



Appendices

Proof of Evidence relating to the Statement of Matters (211027) item 4; impact on Hobson's Park and Nine Wells Local Nature Reserve.

**IN RESPECT OF THE TRANSPORT AND WORKS ACT 1992: APPLICATION FOR
THE PROPOSED NETWORK RAIL (CAMBRIDGE SOUTH INFRASTRUCTURE
ENHANCEMENT) ORDER**

Planning Ref: 20/05054/CTY,
21/02957/TWA

Produced by

Alistair Wilson (Streets and Open Space – Development Manager)

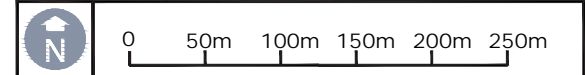
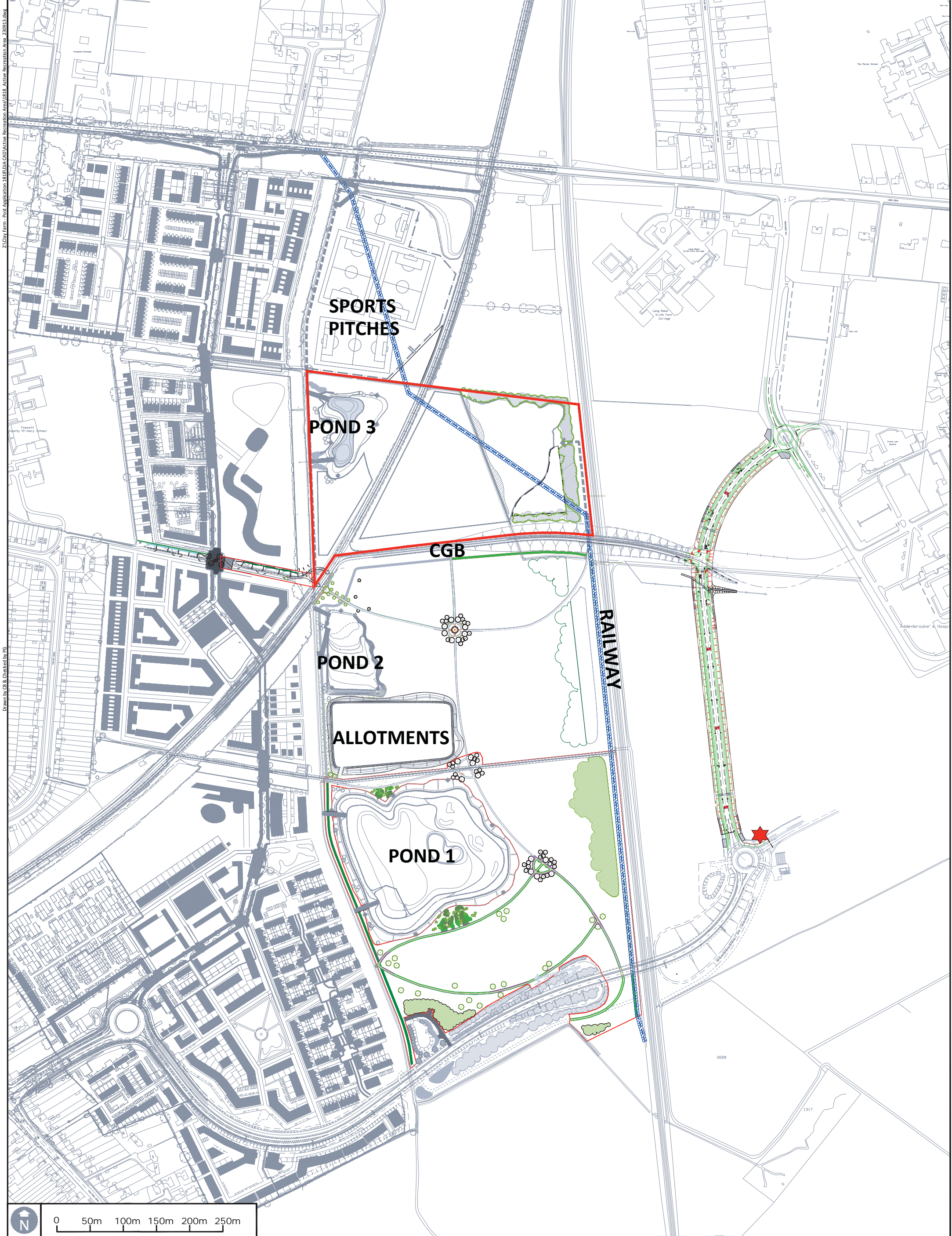
on behalf of Cambridge City Council

