dog walking and recreation after morning drop-off.</p> <p>- Sunday Chapel services are for parents and visitors and are always well attended (and often full).</p>		(See above)	(See above)
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Highfield Estate

Section 4b - Action Plan

4.b. Action Plan

To enable us to fulfil our long term vision and the aims of the South Downs National Park, we need to continue to take appropriate actions that improve our Estate and also mitigate against any potential risks. The following plan looks to undertake actions in many areas including within our landscape, our ecosystem (as described in Section 4a), and our built environment.

The action plan covers the Estate and the Schools. As mentioned the relationship between the two are symbiotic, each depending on the other to successfully fulfil their vision. Therefore implementing a long term action plan will ensure the success of the Schools, and thereby allows us to create and manage the landscape proactively and effectively.

4.2 Improving and maintaining our bio diversity and genetic diversity by:

We need to continue the implementation of our Woodland Management and Ecological Management Plans (see Appendix 3). Highlights from these plans include the following:

- Tree planting, management and conservation
- Continue coppicing throughout the Estate.
- Reptile habitat creation.
- Bat box installation (already some in place) and hibernacula creation.
- Bird box installation (already some in place).
- More sports pitch margin planting - Including Wildflower areas.
- Create additional and wider rides and glades, and open up

- opportunities for heathland habitat creation
- Boundary tree planting, especially along Highfield Lane, with native species.
- Additional hedgerow planting along Highfield Lane and historic field boundaries.
- Progressively remove the Himalayan Balsam and Holly.
- Manage and carefully monitor the effects of diseases to trees such Ash Die Back and Sweet Chestnut Blight. Potential solutions include increasing the species diversity to ensure long term supply and resilience in the woodland.

Future developments need to be sympathetic to the environment, for example the proposed All Weather Pitch needs to have highly efficient flood lighting (timed / modern / directional), that minimises the effect on wildlife.

The Estate is in the process of signing up to the Countryside Stewardship Scheme, providing us financial support to proactively look after our environment through activities such as:

- Conserving and restoring wildlife habitats
- Flood risk management
- Woodland creation and management
- Reducing widespread water pollution from agriculture
- Keeping the character of the countryside
- Preserving features important to the history of the rural landscape
- Encouraging educational access

Management of deer across the Estate is vital to ensure we increase and manage our bio diversity. The Countryside Stewardship Scheme gives us a framework to ensure this is achieved. We will also be interested in working with local Deer Management Groups to work out effective strategies.

4.3 Ensuring effective water & nutrient cycling and maintenance of our soil formations by:

- Continuing to maintain a rigorous Planned and Preventative maintenance / Service Schedule for the Estate, including for the Swimming Pool and Biomass. Without which there could be a detrimental effect on the water course and nutrients.
- Continue to graze sheep and cattle on the fields close to the spring, rather than arable, to ensure that we minimise risk of contaminating the spring through the use of pesticides.
- We have already, and must continue to minimise the amount of pesticides used on our sports pitches for maintenance, using appropriate products for the environment.
- Ensure all future development on the Estate considers drainage and mitigates any potential detrimental effects of building on 'green' land.

	Action	Sub-Tasks	Timing
1	Improving and maintaining our bio and genetic diversity	Continuing to implement the Woodland & Ecological Management Plans and Countryside Stewardship Scheme, including tree planting, management and conservation, controlling invasive species and management of deer.	Ongoing
2	Ensuring effective water & nutrient cycling and maintenance of our soil	Minimising the risk of contaminating our spring, rigorous planned and preventative maintenance of the Swimming Pool and Biomass and minimise pesticides on our pitches.	Ongoing
3	Continue to improve the primary production of timber and crops	Develop buildings so they are compatible with the biomass heating system, source wood for the biomass from the Estate and local area, and continue to support crop production on the land.	Ongoing
4	Enable the products of our ecosystem to continue to be supplied effectively	Water sources kept uncontaminated, follow the Woodland Management Plans, Countryside Stewardship Scheme and Ecological Management Plan, design and build sustainably, and educate the children on the environment.	Ongoing
5	Stop the detrimental effects of erosion, diseases, etc.	Follow the Woodland Management Plans, Countryside Stewardship Scheme and Ecological Management Plan, and ensure we do not use pesticides near watercourses and natural springs.	Ongoing
6	Effectively interact with our natural environment	Retain our cultural heritage and connections with the community, keeping and improving access over the Estate, maintaining buildings, tree management, supporting local employment and improving our environment.	Ongoing
		Enabling the Schools and Estate to succeed by providing excellence in education, and maintaining and developing our infrastructure and facilities so we are competitive, modern and forward thinking.	Ongoing

4.4 Continuing and improving our primary production of timber and crops by:

- Bringing more existing (and future) buildings onto the wood chip / biomass heating system ensuring the continuity of wood production and effective woodland management on the Estate.
- Protect existing woodland from future development wherever possible.
- Source wood from our Estate for the School's wood chip heating system, while developing local networks of wood supply, which will support the management of other woodlands within the SDNP.
- Continue to have our land used for crop production and ensure that farming practices are appropriate.

4.5 Enabling the products of our ecosystems such as water, food, energy and the supply of raw materials such as timber, to continue to be supplied effectively by:

- Ensuring sources of water are kept uncontaminated and are regularly tested, with no use of pesticides nearby.
- Continue to graze sheep and cattle on the fields close to the springs, rather than arable, to ensure that we minimise risk of contaminating the spring through the use of pesticides.
- Follow our Woodland Management Plan / Ecological Management Plan (see Appendix 3 & 4).
- Try to ensure any development is within the curtilage of existing built on land whenever possible, and / or is sympathetic to the environment and landscape.
- Try to ensure all new buildings on the Schools site are on the wood chip heating system to continue the production of timber from our own Estate and also woodlands within the South Downs National Park.
- Design and build new developments to comply with the latest building standards on building efficiency, including Solar installations and grey water recycling. This has been successfully completed on all our recent developments, including the swimming pool that has 50% of its roof covered in PV panels.
- Continue to educate our Children and external people on the woodchip system and its benefits.

4.6 We need to stop the detrimental effects of erosion, diseases, pests, flooding, and also ensure that the quality of our air, soil, water flows and pollination is retained and improved.

- We can take action by following our Woodland Management and Ecological Management Plans, and ensure we do not use

pesticides near watercourses and natural springs.

4.7 Ensure we keep effectively interacting with our natural environment:

We need to ensure that the Estate and Schools continues to interact with our environment by retaining our cultural heritage and connecting with the community. We also need to keep access to our landscape, retain local employment and educate our pupils successfully.

In general across the Estate we will:

- Continue to improve the environment within the Estate by following the Woodland and Ecological Management Plans. This will be further enhanced with our commitment to the Countryside Stewardship Scheme.
- Continue to connect strongly to the local and wider community by sharing our current and future facilities.
- Maintain footpaths and rides throughout the Estate, and if possible improve the access to the public.
- Look after our cultural heritage by maintaining our buildings and landscape effectively.
- Maintain the character and safety of the School site by continuing to regularly inspect our trees (Tree Management Survey) and take action when required for example crown lifting, thinning, removing dead wood and also replanting.

This is only possible through a successful School and Estate. To ensure the Schools are able to continue to thrive, we need to continue to provide excellence in education and the development of its infrastructure so it is successful, relevant, modern and forward thinking.

The following actions and development will help enable this to take place by replacing outdated buildings, offering outstanding facilities to attract pupils and “catch up” with increased numbers in the Schools, which has created a general pressure on our facilities:

1) All weather floodlit hockey pitch with associated parking and pavilion, to be used by the Schools and local community:

There are inadequate facilities for hockey as there is no artificial pitch. This has a detrimental effect on the sport we can offer girls at the Schools compared to our competitors, and does not allow us to offer these facilities to the local community.

2) New building to enhance the provision for Early Years at Brookham Schools:

This would allow us to bring together Nursery & Reception, but also to meet evolving standards for this age group.

3) New Grounds Maintenance buildings and yard, including storage for vehicles, materials, fuel, and welfare / office facilities:

This would replace existing facilities no longer fit for purpose.

These are largely converted agricultural buildings with open frontages that provide neither the security nor facilities for the School to adequately maintain their grounds maintenance equipment. There is also a capacity issue with the grounds maintenance team now having to employ a Portacabin as temporary office / welfare space.

4) A new Sports Hall to provide modern facilities to the pupils of Highfield combined with the refurbishment of the existing sports hall for use by Brookham School:

The existing sports hall is now beyond its useful life having been originally designed as an agricultural framed building. Besides its decaying fabric it is not large enough to accommodate the needs of both Highfield and Brookham Schools and therefore needs to be refurbished and/or replaced in the near future.

5) Performing Arts / Theatre facilities:

The Theatre is housed in a converted gymnasium originally built in the 1960s. It is no longer fit for purpose and too small for the current School. Most performances take place in the Sports Hall which is larger; however it is not fit for purpose as a performing arts facility.

6) A new classrooms and a Design Technology department buildings:

This would replace existing outdated facilities (Design Technology Building) and create classrooms of a suitable size. There is an ongoing need to provide improved classrooms to allow us to accommodate slightly larger class sizes, more specialised subject provision and a wider range of teaching styles. This is a key driver of the proposed project to develop a new Design & Technology facility together with four additional classrooms, which will in turn allow existing smaller classrooms to be reused to meet a variety of other needs.

7) Additional staff accommodation:

This would attract and retain staff and their families to the Schools and area, as it is expensive to rent and purchase property locally.

8) New tennis courts:

The current courts will be moved to accommodate the new Design Technology Building and additional classrooms.

9) New Reception facilities, courtyard and entrance, incorporating a cafeteria and uniform shop for the use of parents and visitors:

The current Highfield reception area is within the main building accessed to the side as approached along the drive from the main entrance to the site. There is little in the way of a natural entrance point that would add legibility and aid visitor

understanding of the site. The most natural arrival point is the access point adjacent to the Art Department where one is currently presented with the ugly rear façade of the main building and poorly landscaped and uneven courtyard with limited disabled access.

