



Consultancy Services



Kent Downs

Area of Outstanding Natural Beauty

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AONB Tests & Trials for the ELM Scheme

Kent Downs Area of Outstanding Natural Beauty

Enhancing Access Opportunities Test and Trial – Costings Estimate

“The Enhancing Access Opportunities Test and Trial is being carried out by the National Association for the Areas of Outstanding Natural Beauty on behalf of Defra. It forms part of the development of the Environmental Land Management scheme.”

KWT Consultancy Services



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Report Verification

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Quality Assurance

Report Version	Date	Prepared By	Reviewed By	Approved By
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This report has been prepared in accordance with British Standard 42020:2013 “Biodiversity, Code of practice for planning and development”.

This report has been prepared by KWT Consultancy Services for the sole use of the client.

All opinions expressed are the true and professional bona fide opinions of K WT Consultancy Services. They do not constitute professional advice and the client may wish to seek professional legal interpretation of the relevant wildlife legislation referenced in this report.

Any information provided by third parties and referred to within this report has not been checked or verified by KWT Consultancy Services unless otherwise expressly stated within this document.



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Contents

1	INTRODUCTION	1
2	METHODOLOGY	2
3	COSTINGS	3
4	REFERENCES	8
	APPENDIX 1 – References and Notes	9

1 INTRODUCTION

The Enhancing Access Opportunities Test and Trial is being carried out by the National Association for the Areas of Outstanding Natural Beauty on behalf of Defra. It forms part of the development of the Environmental Land Management (ELM) scheme.

As part of the Enhancing Access Opportunities Test and Trial, this document provides estimated costs for the primary actions proposed and attempts to define the scope clearly as an aid to supporting staff conducting the work.

This is part of a set of proposals from the Kent Downs Area of Outstanding Natural Beauty Unit (KDAONB) to support farmers, landowners, land managers and other organisations with an aim to enhance access opportunities. These costing estimates will help to inform works that form part of examining Enhancing Access Opportunities in the countryside. The focus of this Test and Trial's 'public good' is access, health and wellbeing, in the context of landscape enhancement.

The costs have been developed and validated using a working group of Kent Wildlife Trust staff and external specialists with reference to industry standards and existing current data on costs for reserves, farmland and estates in Kent with a focus on those relating to KDAONB landscapes. The aim is to provide an update review of a variety of existing 'standard costs' and validate these against the stakeholder group and landscape area to provide a simple generic and relevant set of capital, management, maintenance and revenue costs.

2 METHODOLOGY

The costings have been prepared by drawing on the wealth of experience of Kent Wildlife Trust staff, with their many years of experience in estate management work and land management advice to farmers, in addition to their experience in preparing costings for Kent Wildlife Trust Reserves and for clients as part of major development works.

The Educational Access costings have been prepared in consultation with KWT's Education Team, who have many years of experience of hosting school visits and undertaking outreach projects across the county.

Consultation also took place with a local Kent farmer, Fidelity Weston at Romshed Farm¹ near Sevenoaks, who has been conducting education visits for a number of years, both for local schools, as well as for schools from London Boroughs with high Indices of Multiple Deprivation, the latter visits being organised through the Country Trust².

- All costings work to BS standards where they exist and to industry standards if not.
- The Countryside for All guide has been referenced for specifications used for the costings.
- Costs include installation where this is appropriate and there is a further breakdown for a variety of conditions associated with installation.
- Also, where appropriate, annual costs over the course of 5, 10, 20 up to 30 years are provided.