Issued: 7 January 2022

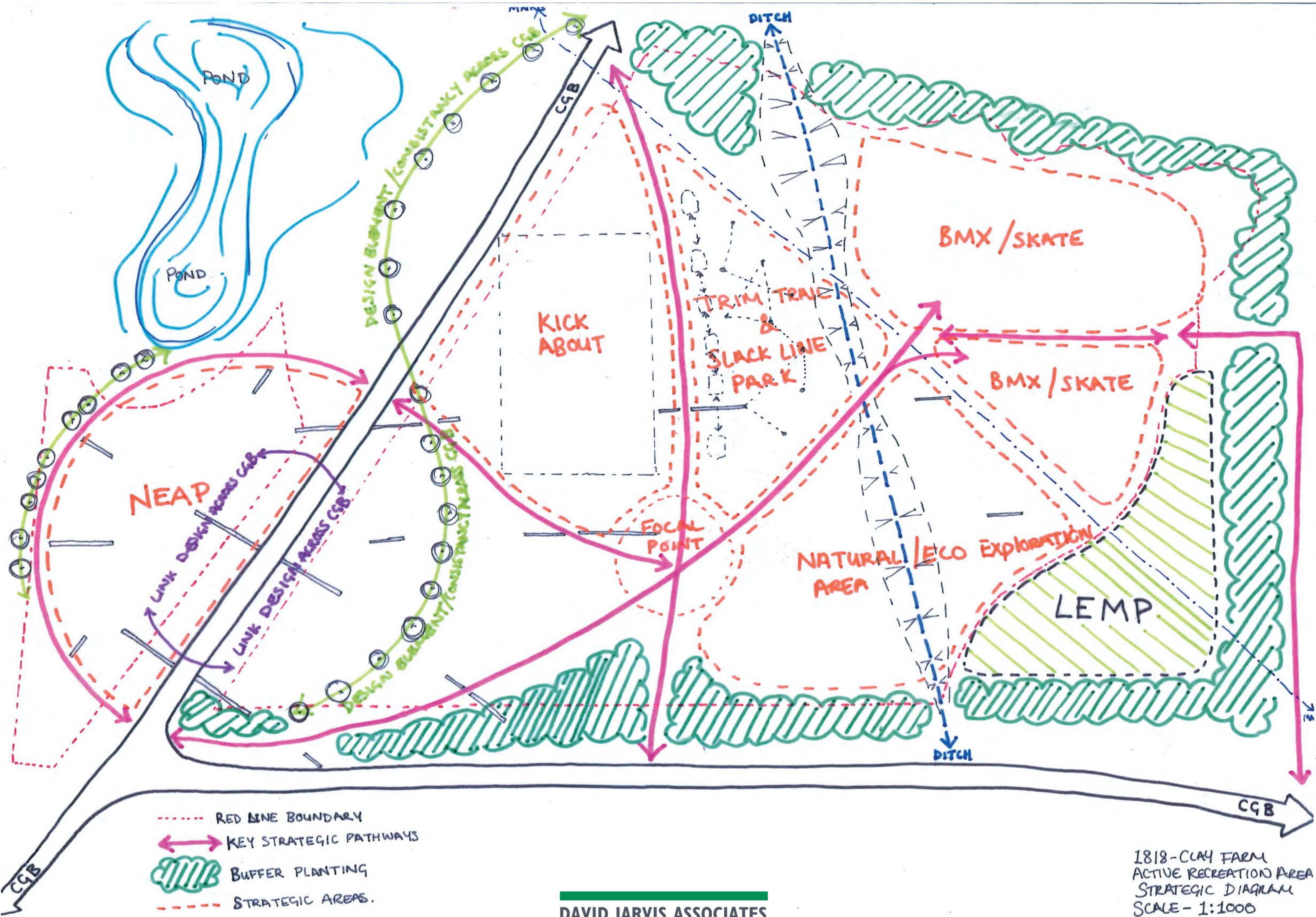
Appendices

- i.1818 Clay Farm ARA (28th November 2014)
- ii.Approved Open Space Maintenance rates (24th November 2011)

Appendix i.1818 Clay Farm ARA (28th November 2014)