10) Implementing the Schools' Travel Plan

In line with the Park's strategy (Cycling & Walking Strategy) for sustainable travel, we can implement our Travel Plan and aim to reduce the reliance on car dependency. Specific actions within the Travel Plan (see Appendix 6) include:

- Commitment to funding and implementation of the Travel Plan.
- Selecting a Travel Plan Co-ordinator (TPC) to be responsible for the implementation and communication of measures. This individual has already been appointed.
- Reallocation of car parks between teachers and parents (trial basis) to improve cohesiveness of the parking and pressure at peak times. This has already been implemented and changes are working successfully.
- Car label system to increase security. This has been implemented.
- Marshalling at peak times. This has already been implemented.
- Extension to car park 5 is being considered to provide for the lack of car parking at peak demands during the day and on match days.
- Provision for coach and mini bus parking.
- Additional pedestrian crossing and traffic calming measures on the School site.
- Continue to provide adequate cycle shelters and shower/ changing facilities.
- Further develop a car sharing scheme (and incentives) for both staff and pupils.
- Encourage the better use of the Government's Cycle to Work scheme.
- Educating children about road safety, sustainable travel and providing cycling training (already in place).
- Update website with a clear 'Travel Information' section.

At the same time we need to work with the National Park and Local Authorities to improve the accessibility, connectivity and safety to and from the Schools, i.e. lower speed limits and improve 'cross-town and commuter access' (Cycling & Walking Strategy, 4.3.3). This will hopefully encourage walking and cycling to the Schools.

11) Year round service to International Students:

Having established a successful International Summer School, although at a very early stage of strategic planning, we believe there is a potential option to offer a year-round service to international students, preparing them for entry in to UK independent schools. This would need new accommodation and some other facilities. This would encourage foreign students and staff into the National Park on a long term basis, and there is

potential to teach them about the qualities of the Park, environment and landscape. However, planning is at a very early stage and so no allowance has been made in the Masterplan at this stage.

- 4.8 A Concept Landscape Masterplan has been developed for the Schools and is illustrated in Appendix 1, Figures 14 & 15. They demonstrate how the projects could be developed within the School site, subject to consideration throughout the planning process. Proposed timing for these developments are outlined in the table below:

	Development	Timing
School Built Development Plan	New All Weather Pitch	2018
	Implementation of the Schools' Travel Plan	Ongoing
	New Early Years Building for Brookham School	2019
	New Grounds building & yard	2020
	New Sports Hall	2022
	Refurbish existing Sports Hall	
	New performing arts / theatre facilities	2024
	New design technology department / New Classrooms for Highfield School	2026
	Additional Staff Accommodation	2026
	Highfield International School	TBC

It is essential that any development that takes place considers the natural environment:

- The proposed All Weather Pitch will need highly efficient flood lighting (timed / modern / direct) minimizing the effect on wildlife and dark skies.
- Any new buildings will need to comply with the latest building standards and materials that focus on better energy conservation, including effective drainage solutions.
- If possible new buildings and facilities will be linked up with our Biomass system to enable a sustainable form of heating.

Prepared By:

The Highfield Estate Team

Supported By:

Portus +
Whitton

landscape architects



Highfield Estate - Whole Estate Plan

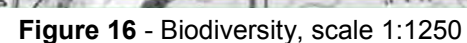
APPENDIX 1

Additional Plans & Illustrations





Figure 15 - Concept Landscape Masterplan (scale 1:2000@A3) - Demonstrating how the School site could be developed, subject to consideration throughout the planning process.