3 COSTINGS

Costed item	Specification	Unit	Unit Cost	Maintenance	Annual Cost	10 Year Cost	30 Year Cost
Permissive and enhanced access							
Fencing ³	Standard stock fence. <i>With pig netting, 2 strands high tensile steel wire or 2 strands of barbed wire; chestnut posts. Livestock and dog-proof. Including labour costs.</i> <i>An extra charge of circa £1.50/m may be required for clearance of scrub or old fenceline prior to works.</i>	£/m	£10.50	-	-	Replace every 10-15 years	Replace every 10-15 years
	Amenity post and rail fence. <i>Including labour costs.</i>	£/m	£20/m	-	-	Replace every 10-15 years	Replace every 10-15 years
Field gate ⁴	Heavy metal field gate 3.6m wide 6 bar galvanised <i>3.6m is suitable for most vehicles including 360° 13 ton excavator. Installation cost not included.</i>	1	£185+VAT	-	-	-	-
	Standard wooden field gate 3.6m wide 5 bar. <i>3.6m is suitable for most vehicles including 360° 13 ton excavator. Installation cost not included.</i>	1	£165+VAT	-	-	-	-
	Labour costs. <i>For most installation works, where two people are frequently needed and / or some machinery is required, contractors will charge for 2 days labour costs.</i>	1 day labour	£185+VAT	-	-	-	-

Access furniture ⁵	Standard pedestrian kissing gate. <i>Installation costs not included.</i>	1	£405+VAT	-	-	-	-
	Wheelchair accessible kissing gate. <i>Installation costs not included.</i>	1	£454+VAT	-	-	-	-
	Gate suitable for bridleway. <i>Minimum clear width 1525mm¹. Installation costs not included.</i>	1	£240+VAT	-	-	-	-
	Set of 2 motorbike inhibitor sheets. <i>Installation costs not included.</i>	1 set	£331+VAT	-	-	-	-
	Labour costs. <i>For most installation works, where two people are frequently needed and / or some machinery is required, contractors will charge for 2 days labour costs.</i>	1 day labour	£185+VAT	-	-	-	-
Surfacing ⁶	1.5m wide Hoggin footpath. <i>Excavated to 250mm, grade to levels and falls, lay 150mm Type 1 granular material, lay and fix 150x38mm wooden edging; lay 100mm compacted hoggin surface. Including labour costs.</i>	1m	£46.50/m	-	-	Complete re-surfacing every 10 years	Complete re-surfacing every 10 years
	1.2m wide all ability footpath on dry sites. <i>Cut and fill 1.2m wide, 125mm depth including shallow drain. Including labour costs.</i>	1m	£30/m	-	-	Complete re-surfacing every 10 years	Complete re-surfacing every 10 years
Signage ⁷	1 x routed waymarker. <i>3" x 3" square sawn hardwood</i>	1	£60+VAT	-	-	-	-
		Multiple order	£20+VAT per item	-	-	-	-
	1 x post and disk waymarker.	1	£30+VAT	-	-	-	-

¹ [bridle-gates-design-standards.pdf \(kent.gov.uk\)](https://www.kent.gov.uk/bridle-gates-design-standards.pdf)

	<i>Treated softwood post and paint/disk marking.</i>						
Interpretation ⁸	A4 aluminium interpretation panel for information, including artwork and installation.	1	£900	-	-	£ 900.00	£ 2,700.00
	A4 3mm aluminium signs with scratch proof coating. Designed to be put up on existing fixings. <i>Installation not included.</i>	2	£75	-	-	-	-
	A1 aluminium board and lectern, including design, materials and installation. Powder coated, including anti-theft fittings.	1	£1900	-	-	£1,900.00	£5,700.00
Car parking space ⁹	Provision of an area of hard standing that can be used to park 3 cars on the edge of a field near a public right of way. <i>Installation costs included. Allowing 3x5m per car parking bay plus 1.5m x car length for turning space. Excavating to 300mm depth, fill with 150mm clean hardcore. Surface with min. 150mm of new hardcore (Type 1) with topping of fines to bind surface.</i> <i>Tarmacked surfaces will cost more but will almost certainly require less maintenance.</i>	£/m ²	£40	-	£300	£3000.00	£9000.00
Access management plan ¹⁰	Cost of working with a landowner to look at land, identify potential access improvements that could be funded through E.L.M. and producing an action plan. <i>Large farms or complex situations may require a bespoke plan with an additional supplement @ £400/day.</i>	£/day	£1200+VAT for a half day site visit, report to include maps and costings associated with infrastructure.	N/A	N/A	N/A	N/A