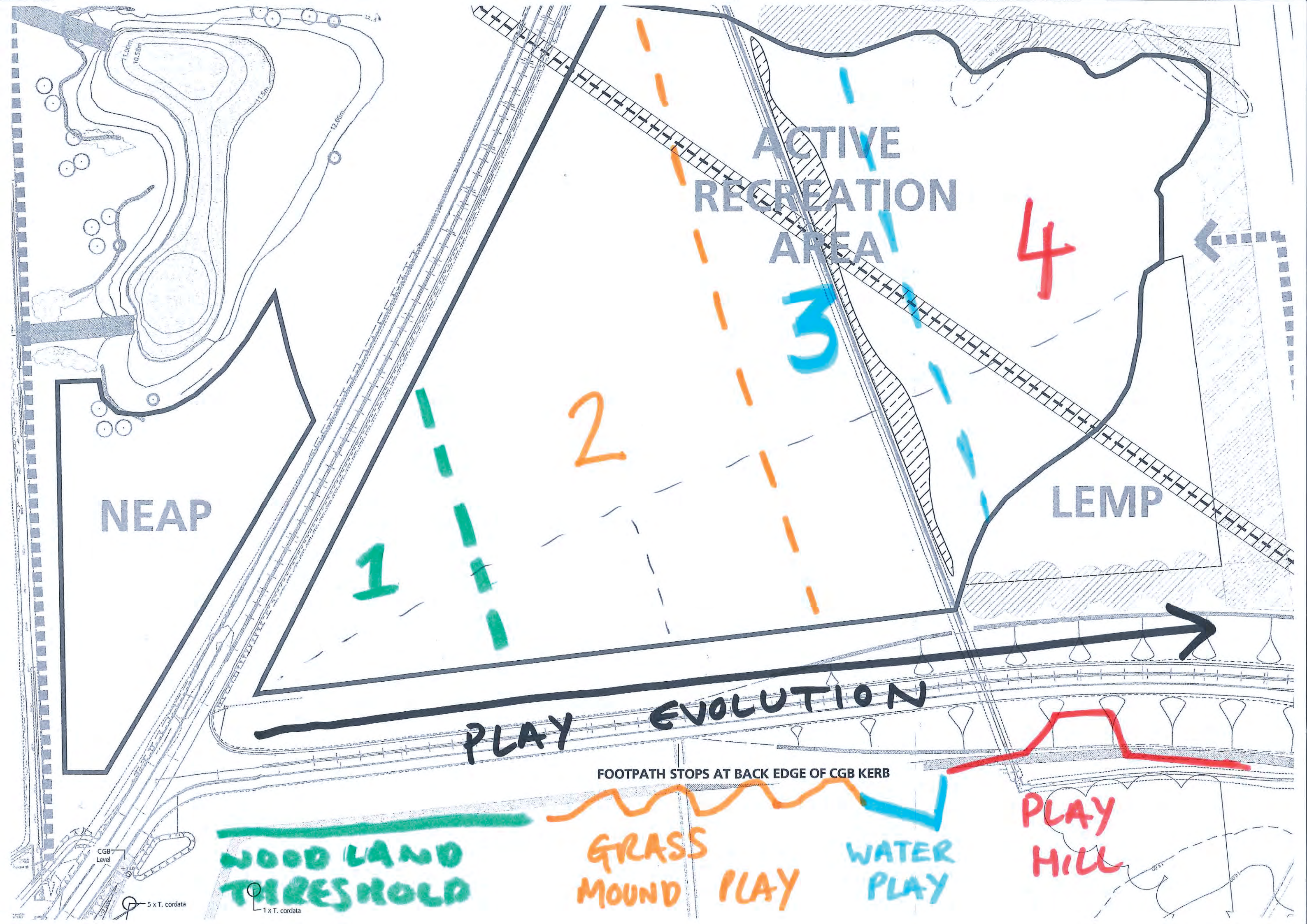


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DAVID JARVIS ASSOCIATES

1818-CLAY FARM
 ACTIVE RECREATION AREA
 STRATEGIC DIAGRAM
 SCALE - 1:1000



ACTIVE
RECREATION
AREA

4

3

2

1

NEAP

LEMP

PLAY EVOLUTION