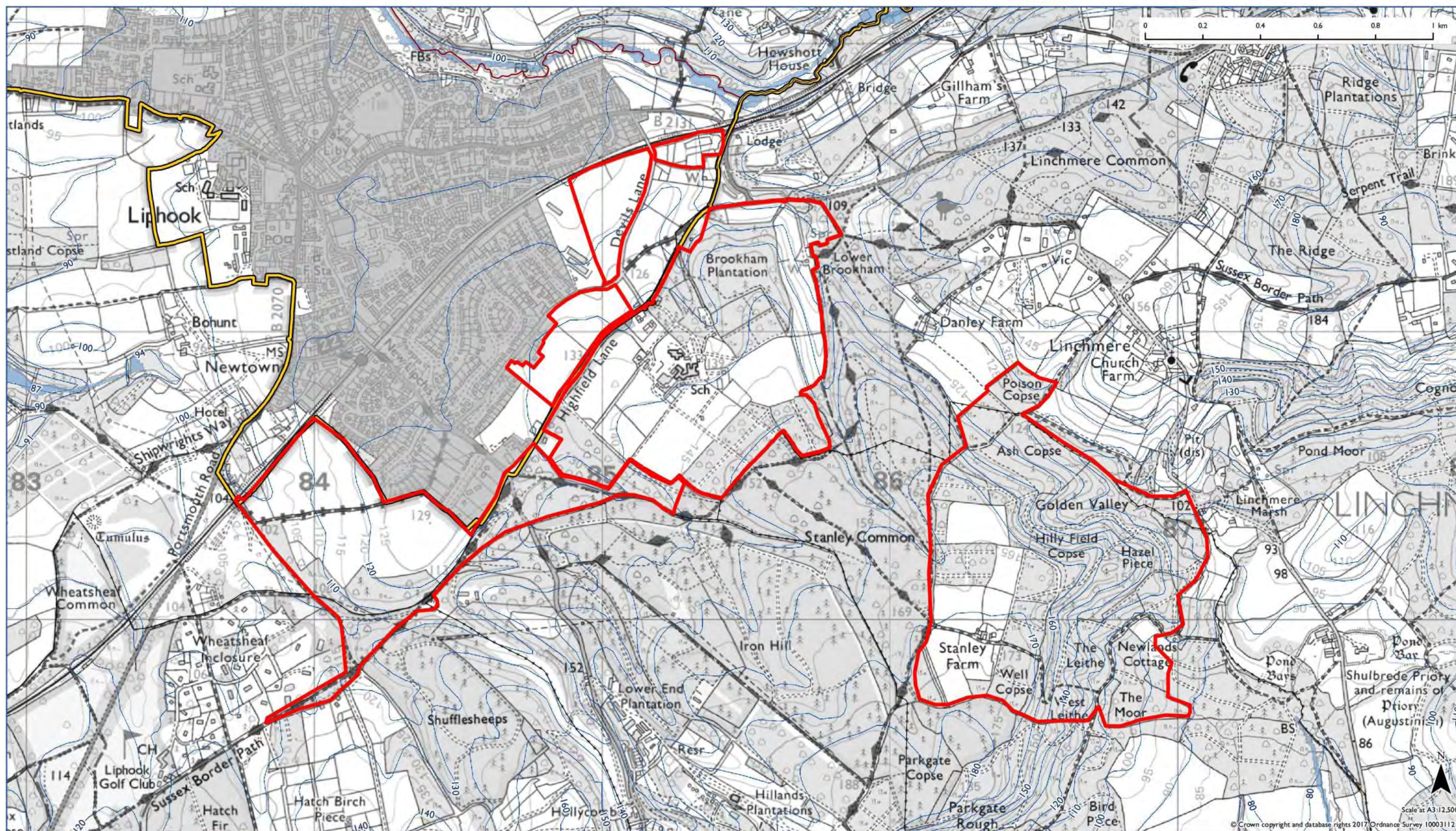


Figure 17 - Flooding and the River Corridors , scale 1:1250

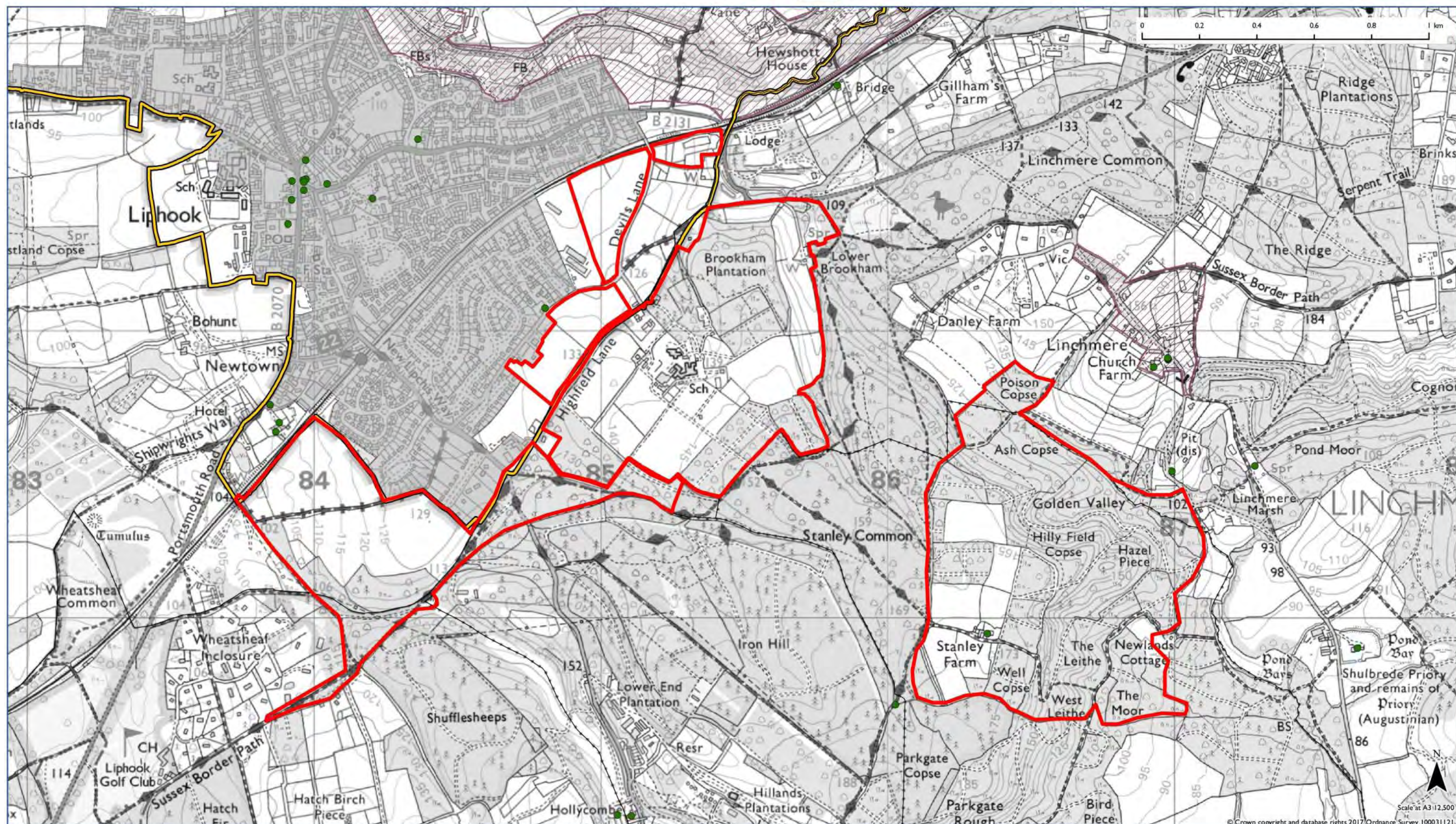


Figure 18 - Historic Environment , scale 1:1250

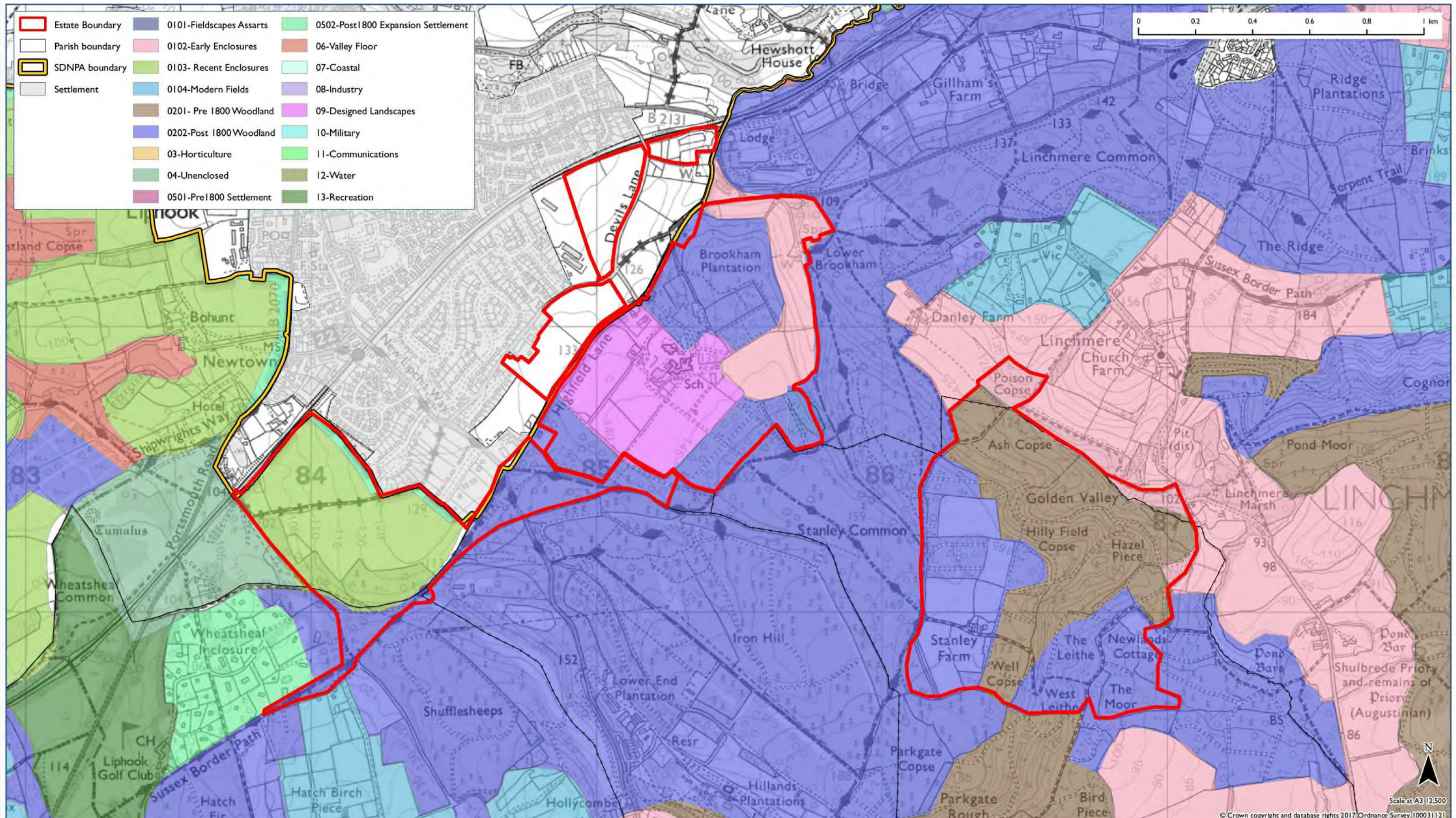


Figure 19 - Historic Landscape Character , scale 1:1250

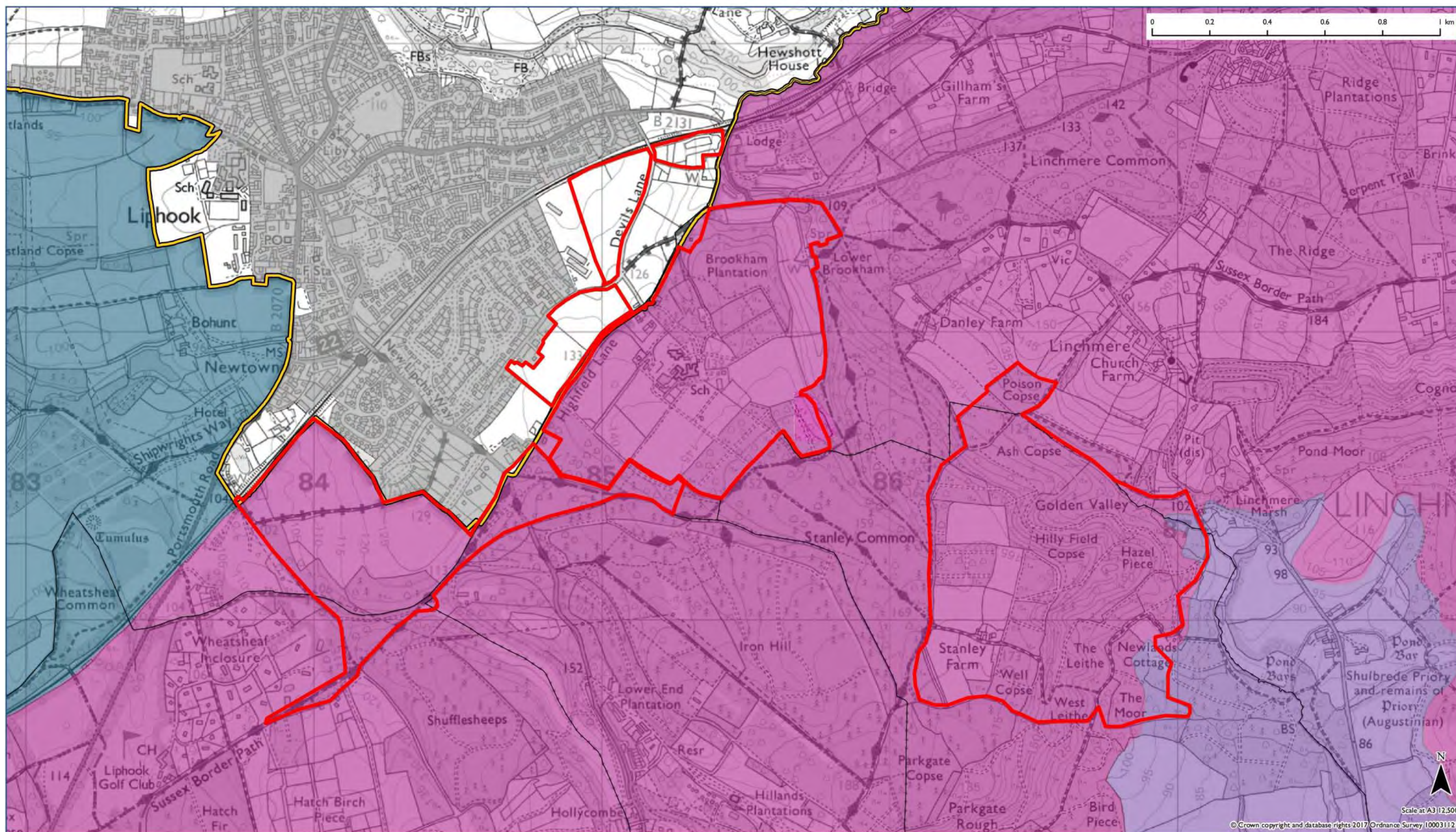
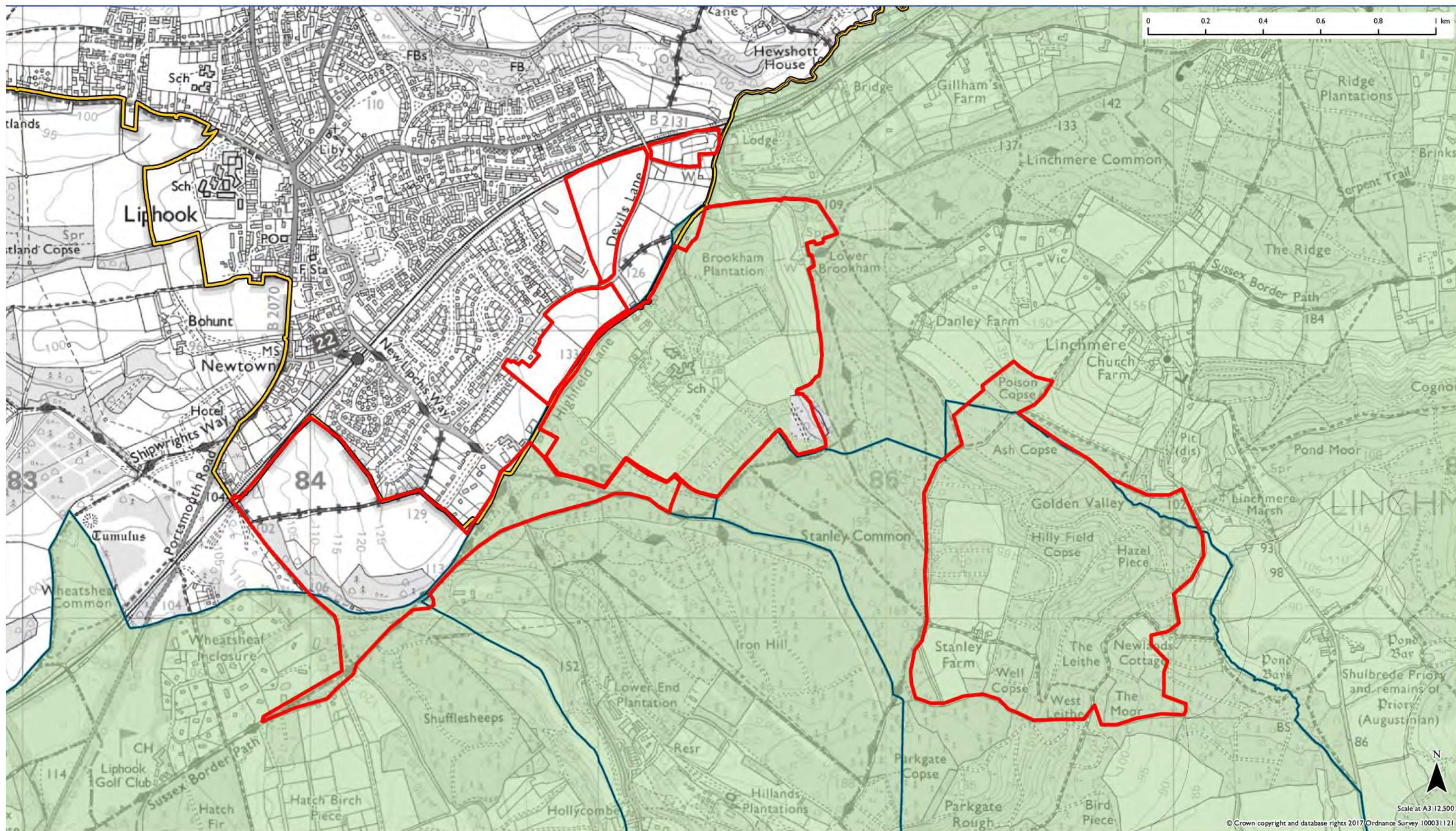


