

| All Costings | OPTION A | OPTION B | OPTION C | OPTION D | CHORLEY COUNCIL | |
|-------------------------------------|--------------------|--------------------|--------------------|--------------------|------------------------|-----------------|
| Activity | Total | TOTAL | TOTAL | TOTAL | Total | Comments |
| Contractors Preliminaries | £12,000.00 | £12,000.00 | £12,000.00 | £12,000.00 | £88,000.00 | |
| Soil strip | £13,500.00 | £13,500.00 | £13,500.00 | £13,500.00 | £8,096.40 | |
| Earthworks Cut | | | | | £22,057.20 | |
| Earthworks Fill - Site won material | £52,000.00 | £52,000.00 | £52,000.00 | £52,000.00 | £5,156.40 | |
| Processing of fill materials | | | | | £60,158.00 | |
| Earthworks Import | - | | | | - | |
| Foul Drainage Connections | £30,000.00 | £30,000.00 | £30,000.00 | £30,000.00 | £45,000.00 | |
| Service Connections | £40,000.00 | £40,000.00 | £40,000.00 | £40,000.00 | £150,000.00 | |
| Acoustic Fencing | £7,750.00 | £7,750.00 | £7,750.00 | £7,750.00 | £5,175.00 | |
| Retaining Wall | | | | | - | |
| G&T Site metal gates | £2,000.00 | £2,000.00 | £2,000.00 | £2,000.00 | £12,500.00 | |
| G&T Surfacing and Access | £0.00 | £217,920.00 | £60,000.00 | £272,266.00 | £388,627.20 | |
| Professional fees | £10,000.00 | £10,000.00 | £10,000.00 | £10,000.00 | £39,238.51 | |
| Planning and Design fees | £3,500.00 | £3,500.00 | £3,500.00 | £3,500.00 | - | |
| Contingency | £15,000.00 | £15,000.00 | £15,000.00 | £15,000.00 | £36,800.44 | |
| Finance | | | | | £25,824.27 | |
| Amenity Block | | | 21,000 | | | |
| | £185,750.00 | £403,670.00 | £266,750.00 | £458,016.00 | £886,633.42 | |

| G & T Option 'A' Costs | | | | | No road or hardstanding within the site - a fenced off level platform site, gated and serviced with gas, electric and water |
|---------------------------------|-------|----------|--------------|-----------------|---|
| Item | Units | Quantity | Rate | Total | Assumptions |
| Prelims | wk | 8 | 1,500.0 | £12,000 | This size of site, now to be built in isolation to the larger mixed use or housing development, would take a maximum of 8 weeks to complete |
| Soil strip | m2 | 4,500 | 3.0 | £13,500 | The recommended size of the G & T site for 5 pitches on this allocated site in the local plan, is 0.4 Hectares = 4000sqm. We have allowed for a further 500sqm work space. |
| Cut & Fill & engineered fill | m3 | 5,200 | 10.0 | £52,000 | The spoil would be battered back to prevent any retaining walls to be built. Any cut from the site area will be left on site for reuse on the wider scheme. |
| Services (gas, water, electric) | | 1 | 40,000.0 | £40,000 | Received a multi utility quote 5 plots/pitches. Note: A substation is NOT required for only 5 traveller pitches. |
| Foul & S Water (into combined) | m | 150 | 200.0 | £30,000 | Assumed worse case scenario to install and connect to combined sewer in Cowling Road (150m from the G & T site location). Potential to reduce this cost considerably if able to connect into Moorland Gate combined sewer instead (could reduce to £8000.00 saving £22,000) |
| Fencing (6ft timber) | m | 310 | 25.0 | £7,750 | Close board fencing |
| Metal Gates (7m) | m | 1 | 2,000.0 | £2,000 | |
| Road & surfacing | m | - | 1,400.0 | £0 | There is already an established road upto the gates to the entrance. |
| Planning Submission | | 1 | 3,500.0 | £3,500 | Assuming Chorley Borough Council will submit their own application. |
| Fees - Professional | | 1 | 10,000.0 | £10,000 | Inclusive of external consultants fees to submit the planning application on CBC's behalf and deliver the on site works. |
| Contingency | | | | £15,000 | |
| Borrowing | | | | | |
| | | | | | |
| | | | Total | £185,750 | |