FOOTPATH STOPS AT BACK EDGE OF CGB KERB

WOOD LAND
THRESHOLD

GRASS
MOUND PLAY

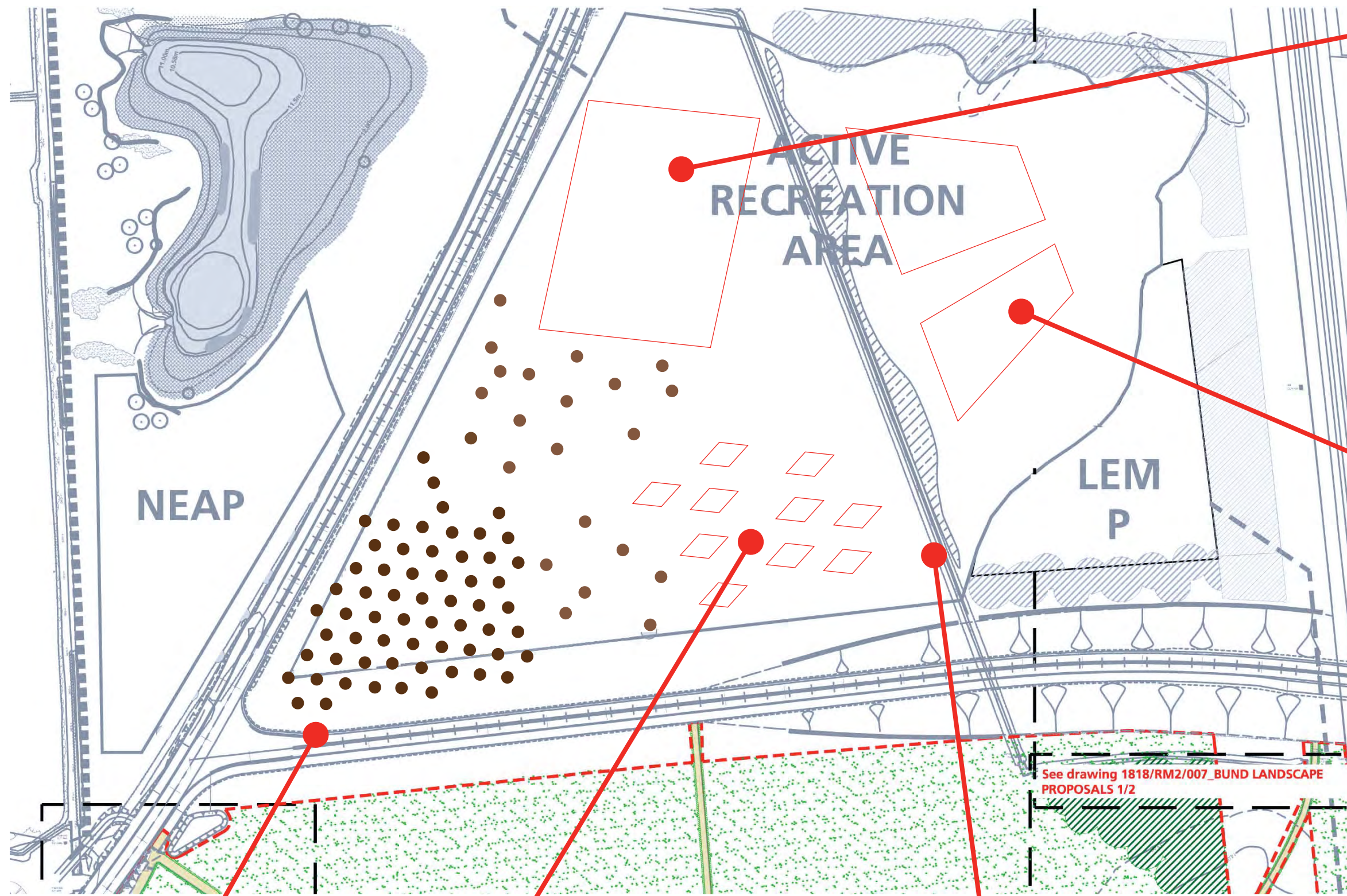
WATER
PLAY

PLAY
HILL

CGB
Level

5 x T. cordata

1 x T. cordata



Sunken/ raised edge area gently banked on most sides with some terraced areas for seating.