Figure 20 - Landscape Character Assessment , scale 1:1250



Highfield and Brookham Priority Habitats Inventory

- | | | | |
|--|---|---|--|
| Estate Boundary | Deciduous woodland | Good quality semi-improved grassland | Traditional orchard |
| Parish boundary | Lowland heathland | | |
| SDNPA boundary | | | |
| Settlement boundary | | | |

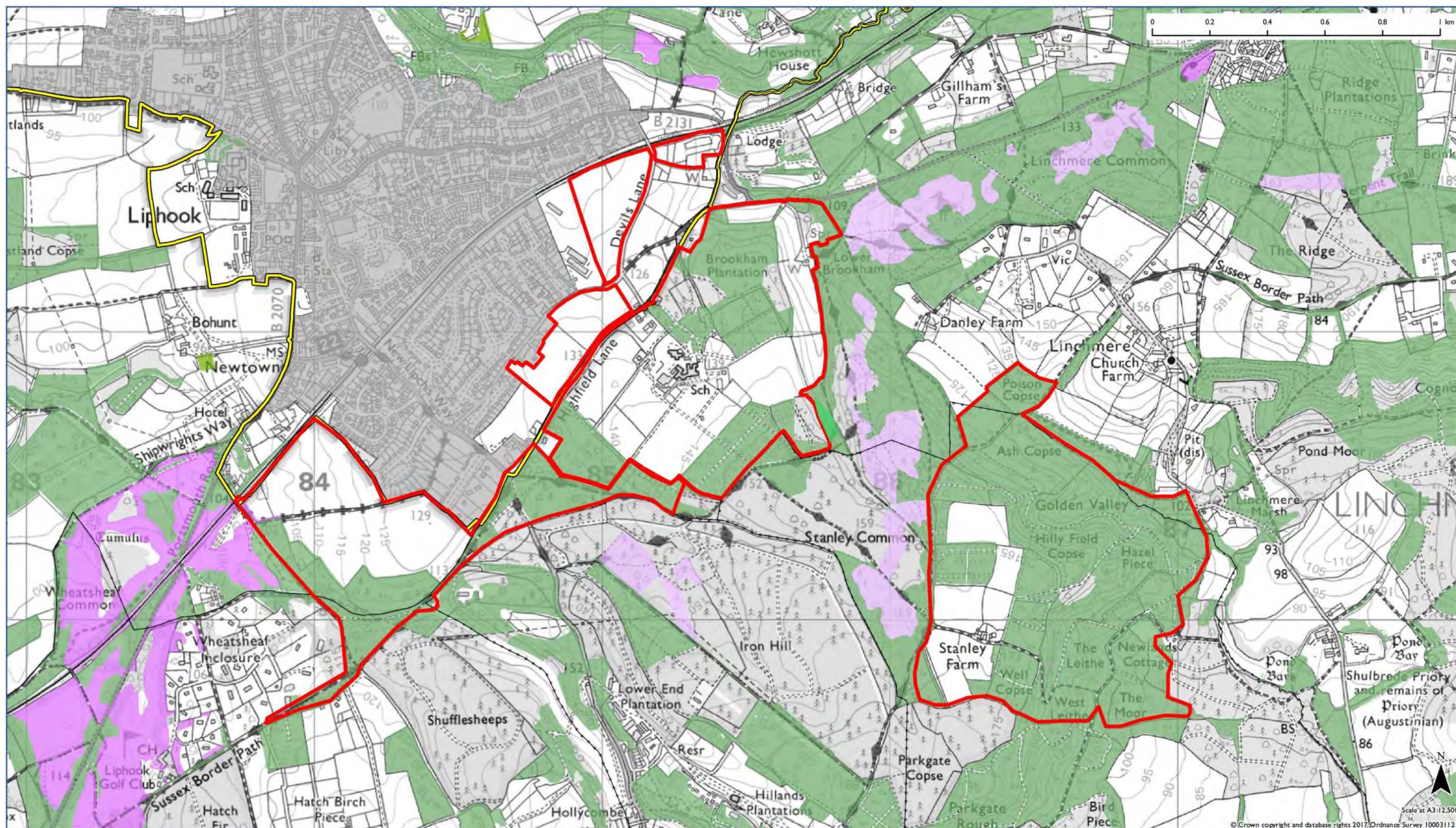


Figure 22 - Priority Habitats , scale 1:1250

Highfield and Brookham Public Rights of Way and Open Access

- Estate Boundary
- Parish boundary
- SDNPA boundary
- Settlement boundary
- Promoted Route
- Bridleway
- Byway
- Footpath
- Restricted Byway
- Open Access Land - Registered Commons