Hedgerow planting (alongside fence and to act as alternative to fence ultimately) ¹¹	Cost of planting and maintaining native hedgerow for 3 years. <i>To include ground preparation; whips at £0.80-£1 per whip, 1 hedgerow tree per 20m at £8.80/tree. Casting up supplement at £3/m. Hedge plant mix to include several species e.g. hawthorn, wayfaring tree, dogwood, etc.</i>	£/m	£19/m	Trim in 2 nd year, replace dead hedge plants.	Hedgerow cutting with saw blade @ £0.50p/m	Hedgerow cutting with saw blade @ £0.50p/m	Hedgerow cutting with saw blade @ £0.50p/m
Educational access		Unit	Unit Cost		Annual Cost		
Educational access ¹²	Cost of delivering a three-hour session to a group of up to 15 people. <i>Including travel of 20 miles to site and back as well as use of materials and equipment.</i>	1 session	£300+VAT	-	-	-	-
	Cost of delivering a three-hour session to a group of up to 30 people. <i>Including travel of 20 miles to site and back as well as use of materials and equipment.</i>	1 session	£350+VAT	-	-	-	-
	Preparation time for each session and risk assessment (<i>will need to be increased if a variety of different topics are needed</i>)	1	£450+VAT	-	-	-	-
Education resources ¹³	The cost of a 'start-up kit' for a farmer who wants to deliver basic education sessions to groups. <i>Cost includes buying in external professional advice @£350/day to create and design bespoke basic information materials and advise on accessibility issues. It also includes purchase of equipment such as laminates (FSC type sheets), pots for bugs, sweep nets, signage, tools such as shovels</i>	1	£600+VAT	-	-	-	-

	<i>and disposable gloves to (for ex) dig holes to look at soil, signage for visitors, as well as paper towels and soap for hand washing.</i>						
	Cost for a farmer who does school visits to mentor a farmer newly doing education visits (pre-visit advice and support doing first visit).	1 day	£125	-	-	-	-
	Cost for a farmer to visit the school which came earlier in the year and do an assembly (for ex.). <i>This can help to build up a long-term relationship between the farmer and the school.</i>	1 day	£125	-	-	-	-
	Cost for a farmer to host a school visit without external facilitators. <i>Farmers will often require two people to do all the preparation and hosting on the day, especially with a larger group.</i>	1 day (2 people)	£250	-	-	-	-
Travel costs ¹⁴	Cost of hiring a minibus for 15 for a 3-hour visit	1 minibus inc. driver	£450+VAT	-	-	-	-
	Cost of hiring transport for 30 for a 3-hour visit	1 hired vehicle inc. driver	£550+VAT	-	-	-	-
Other resources ¹⁵	Hire of a Portaloo for a day. <i>Farmers may not be able to offer their own facilities. Cost includes haulage. Cost of a second loo will not incur additional haulage.</i>	1 unit/day	£115+VAT	-	-	-	-

4 REFERENCES

Fieldfare Trust. February 2005. *Countryside for All Good Practice Guide. A Guide to Disabled People's Access in the Countryside.*

Forestry Commission England. *English Woodland Grant Scheme Operations Note 9 Standard Costs. 19th August 2011.*

AECOM (Eds.). *Spon's External Works & Landscape Price Book 2019.* Published by Taylor and Francis Books Ltd.

APPENDIX 1 – References and Notes

1 <https://www.romshedfarm.co.uk/>

2 <https://www.countrytrust.org.uk/what-we-do/farm-discovery-homepage>

3 Standard stock fencing: Costing based on consultation with several members of KWT staff regarding quotes from fencing contractors in recent years. The cheapest quote came in at £7/m plus £1.40/m for costs associated with clearance of old fence line or scrub removal (Sovereign Forestry Contractors Limited; quote dated 18/02/2020). However, most contractors seem to quote in the region of £10-£12/m (including clearance of old fenceline and adjustments for working particularly difficult soil e.g. chalk).