Large earthworks with built in features



Grid of trees fading out into more naturalistic placing



Small geometric earth mounds

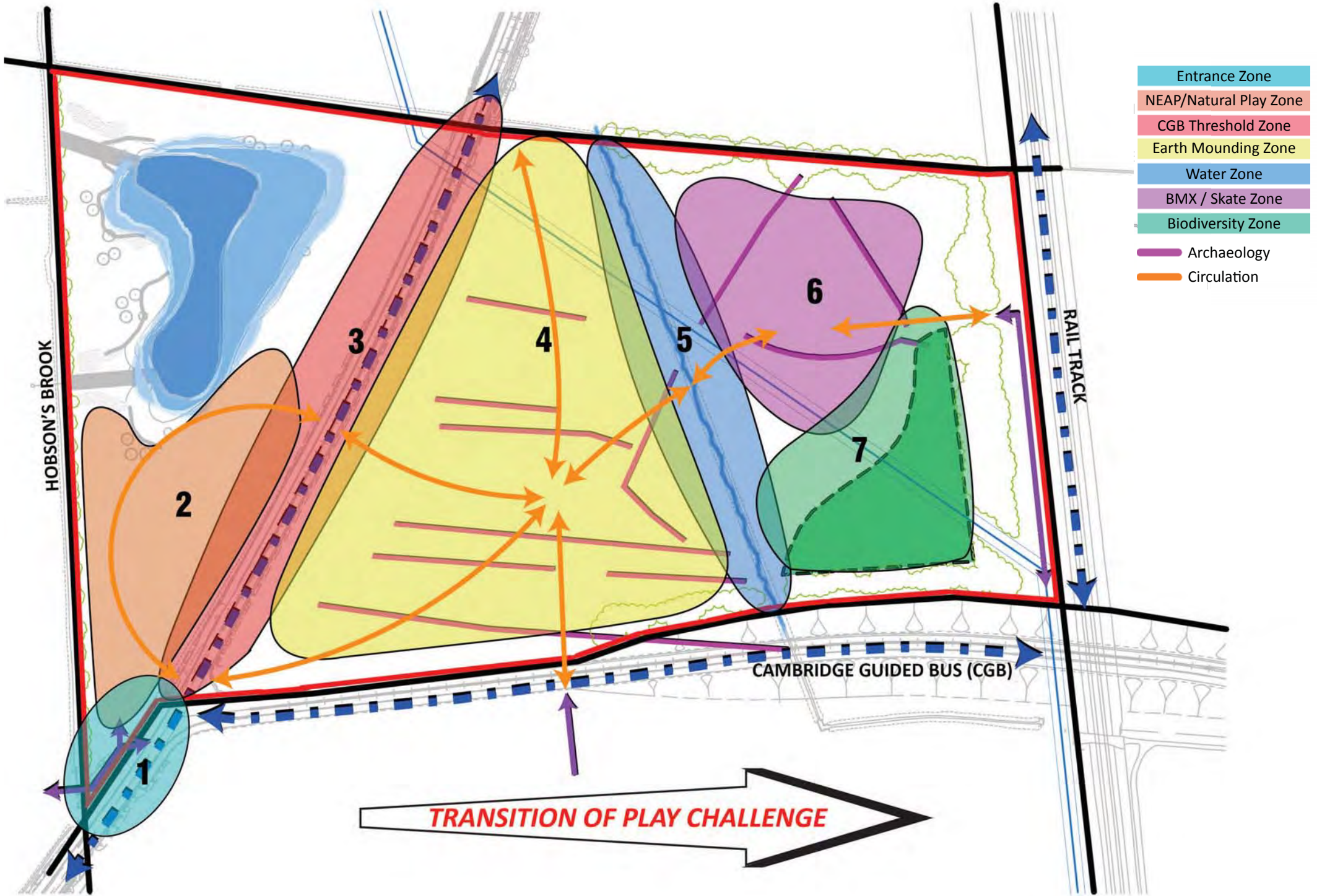
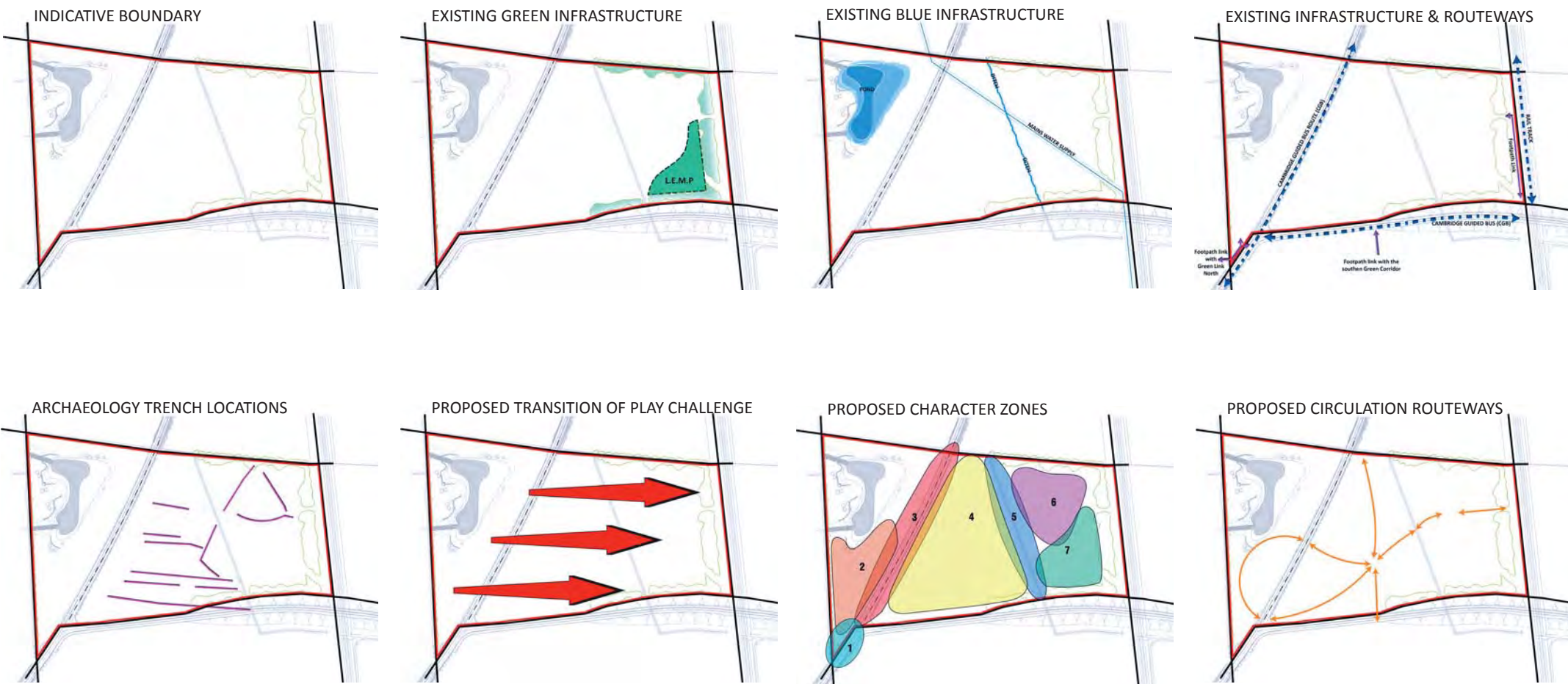