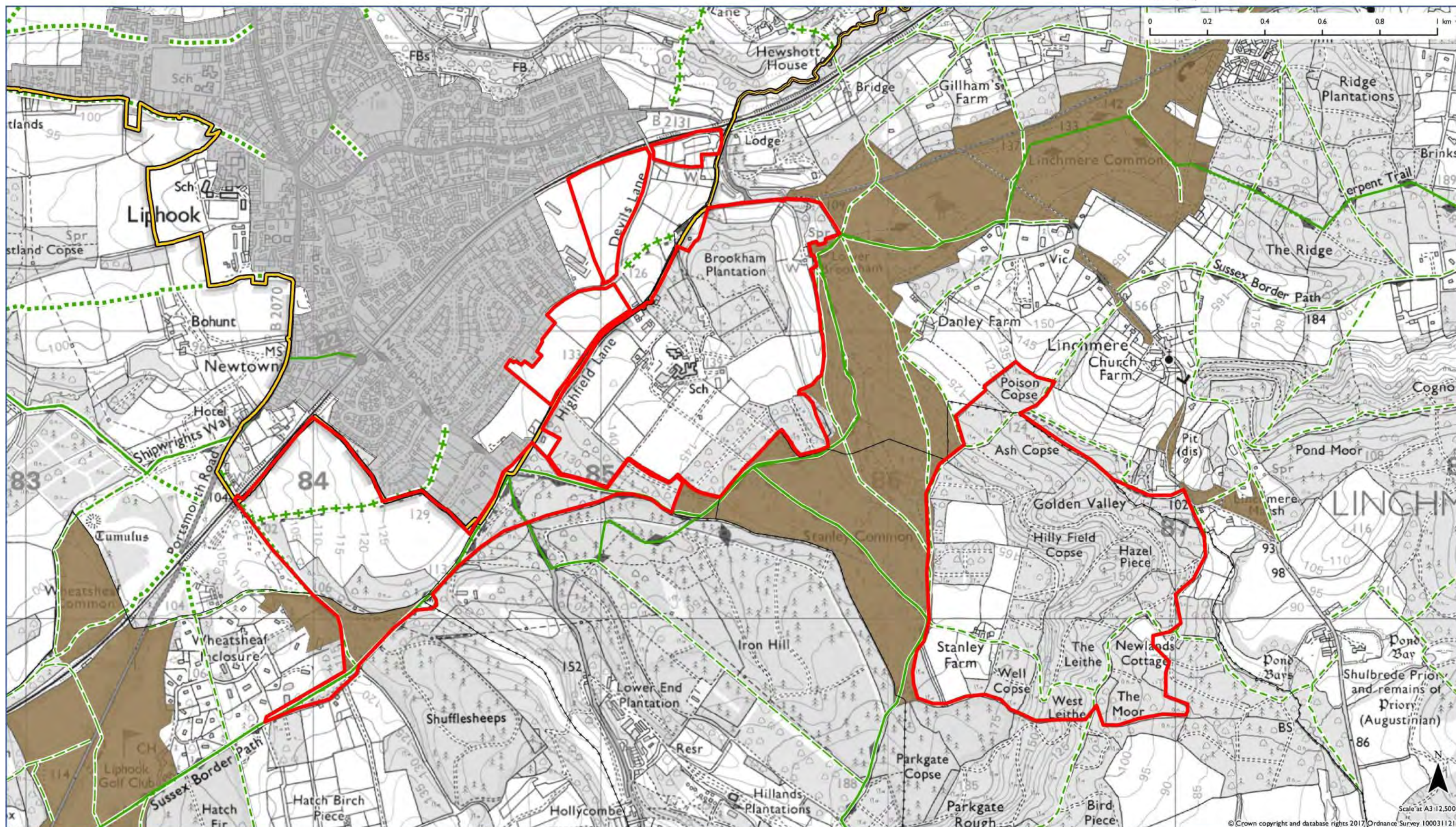


Figure 23 - Public Rights of Way and Open Access Land , scale 1:1250

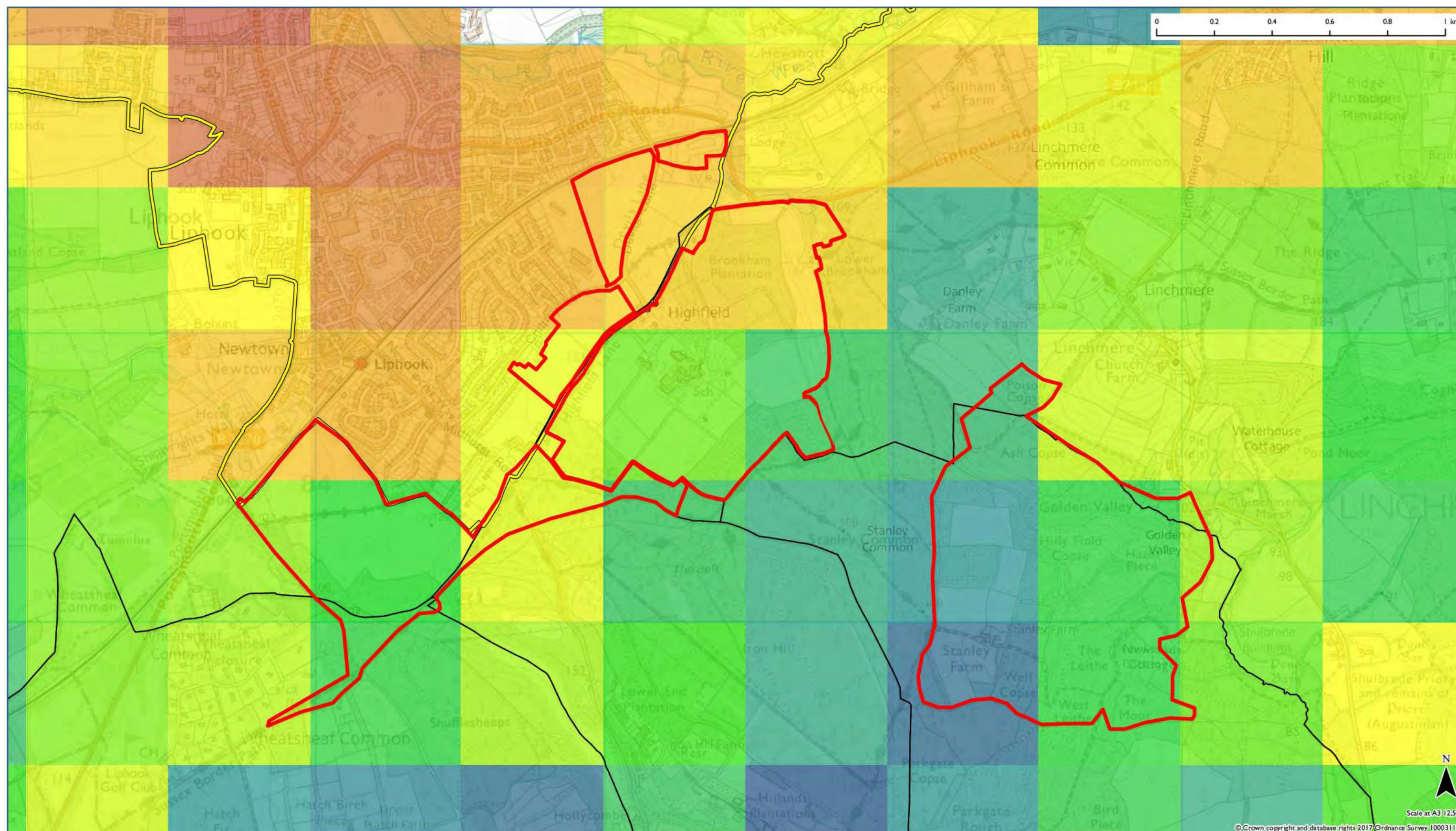


Figure 24 - South Downs Tranquillity , scale 1:1250

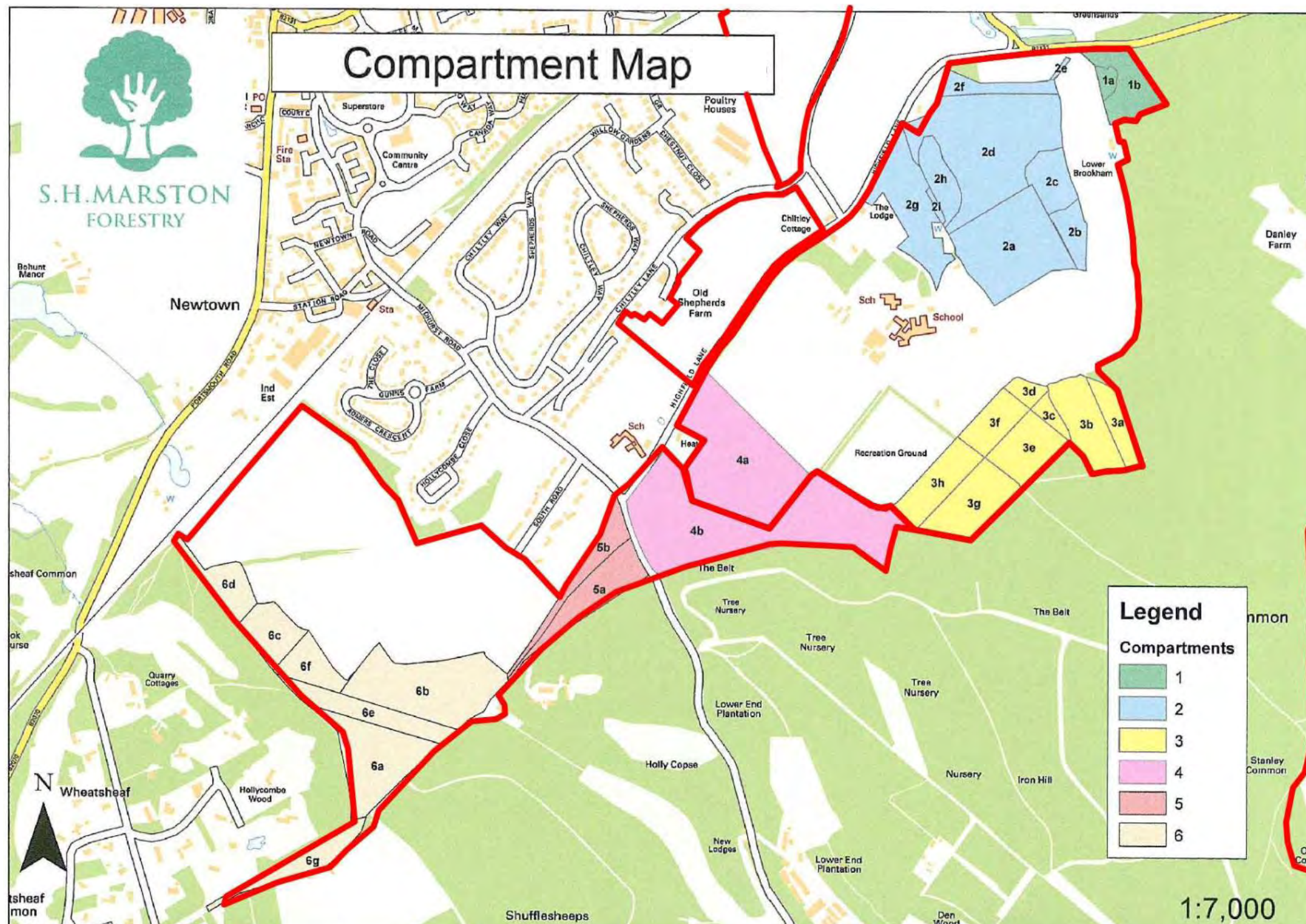


Figure 25 - Highfield & Brookham Woodland Management Plan Compartment Map (Scale 1:10000 at A3)