| G & T Option 'B' Costs | | | | | Tarmac road within the site and hardcore over the remaining area |
|---------------------------------|-------|----------|--------------|-----------------|--|
| Item | Units | Quantity | Rate | Total | Assumptions |
| Prelims | wk | 8 | 1,500.0 | £12,000 | This size of site, now to be built in isolation to the larger mixed use or housing development, would take a maximum of 8 weeks to complete |
| Soil strip | m2 | 4,500 | 3.0 | £13,500 | The recommended size of the G & T site for 5 pitches on this allocated site in the local plan, is 0.4 Hectares = 4000sqm. We have allowed for a further 500sqm work space. |
| Cut & Fill & engineered fill | m3 | 5,200 | 10.0 | £52,000 | The spoil would be battered back to prevent any retaining walls to be built. Any cut from the site area will be left on site for reuse on the wider scheme. |
| Services (gas, water, electric) | | 1 | 40,000.0 | £40,000 | Received a multi utility quote 5 plots/pitches. Note: A substation is NOT required for only 5 traveller pitches. |
| Foul & S Water (into combined) | m | 150 | 200.0 | £30,000 | Assumed worse case scenario to install and connect to combined sewer in Cowling Road (150m from the G & T site location). Potential to reduce this cost considerably if able to connect into Moorland Gate combined sewer instead (could reduce to £8000.00 saving £22,000) |
| Fencing (6ft timber) | m | 310 | 25.0 | £7,750 | Close board fencing |
| Metal Gates (7m) | m | 1 | 2,000.0 | £2,000 | |
| Road & surfacing | m | | | £217,920 | There is already an established road upto the gates to the entrance. The additional cost for the 120m length of tarmac serviced road within the site is £168,000.00. The additional cost to provide a 300mm deep hardcore surface on the rest of the site is £49,920.00. Total = £217,920.00. NB: It is not necessary to hardcore all of the site, hence this cost could be drastically reduced. |
| Planning Submission | | 1 | 3,500.0 | £3,500 | Assuming Chorley Borough Council will submit their own application. |
| Fees - Professional | | 1 | 10,000.0 | £10,000 | Inclusive of external consultants fees to submit the planning application on CBC's behalf and deliver the on site works. |
| Contingency | | | | £15,000 | |
| Borrowing | | | | | |
| | | | Total | £403,670 | |

| G & T Option 'C' Costs | | | | | Similar to Hut Lane Specification with hardcore over whole site (no tarmac road) and shared amenity block |
|---------------------------------|-------|----------|--------------|-----------------|---|
| Item | Units | Quantity | Rate | Total | Assumptions |
| Prelims | wk | 8 | 1,500.0 | £12,000 | This size of site, now to be built in isolation to the larger mixed use or housing development, would take a maximum of 8 weeks to complete |
| Soil strip | m2 | 4,500 | 3.0 | £13,500 | The recommended size of the G & T site for 5 pitches on this allocated site in the local plan, is 0.4 Hectares = 4000sqm. We have allowed for a further 500sqm work space. |
| Cut & Fill & engineered fill | m3 | 5,200 | 10.0 | £52,000 | The spoil would be battered back to prevent any retaining walls to be built. Any cut from the site area will be left on site for reuse on the wider scheme. |
| Services (gas, water, electric) | | 1 | 40,000.0 | £40,000 | Received a multi utility quote 5 plots/pitches. Note: A substation is NOT required for only 5 traveller pitches. |
| Foul & S Water (into combined) | m | 150 | 200.0 | £30,000 | Assumed worse case scenario to install and connect to combined sewer in Cowling Road (150m from the G & T site location). Potential to reduce this cost considerably if able to connect into Moorland Gate combined sewer instead (could reduce to £8000.00 saving £22,000) |
| Fencing (6ft timber) | m | 310 | 25.0 | £7,750 | Close board fencing |
| Metal Gates (7m) | m | 1 | 2,000.0 | £2,000 | |
| Road & surfacing | | | | £60,000 | There is already an established road upto the gates to the entrance. The additional cost for the 4000sqm area site to have a 300mm hardcore surface. No road within the site with this option. |
| Planning Submission | | 1 | 3,500.0 | £3,500 | Assuming Chorley Borough Council will submit their own application. |
| Fees - Professional | | 1 | 10,000.0 | £10,000 | Inclusive of external consultants fees to submit the planning application on CBC's behalf and deliver the on site works. |
| Contingency | | | | £15,000 | |
| Borrowing | | | | | |
| Shared Amenity Block | | | | £21,000 | |
| | | | Total | £266,750 | |