River banks widened to create play opportunities



NB: DRAWING NOT TO SCALE

CLAY FARM - ACTIVE RECREATION AREA - CONCEPTUAL APPROACH



Drawing Revision

Client
COUNTRYSIDE PROPERTIES (UK) LTD

Drawing Title
ACTIVE RECREATION AREA, CONCEPTUAL APPROACH

Project
ACTIVE RECREATION AREA,
CLAY FARM, CAMBRIDGE

Scale
1:1000

Sheet Size
A1

Date
JAN. 2014

Drawing No.
1818/ARA/002

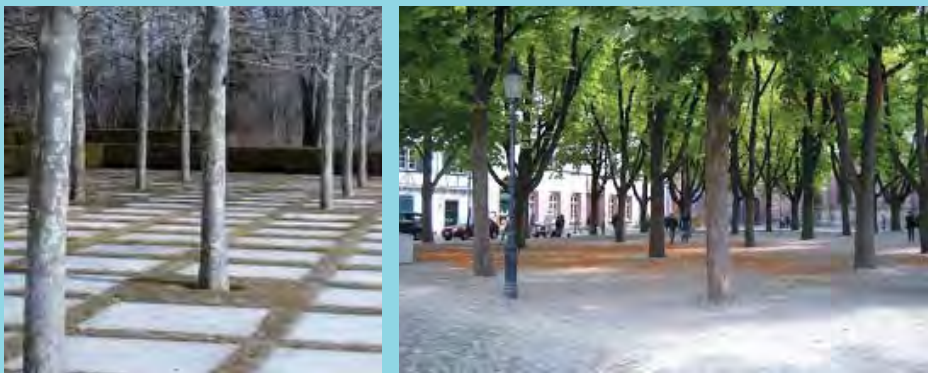
Revision

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CLAY FARM - ACTIVE RECREATION AREA - PRECEDENT IMAGES

ENTRANCE ZONE



NEAP / NATURAL PLAY ZONE



CGB THRESHOLD ZONE



EARTH MOUNDING ZONE



WATER ZONE



BMX / SKATE ZONE



BIODIVERSITY ZONE



Drawing Revision

Client
COUNTRYSIDE PROPERTIES (UK) LTD

Drawing Title
ACTIVE RECREATION AREA, PRECEDENT IMAGES

Project
ACTIVE RECREATION AREA,
CLAY FARM, CAMBRIDGE

Scale NTS	Sheet Size A1	Date JAN. 2014
Drawing No. 1818/ARA/003		Revision

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Appendix ii. Approved Open Space Maintenance rates (24th November 2011)



CLAY FARM, CAMBRIDGE

s106 OPEN SPACE CONTRIBUTIONS

Outline Planning Permission Ref 07/0620/OUT
November 2011

CONTENTS:

- 1. INTRODUCTION**
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- 3. OPEN SPACE CONTRIBUTIONS**
- 4. PLAY AREAS**
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Tables

1. Public open space contributions
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3. Play area contributions
4. Green Corridor contributions

Appendices:

1. Schedule 3 Part D
2. Schedule 19 Remedy of Defect Process
3. Public Open Space Maintenance Rates
4. Cost Breakdowns for Open spaces and Green Corridor

1. INTRODUCTION

1.1 This Open Space Maintenance Schedule of Rates is submitted in respect of Schedule 3 of the s106 for Clay Farm, Cambridge (ref 07/0620/OUT). It concerns the contributions payable to Cambridge City Council for the future maintenance of existing and proposed landscape features within the Clay farm development.

1.2 A copy of the Deed can be found at Appendix 1; this defines many of the contributions required. A copy of Schedule 3 Part D can be found at Appendix 2. A copy of Schedule 19 Remedy of Defect Process can be found at Appendix 3.

1.3 Fixed contributions defined in the s106 are:

Ecological Mitigation Measures Maintenance Payment	£37,855.00
Allotments Maintenance Payment	£15,000.00
Community Gardens Maintenance Payment	£15,000.00
Plantations Maintenance Payment	£378,000.00
Street trees Maintenance Payment	£504.00/tree

These contributions are fixed and therefore are given no further consideration in this document.

1.4 The following contributions are defined as being “calculated in accordance with the Open Space Schedule of Rates but not exceeding the sum of...”

Hobson’s Brook Green Corridor	£2,035,152.00
Public Open Space Maintenance Payment	£1,000,000.00
Play Areas Maintenance Payment	£846,000.00

These are the maximum contributions payable and not fixed. They are therefore are given further consideration in this document.

1.5 The document defines the contributions for the various elements. When a transfer is made the amount payable will include for all relevant elements and would comprise:

- The amount for the public open spaces as defined in Table 1;
- Payments for any additional public open space to be transferred in accordance with the schedule of rates included in Appendix 4 up to the maximum 10% defined in Table 2;
- The amount for any NEAP, SLEAP, LEAP or LAP as defined in Table 3; and
- The amount for any part of the Green Corridor as defined in Table 4.

2. PARCELS AND OPEN SPACES

- 2.1 The parcels and open spaces are taken from the approved Design Code (May 2011). See Figure 1 below.