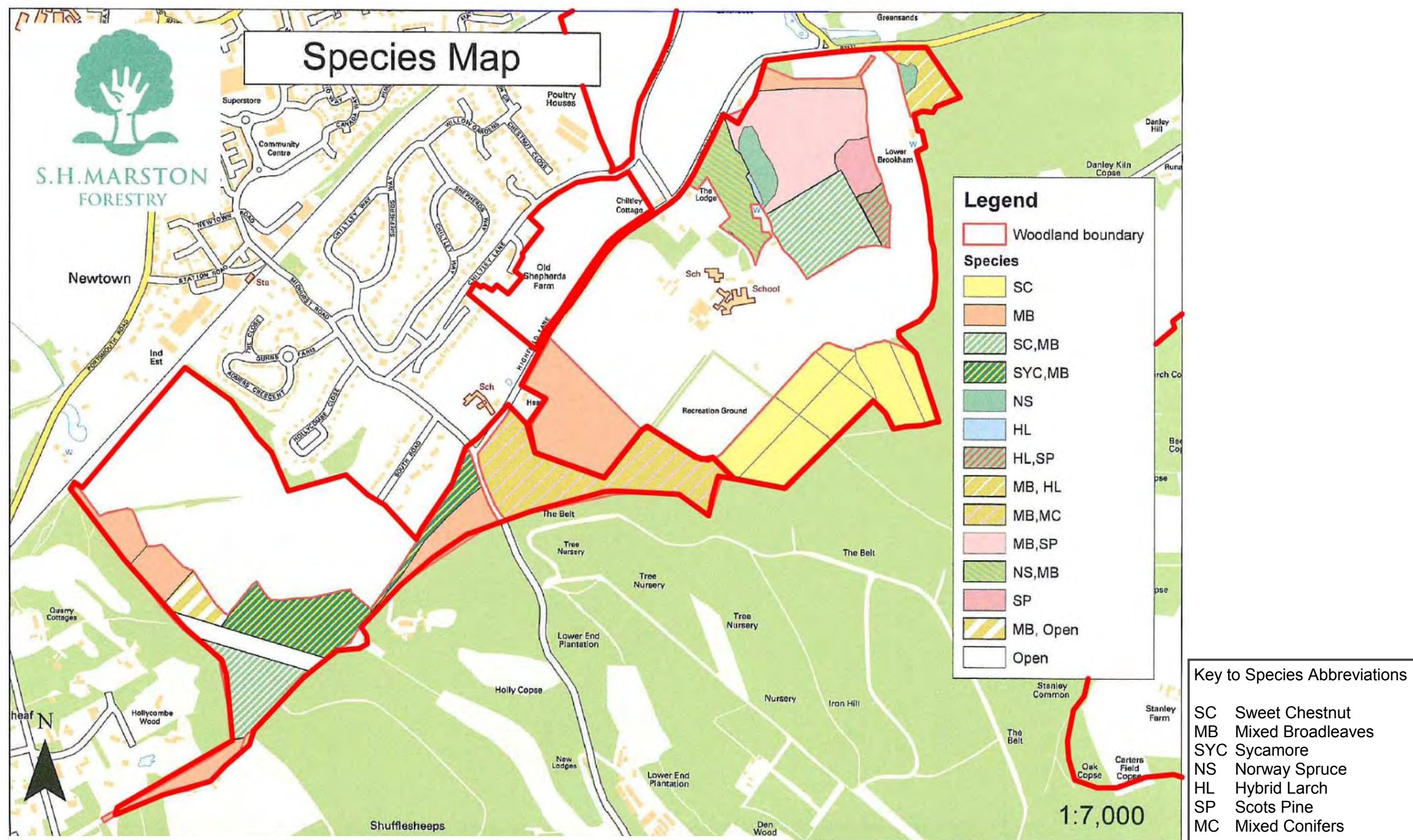


Figure 26 - Highfield & Brookham Woodland Management Plan Species Map (Scale 1:10000 at A3)

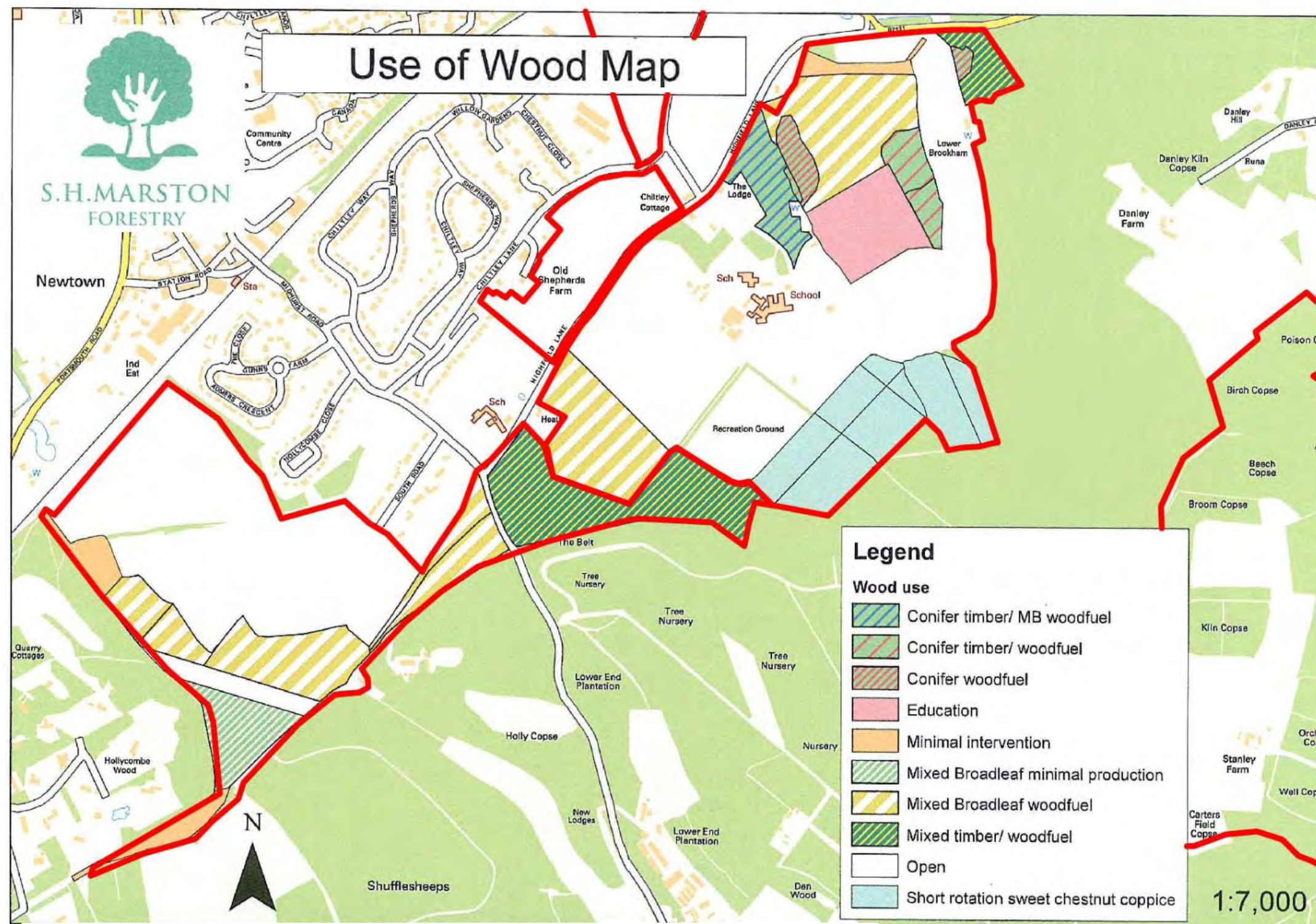


Figure 27 - Highfield & Brookham Woodland Management Plan Use of Wood Map (Scale 1:10000 at A3)



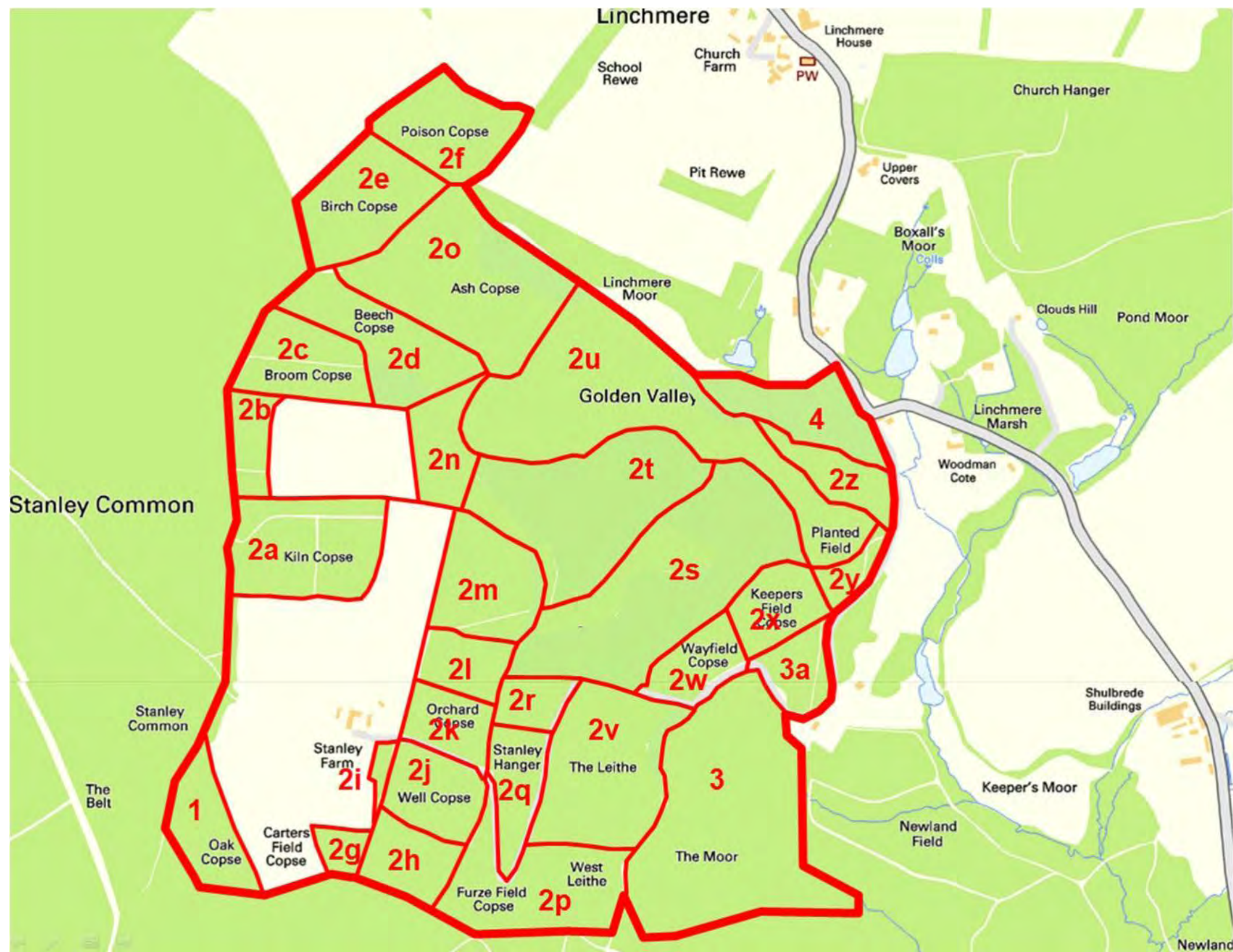


Figure 29 - Stanley Farm Management Plan Compartment Map (not to scale)