| G & T Option 'D' Costs | | | | | Same spec as CBC's Option 4 (with unnecessary amount of hard surfacing to site) |
|---------------------------------|-------|----------|--------------|-----------------|--|
| Item | Units | Quantity | Rate | Total | Assumptions |
| Prelims | wk | 8 | 1,500.0 | £12,000 | This size of site, now to be built in isolation to the larger mixed use or housing development, would take a maximum of 8 weeks to complete |
| Soil strip | m2 | 4,500 | 3.0 | £13,500 | The recommended size of the G & T site for 5 pitches on this allocated site in the local plan, is 0.4 Hectares = 4000sqm. We have allowed for a further 500sqm work space. |
| Cut & Fill & engineered fill | m3 | 5,200 | 10.0 | £52,000 | The spoil would be battered back to prevent any retaining walls to be built. Any cut from the site area will be left on site for reuse on the wider scheme. |
| Services (gas, water, electric) | | 1 | 40,000.0 | £40,000 | Received a multi utility quote 5 plots/pitches. Note: A substation is NOT required for only 5 traveller pitches. |
| Foul & S Water (into combined) | m | 150 | 200.0 | £30,000 | Assumed worse case scenario to install and connect to combined sewer in Cowling Road (150m from the G & T site location). Potential to reduce this cost considerably if able to connect into Moorland Gate combined sewer instead (could reduce to £8000.00 saving £22,000) |
| Fencing (6ft timber) | m | 310 | 25.0 | £7,750 | Close board fencing |
| Metal Gates (7m) | m | 1 | 2,000.0 | £2,000 | |
| Road & surfacing | | | | £272,266 | There is already an established road upto the gates to the entrance. 120m road into the site, plus additional cost for the remaining site area -£168,000 plus 3328sqm remaining site area to have a 300mm hardcore surface with 80mm supabase tarmac layer costing £104,266.24. Total £272,266.24. |
| Planning Submission | | 1 | 3,500.0 | £3,500 | Assuming Chorley Borough Council will submit their own application. |
| Fees - Professional | | 1 | 10,000.0 | £10,000 | Inclusive of external consultants fees to submit the planning application on CBC's behalf and deliver the on site works. |
| Contingency | | | | £15,000 | |
| Borrowing | | | | | |
| | | | Total | £458,016 | |

| Chorley Borough Council G&T Costs | | | | | Tarmac road and hardstanding over entire site |
|-------------------------------------|-------|----------|--------------|--------------------|---|
| Item | Units | Quantity | Rate | Total | Assumptions |
| Contractors Preliminaries | wk | 16 | 5,500.0 | £88,000.00 | |
| Soil strip | m2 | 6,747 | 1.2 | £8,096.40 | |
| Earthworks Cut | m3 | 10,026 | 2.2 | £22,057.20 | |
| Earthworks Fill - Site won material | m3 | 4,297 | 1.2 | £5,156.40 | Assumes that the cut from the G&T development will be suitable for re-use (subject to some processing) |
| Processing of fill materials | m3 | 4,297 | 14.0 | £60,158.00 | |
| Earthworks Import | ton | | 15.0 | | Assumes that the material cannot be won from the wider CBC site |
| Foul drainage connections | - | - | - | £45,000.00 | Assume connection can be made into combined sewer on Cowling Road |
| Service Connections | - | - | - | £150,000.00 | Assumes sub station is required. |
| Acoustic fencing | m | 150 | 34.5 | £5,175.00 | |
| Retaining Wall | - | - | - | - | |
| G&T Site fencing | m | 500 | 25 | £12,500.00 | |
| G&T Surfacing and Access | m3 | 3,239 | 1,200 | £388,627.20 | Assumes 108 tar over 300 mot |
| Professional fees | % | 5 | 5% | £39,238.51 | |
| Planning and Design Fees | - | - | - | - | Assumed that these will be paid through the Homes England Revenue Funding obtained by the Linfoot family. |
| Contingency | % | | 5% | £36,800.44 | |
| Finance | % | | 3% | £25,824.27 | |
| | | | Total | £886,633.42 | |