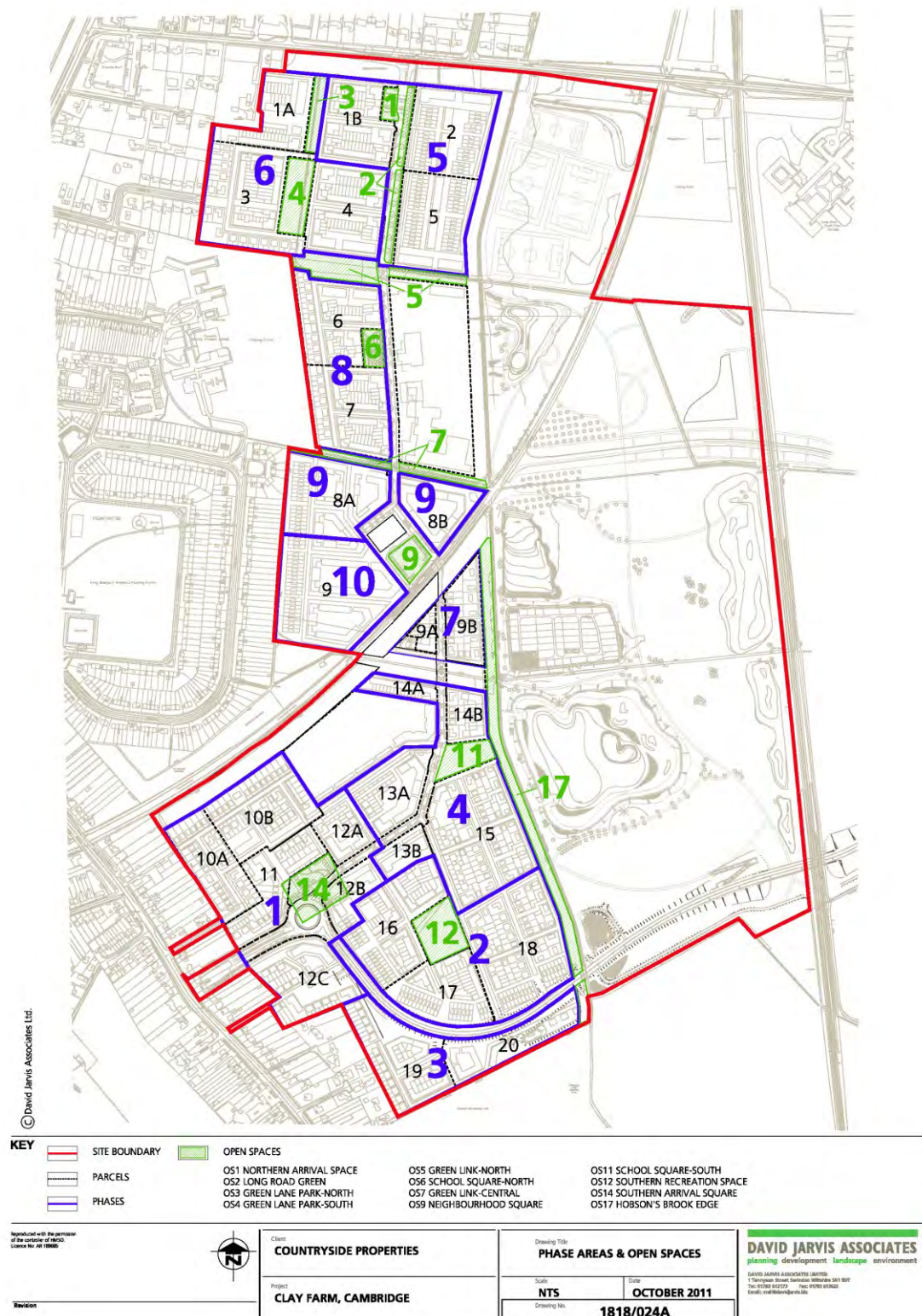


Figure 1 – Parcels and open spaces

3. OPEN SPACE CONTRIBUTIONS

- 3.1 The public open space costs shown on Table 2 below are derived from the layouts in the approved Design Code (20th May 2011). More detailed information exists for OS17 Hobson's Brook Edge as part of the recently approved Reserved Matters application (11/0161/REM); this has been used in place of the Design Code information.
- 3.2 The rates used to generate the cost per public open space are based on those agreed with Cambridge City Council and have been added to where necessary. They are annual and are scheduled at Appendix 4.
- 3.3 All rates shown in Appendix 4 are annual and are subject to a 12 year multiplier as agreed with Cambridge City Council.
- 3.4 As requested by Cambridge City Council where a play area falls within a public open space the curtilage of the play area is included in those costs. The litter picking rate for OS6, 9, 12 and the Active Recreation Area has been increased from 20 visits per annum to 52. The maintenance cost for the play area and / or LAP is allowed for separately.
- 3.5 The breakdown of the contribution estimates for each public open space can be found at Appendix 5.

Table 1 – Public open space contributions

Public open space ID	Public open space name	Contribution
OS1	Northern Arrival Space	£29,566.08
OS2	Long Road Green	£6,093.48
OS3	Green Lane Park - North	£24,018.36
OS4	Green Lane Park - South	£48,635.88
OS5	Green Link North	£37,779.12
OS6	School Square North	£38,502.58
OS7	Green Link Central	£75,571.68
OS9	Neighbourhood Square	£104,151.46
OS11	School Square South	£73,289.04
OS12	Southern Recreation Space	£78,122.14
OS14	Southern Arrival Square	£145,319.28
OS17	Hobson's Brook Edge	£110,350.44
	TOTAL	£771,399.53

- 3.6 The total cost is £771,399.53; this is less than the £1,000,000.00 maximum figure stated in the s106.