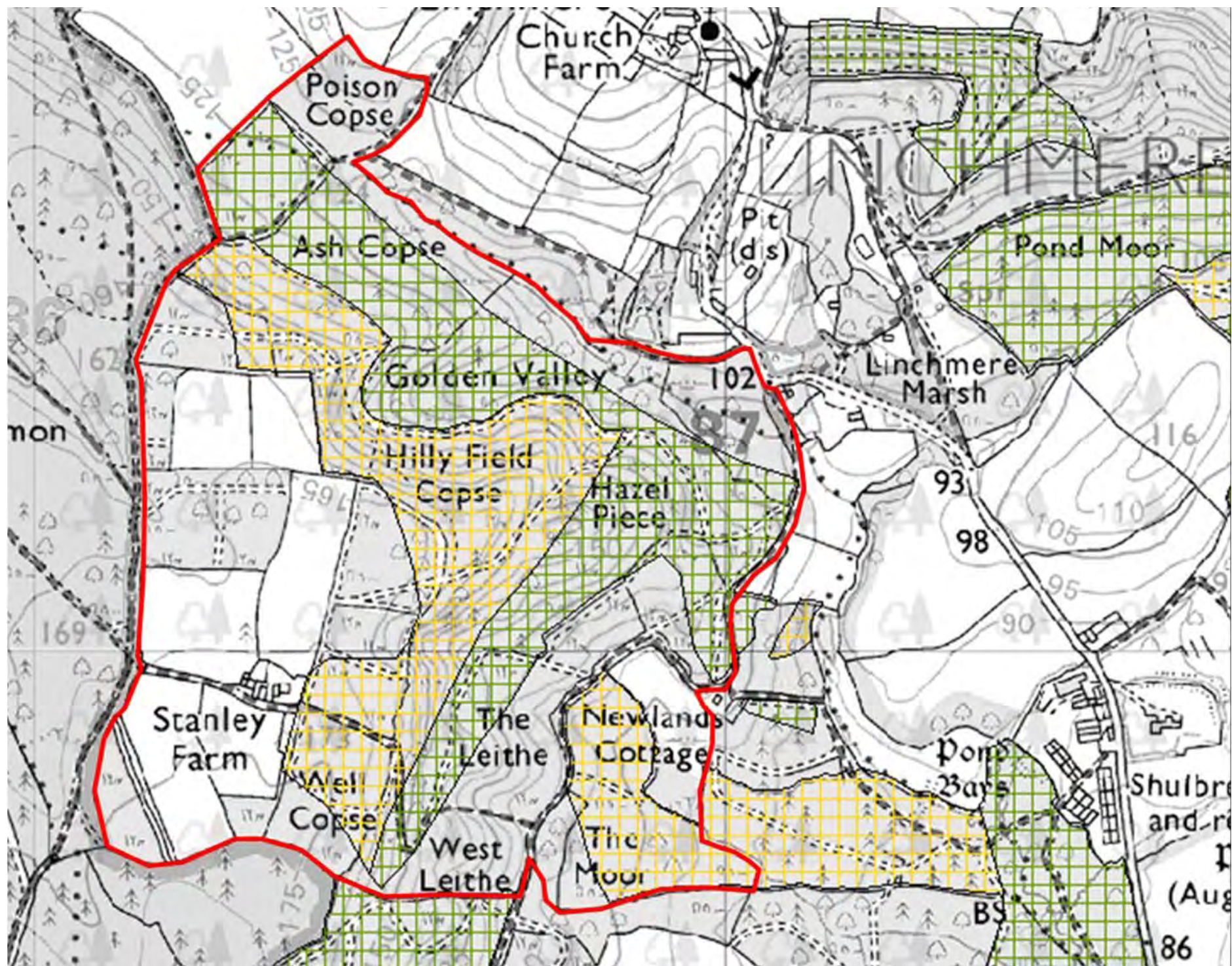


Figure 30 - Stanley Farm Management Plan—Ancient semi-natural woodland (green) and Plantations on ancient woodland sites (yellow) (not to scale)



Map 6 Stanley Farm Woodlands Upgrade Work	
	0.25 ha clearance for timber drying area
	New track construction following contours of the slope to avoid steep runs and tight corners.
	Area of hanger woodland managed for its high amenity value and altered to improve vista and the biodiversity value. Could link to extending ancient woodland area.
	Area of existing chestnut cleared from ancient woodland site and linked back to mixed woodland in valley bottom.
	Track management. 3 zone cutting as per Forestry Commission guidelines. Aimed at maximising wildlife value.
	Track management. 2 zone cutting as above

Figure 31 - Stanley Farm Management Plan—Woodlands Upgrade Work (not to scale)



Photo 1—view of south west frontage of the school from within the agricultural field adjacent to Highfield Lane



Photo 2—view of the school across sports pitches from the south west



Photo 3—view of the school across sports pitches from the south showing the signature view of the historic part of the school



Photo 4—secondary entrance to staff housing from Highfield Lane



Photo 5—natural arrival point within the school for parents / visitors



Photo 6—existing theatre (centre), design technology (left) and archive (right)



Photo 7—historic ‘frontage’ to main school building group.



Photo 8—existing grounds maintenance with open fronted equipment barns



Photo 9—view of existing parking arrangements and Brookham School playing field



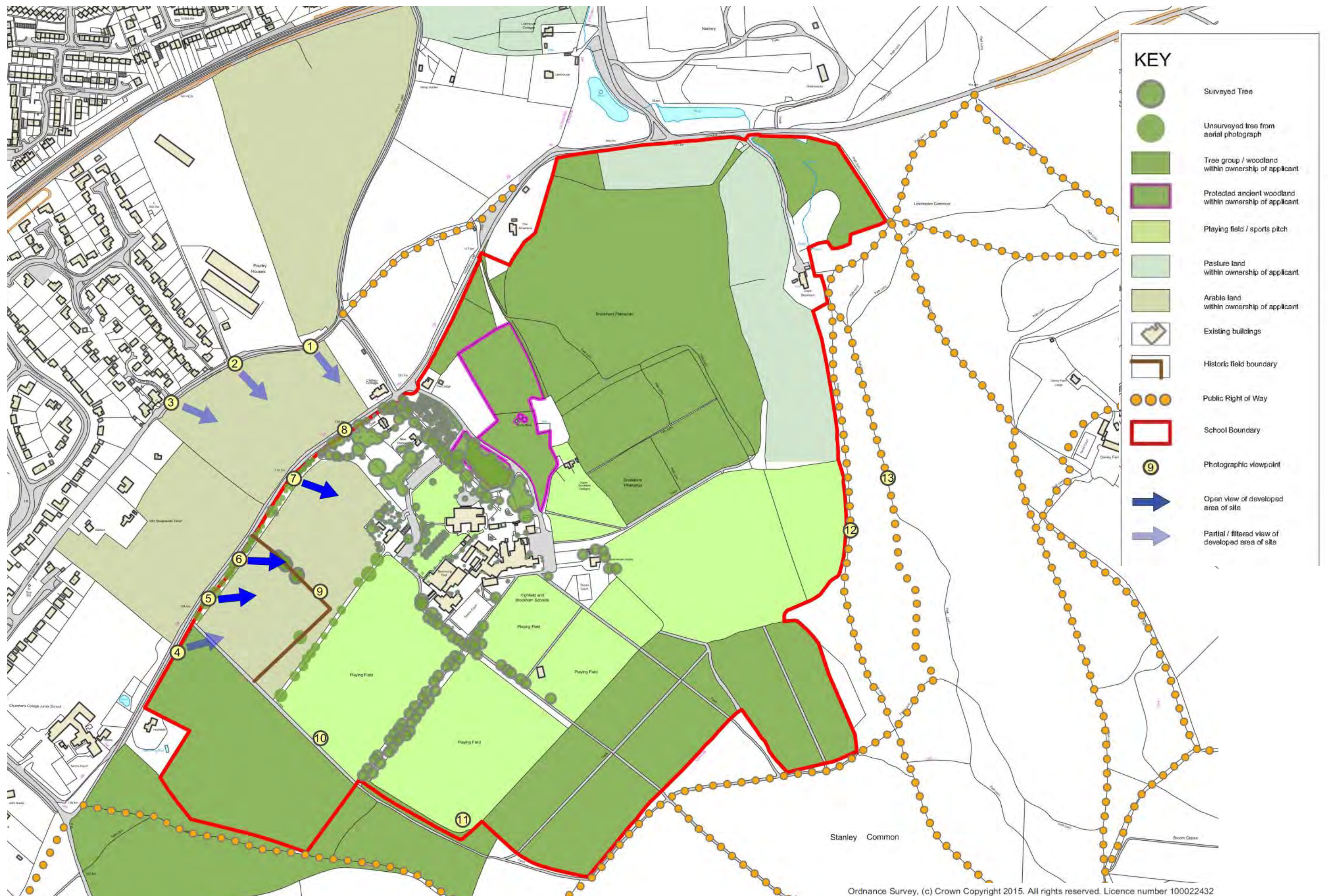


Figure 32 - Landscape Constraints & Opportunities (scale 1:5000@A3)