Post and rail fencing: <https://www.forestresearch.gov.uk/documents/1960/ewgs-on009-standard-costs.pdf>

4 Field Gates

<https://www.jacksons-fencing.co.uk/fencing/agricultural-gates/heavy-metal-field>

<https://www.jacksons-fencing.co.uk/fencing/agricultural-gates/field-gate>

5 Pedestrian kissing gate: <https://www.jacksons-fencing.co.uk/fencing/footpath-r.o.w.-and-demarcation/kissing-gates>

Wheelchair accessible kissing gate: <https://centrewire.com/products/woodstock-large/>

Bridle Gate: <https://www.jacksons-fencing.co.uk/fencing/footpath-r.o.w.-and-demarcation/bridle-gates>

Motorbike inhibitor sheets: <https://centrewire.com/products/motorbike-inhibitor/>

6 Footpaths:

1.5m wide Hoggin footpath with timber edging: cost of a 1.5m path based on *Spon's External Works and Landscape Price Book 2019* @ £43/m with an additional allowance for surfacing with 100mm Hoggin @ £30.30/ton <https://www.farwells.co.uk/services/aggregates/hoggin/>)

1.2m wide all ability footpath: <https://www.forestresearch.gov.uk/documents/1960/ewgs-on009-standard-costs.pdf>

7 Waymarking: Costs based on Forestry Commission English Woodland Grant Scheme

<https://www.forestresearch.gov.uk/documents/1960/ewgs-on009-standard-costs.pdf>

8 Interpretation: Costs are very variable depending on complexity of artwork and durability of materials. However, indicative costs have been based on costings in the Forestry Commission English Woodland Grant Scheme

<https://www.forestresearch.gov.uk/documents/1960/ewgs-on009-standard-costs.pdf> as well as on quotes received by KWT staff for various bits of work (A1 lectern style interpretation panel invoice from Arc Creative 2017 @£1300+VAT excluding installation costs; A1 Interpretation Lectern invoice from Fitzpatrick Woolmer 2019 @£2,372+VAT).

9 Car park: based on costings from Forestry Commission English Woodland Grant Scheme

<https://www.forestresearch.gov.uk/documents/1960/ewgs-on009-standard-costs.pdf>.

However, the cost/m² has been doubled to £40/m² based on consultation with KWT staff and the fact that the Forestry Commission grant prices are 10 years old.

10 Access Management Plan:

The costing has been based on the grant offered for a Woodland Management Plan, with a 20% increase as the KWT Land Management Advisor suggested that the existing grant of

£1000 does not adequately cover the costs of producing this Plan. A consultant producing an Access Plan should have expert knowledge in accessibility issues as well as PROW legislation and be able to appreciate the constraints and opportunities of a particular landholding including farming operations and access issues linked to anti-social behaviour. <https://www.gov.uk/government/publications/woodland-management-plan-grant-leaflet-countryside-stewardship/woodland-management-plan-grant-leaflet>

11 Hedgeplanting: Costing based on *Spon's External Works and Landscape Price Book 2019* costs for excavation of trench and planting bareroot plants (5 whips/m), with adjustments made to the costings for inclusion of hedgerow trees, 3 year maintenance (trimming up by hand in 2nd year and replacing dead hedgeplants), and inclusion of more diverse and native grown hedgerow species which are fractionally more expensive, based on consultation with KWT CS staff.

Hedge maintenance per metre costing is based on cost per hour from NAAC 2019, assuming that a saw blade is used and a contractor is doing a maximum of 100m of hedge length per hour. <https://www.southeastfarmer.net/section/news/new-naac-contracting-prices-2019>

12 Costing based on consultation with members of KWT Education staff.

13 Start-up kit: based on buying equipment such as:

- 2-3 types of FSC foldout laminate guides @£4-6 per guide, allowing 1 guide per 3 children in a group of 30 (so 10 guides of any one type) <https://www.field-studies-council.org/shop/>
- 20 bug pots @£14.00
- 10 x gardening trowels and forks £22.95+VAT <https://www.tts-group.co.uk/primary/>
- Beginners sweep nets 3 x @ £15.10+VAT <https://www.watdon.co.uk/acatalog/insect-collecting-equipment-for-children.html>

Other costings based on consultation with Fidelity Weston from Romshed Farm.

14 Minibus / Coach hire: Verbal quotes obtained from <https://chalkwell.co.uk/> and <https://www.scotlandandbatescoaches.co.uk/>

15 Verbal quote from Four Jays. £53/unit (for 1-2 units) and £62 haulage costs. Haulage costs remain the same if several units are ordered. <https://fourjays.co.uk/>