

Area	Element	Quantity	Cost per unit	Total Cost
CAPITAL/UPFRONT WORKS (off-site)				
A: Ash dominated plantation (11,000sqm)	Up to 30% ash (selecting failed or diseased specimens) and pine thinned;	11,000sqm	£3,000/ha	£3,300.00
	Supplementary native trees/shrub planting & deer protection (15% of plantation area)	1650sqm	£0.66/sqm	£1,089.00
	Under-sowing with native woodland ground flora (50% of plantation area)	6500sqm	£0.5/sqm	£3,250.00
B: Mixed Plantation (5,500sqm)	All pine removed (estimated 30% stems)	5,500sqm	£3,000/ha	£1,500.00
	Under-sowing with native woodland ground flora (50% of plantation area)	2,750sqm	£0.5/sqm	£607.20
C: Pine plantation (4000sqm)	Stand of pine scalloped or clear-felled)	1,300sqm	£5,000/ha	£2,000.00
	Scalloped area sown with appropriate native woodland seed	1300sqm	£0.66/sqm	£858.00
D Poplar plantation (1,200sqm)	Under-sowing with native woodland ground flora	1200sqm	£0.5/sqm	£600.00
E: Existing Hazel Shrubs (400sqm)	Coppice hazel and protect stools from deer	400sqm	£500 allowance for single operation	£400.00
F: New hazel plantation (1300sqm)	Plant new hazel plants and protect from deer	1300sqm	£0.5/sqm	£650.00
G: New Wildlife Pond	Excavate; using clay liner and/or feed drain subject to ground conditions	300sqm	£2000/pond	£2,000.00
H: Wildflower Grassland (3.700sqm)	Cut and lift (spring); cultivate ground (spring); spray-off weed regrowth (summer); cultivate (Autumn); sow (autumn); cut regularly in year 1; ongoing annual management from year 2 (see below)	3,700sqm	£1.5/sqm	£5,550.00
Circular walk	Entrance footpath: clear trees/shrubs (8m width/120m length)	1,000sqm	£5,000/ha	£500.00
	To excavate entrance footpaths, install timber edging and membrane.	120m (linear)	£80/m	£9,600.00
	To excavate entrance pathways distributing excavated soil on site.			
	To supply and install compacted MOT Type 1 sub-base			
	To supply and install golden gravel chip finished surface			
	Timber way-marker posts along circular trail; c.1km (@1 per 50m)	20no.	£40ea	£800.00
	'Features' along circular trail (logs, stones, etc) to encourage natural play. Wherever possible, wood would be sourced from plantation thinning works.	10no.	Allow for £750/play feature purchase and install	£7,500.00
	New bench by pond	1no.	£800/ea	£800.00
	Interpretation board (one at site entrance)	1no.	2400	£2,400.00
Contingency budget	Additional 10% Contingency for unforeseen site conditions and access	-	-	£4,340.42
TOTAL				£43,404.20
ONGOING MANAGEMENT (off-site)				
H: Wildflower Grassland (3.700sqm)	Single annual 'cut and lift' operation end-summer.	Annually; 1 operation; 3,700sqm	£1,000/year	£20,000
Entrance Footpath maintenance	Maintenance of entrance footpaths.	Annual check	Allowance for 50% reinstate	£4,800.00
I: Woodland Rides	Single annual 'cut and lift' operation mid-summer.	Annually; 1 operation; up to 5,000sqm	£1,250/year	£25,000
TOTAL				£49,800