Highfield Estate - Whole Estate Plan

APPENDIX 2

South Downs Integrated Landscape Character Assessment
Extract

APPENDIX 2

National Park Greensands Hills

Description

Integrated Key Characteristics:

- Prominent hills formed from sandstones and cherts of the Lower Greensand group with a steep escarpment at their inner edge.
- Streams drain the hills in deep ravine-like valleys.
- Significant woodland cover comprising an interlocking mosaic of different woodland types and structures - oak-birch woodland, beech woods, mixed woodland and coniferous plantations on former commonland.
- Woodland clearings support heathy unenclosed commons including ecologically rich habitats - open heather heath, acid grassland, bracken, gorse, woody scrub, and oak-birch woodland.
- The irregular pattern of fields within clearings and woodland edges support rough grazing.
- Narrow, deeply sunken lanes wind up hillsides linking isolated farmsteads.
- Dispersed medieval settlement form with scattered early piecemeal enclosures around the edge of former commons.
- Extensive network of public rights of way and unenclosed commons open to public access.
- Hammer ponds along the foot of the hills associated with the former Wealden iron industry.
- Extensive panoramic views from open hill tops.
- Characterised by a sense of enclosure, mystery and remoteness.

Sensitivity

This landscape has many sensitive natural, cultural and aesthetic/perceptual features that are vulnerable to change. Key landscape sensitivities include:

- High level of perceived naturalness and lack of visible overt human impact.
- The sense of remoteness arising from the low density of settlement with associated dark skies and low noise levels.
- Remnant areas of heathland which are important in providing a sense of time depth, a high perceived naturalness, opportunities for countryside access, and a rich biodiversity.
- Ancient deciduous woodland which provides a sense of enclosure and mystery, a high perceived naturalness, woodland walks, and rich biodiversity.
- Patterns of early enclosures which provide a sense of time depth, and contribute to the intimate scale of the landscape.
- A dispersed settlement pattern which is important in maintaining a rural and tranquil character.

The high proportion of woodland cover limits visual sensitivity of the landscape. However, the prominent undeveloped ridges and skylines that are visible from adjacent landscapes are visually highly sensitive.

Change—Key Issues and Trends

Observable changes in the past include:

- Planting of conifers on heathland after 1800 (this has now ceased) with areas now being bought forward for heathland re-creation.
- Encroachment of scrub onto remaining areas of heathland in areas of low grazing pressure.
- Spread of introduced invasive species such as rhododendrons and laurel, which thrive on the acidic sandy soils, within deciduous woodland.
- Decline in traditional woodland management techniques (coppicing) as forestry has concentrated on coniferous rotations.
- Expansion of built development in a woodland setting including suburban development along roads.
- Increasing recreational use of the area, indicated by the presence of horse riding centres and golf courses.

- Increase in hobby farming or private stables resulting in sub-division of fields with additional fencing, tracks, hardstanding, jumps and other paraphernalia.
- Hedgerow loss around field enclosures and replacement with fencing.

Future Landscape Change

In the short term (5 years) change is likely to be on a small-scale basis. Individual changes may not be immediately apparent or have a clear (visible) landscape impact. It is likely that tree cover will continue to change, particularly in relation to commercial forestry plantations with sensitive management required to minimise the impact of felling regimes and replanting particularly where this occurs on prominent skylines. While extensive new development is not envisaged, local change in relation to individual properties such as lighting or introduction of (sub) urban style fencing and boundaries, or increased traffic pressures on rural lanes, plus increased demand for leisure land uses such as horse riding and golf may cumulatively start to erode the perceived rural, remote character of the area, which is an especially sensitive and vulnerable characteristic.

It is difficult to be prescriptive about long term change (20 years) as this will be dependent on prevailing policies and incentives. The South Downs Management Plan will be a key tool in managing change and ensuring a positive future for the area. Some potential changes and key vulnerabilities within the Wooded Greensand Hills are outlined below.

Climate Change: Potential adverse change could include changes in the streams, which are characteristic of the area with high water flows and increased erosion contrasting with periods of drought and low flows. There may also be a change in the species composition of habitats particularly affecting the heathlands and ancient woodlands. Wind damage, due to increases in severe gales is another concern in this wooded area - the predominance of the older age classes may increase the susceptibility of woodland to damage from droughts and storms. In response to climate change, the pursuit of renewable energy may result in demand for wind energy development along the prominent sandstone hills which could alter the sense of tranquillity and remoteness associated with this landscape. Future improved management of woodlands for fuel may also be a positive benefit.

Agricultural Change and Land Management: Agricultural management will be driven by the changes in the world market and the CAP. In this area of low fertility sandy soils, it is possible that marginal farms may cease active agricultural production. The land will be vulnerable to purchase as hobby farms or for horse grazing and these uses will require active management to ensure the distinctive rural, remote character of the area is retained. Positive landscape change could result from regimes to promote enhanced environmental management of woodland and especially on going work to restore, manage and link heathland sites.

Development: In this area the characteristic most vulnerable to adverse change is the remote, rural character. Although extensive development is not envisaged, this characteristic could be eroded by incremental small scale change and further loss of dark skies and tranquillity. Increasing traffic pressures on the narrow rural roads and sunken lanes that characterise the area is a key future issue.

Broad Management Objective and Landscape Guidelines

The overall management objective should be to conserve the rich mosaic of natural habitats, the sense of remoteness and history, and panoramic views over the surrounding countryside.

Landscape Management Considerations

- Conserve pre-1800 woodland, monitor/ check the spread of introduced invasive species in ancient deciduous woodland, and plan for long term woodland regeneration.
- Encourage re-introduction of traditional woodland management techniques, such as coppicing, and promote interest in, and marketing of, local wood products, including wood for fuel.
- Manage existing heathland to prevent encroachment of scrub and assess potential for creating new, interconnected heathlands. Conserve the mix of ancient woodland, heathland and pasture on acidic

- grassland.
- Reinstate former field boundaries in the pastoral clearings.
- Safeguard early enclosures that represent post-medieval use of marginal land in response to increasing competition for land resources.
- Reduce the impact of forestry by encouraging sensitive forestry practice, for example mixing different species and felling small coupes.
- Plan for climate change, researching appropriate species mixes and designing woodlands to minimise damage as a result of increased storms.
- Encourage and support the development of soil management plans to reduce soil erosion.
- Encourage sensitive integration of fencing, tracks, hardstanding, jumps and other paraphernalia that are associated with hobby farms or private stables and that fall outside planning control.

Development Considerations

- Conserve the low density of dispersed settlement which contributes to the tranquil rural character of the area.
- Maintain the characteristic loose agglomerations of common-edge settlement and avoid infill or extensions which would create a more compact, solid settlement form along roads.
- Ensure that any built development reflects the local vernacular - resist suburban style garden boundaries, kerbs, and lighting. Conserve the remote rural character of the landscape.
- Ensure recreational facilities, such as horse riding centres and golf courses, do not erode sense of tranquillity. Avoid use of excessive lighting, signage and 'suburban' features.
- Minimise use of signage in this rural landscape. Where necessary, use signage that fits with the rural character of the landscape, drawing on vernacular designs.
- Conserve the character of the ancient sunken lanes – resist pressure for road improvements which would alter the experience of travelling through the landscape.
- Monitor the effects of incremental change to buildings and land, and minimise such change by providing design guidance and encouraging applicants to enter into discussions at an early stage in the preparation of their proposals.
- Consideration should be given to the potential impact of any proposals for wind turbines or communication masts. Particular attention should be paid to views from key viewpoints as well as impacts on the less tangible aspects of character such as the special sense of remoteness and tranquillity associated with this area.

Sensitivities Specific to the Blackdown to Petworth Greensand Hills

All of the landscape and visual sensitivities listed in the landscape type evaluation apply to this character area. Specific to this character area are:

- The sense of remoteness and tranquillity despite its location close to centres of population.
- The large number of historic parkland and designed landscapes.
- Important areas of lowland heathland and ancient woodland.

Change Specific to the Blackdown to Petworth Greensand Hills

Past change specific to this area includes:

- Spread of small-holdings and large detached houses with gardens, particularly in the north of the character area and along the B2070.

The designation of the area as AONB and as National Park is likely to limit pressure for large scale built development within this landscape. However, since this character area is close to Haslemere, Liphook, Petersfield, Midhurst and Petworth it is likely that the area will experience pressures for additional built development over the next 20 years. There may also be increased demand for leisure land uses and continued spread of smallholdings and use of land for horse paddocks.

Landscape Management Development Considerations Specific to the Blackdown to Petworth Greensand Hills

In addition to the generic landscape management and development considerations for this landscape

type, the following landscape management considerations are specific to this character area:

- Conserve the large number of historic parklands and designed landscapes. Recognise and protect locally important parks and gardens, such as Coldharbour Park, as well as those listed on English Heritage's Register.
- Conserve the sense of remoteness and tranquillity of this character area, which is particularly valued in close proximity to areas of dense settlement.

The following development considerations are specific to this character area:

- Seek to limit the further spread of small-holdings and detached houses with gardens, particularly in the north of the character area, which could erode the sense of tranquillity and remoteness associated with this area.
- Seek to reduce fragmentation of farmholdings for leisure use and provide guidance to new landowners raising awareness of the special landscape characteristics of the area.

Highfield Estate - Whole Estate Plan

APPENDIX 3

Highfield & Brookham Woodland Management Plan

Highfield Estate - Whole Estate Plan

APPENDIX 4

Stanley Farm - Woodland Management Plan

Highfield Estate - Whole Estate Plan

APPENDIX 5

Ecological Management Plan

Highfield Estate - Whole Estate Plan

APPENDIX 6

Travel Plan