- 3.8 An additional 10% contribution has been allowed for to cover incidental areas of open space that emerge as part of the development of the site. This additional contribution would total £77,139.95. The additional contribution per parcel as a percentage of the £77,139.95 is shown in Table 2 below. The percentage rate is based upon the number of dwellings in each parcel as a proportion of the total 2,230 units.

Table 2 – Maximum additional contributions by parcel

Parcel	Percentage of additional public open space contribution	Maximum additional public open space contribution
1a	2.96	£2,281.02
1b	3.72	£2,868.56
2	4.66	£3,594.33
3	5.65	£4,354.67
4	4.44	£3,421.53
5	4.35	£3,352.41
6	4.44	£3,421.53
7	4.61	£3,559.77
8a	8.60	£6,635.69
8b	4.44	£3,421.53
9a	0.45	£345.61
9b	1.75	£1,347.88
10a	1.16	£898.58
10b	4.53	£3,490.65
11	2.33	£1,797.17
12a	1.39	£1,071.39
12b	1.57	£1,209.63
12c	2.64	£2,039.09
13a	2.37	£1,831.73
13b	0.99	£760.34
14a	0.49	£380.17
14b	1.08	£829.46
15	6.23	£4,803.97
16	3.99	£3,075.92
17	2.91	£2,246.46
18	5.42	£4,181.87
19	3.27	£2,522.95
20	2.37	£1,831.73
21	7.21	£5,564.31
TOTAL	100%	£77,139.95

4. PLAY AREAS

- 4.1 In addition to the public open space contributions listed in Table 2 a contribution towards the maintenance of formal play areas must be added. Rates for LEAPs, SLEAPs, and the NEAP have been agreed with Cambridge City Council. These are scheduled at Appendix 3.
- 4.2 All rates shown in Appendix 3 are annual and are subject to a 12 year multiplier as agreed with Cambridge City Council.
- 4.3 The cost for the maintenance of LAPs is broadly comparable to LEAPs, as they require the same number of visits and operations. An amount of £1,600 per LAP has been included as a provisional figure.
- 4.4 The number of LAPs throughout the site is undefined. An allowance of twenty LAPs has therefore been made.
- 4.5 Table 3 shows total contributions by play area type. The figures shown are the total contribution, ie the annual rate shown in Appendix 3 multiplied by the 12 year multiplier.

Table 3 – Play area contributions

Play area	Contributions
SLEAP in Green Lane Park South (OS4)	£25,200.00
LEAP in School Square North (OS6)	£21,996.00
LEAP in School Square South (OS11)	£21,996.00
SLEAP in the Southern Recreation Space (OS12)	£25,200.00
LAPs – allowance for twenty at £19,200 per site	£384,000.00
TOTAL	£478,392.00

5. GREEN CORRIDOR

- 5.1 The Green Corridor to the east of Hobson's Brook is divided into four main areas as defined in the approved Phasing Strategy (January 2011), submitted in regard to Condition 5 of the outline planning consent for Clay Farm (07/0620/OUT);
- Area 1 includes Pond 1, the allotments, LEM O and P, and the southern-most quarter of the Green Corridor;
 - Area 2 includes Pond 2 and the area where the CGB crosses Hobson's Brook;
 - Area 3 includes Ponds 3 and 4 and the Secondary School Pitches; and
 - The Active Recreation Area which includes the NEAP and the adventure play facilities north of the CGB Link
- See Figure 2.
- 5.2 These areas have been costed using the figures scheduled at Appendix 4. As with the public open spaces these costs are derived from the layouts in the approved Green Corridor Strategic Landscape Proposals (November 2010), submitted in respect to Condition 11, and the Design Code (20th May 2011).
- 5.3 More detailed information exists for the southern half of the Green Corridor as part of the recently approved Reserved Matters application Green Corridor (South) (11/0319/REM); this has been used in place of the C11 / Design Code information.
- 5.4 As requested by Cambridge City Council the curtilage of the NEAP is included in the Green Corridor costs. The maintenance cost for the NEAP is allowed for separately.
- 5.5 A breakdown of the Green Corridor estimate can be found at Appendix 5.

Table 4 – Green Corridor contributions

Phase	Green Corridor contribution	NEAP contribution	TOTALS
Phase 1	£764,654.76		£764,654.76
Phase 2	£222,166.92		£222,166.92
Phase 3	£245,275.80		£245,275.80
Active Recreation Area	£312,398.16	£66,000.00	£378,398.16
	1,544,495.64		£1,610,495.16

- 5.6 A rate of £1,381.16 for the maintenance of LEM P is included in Appendix 4. This is derived from 4,094m² of species rich grassland at £0.14/m², 320 lin m of fencing at £2.40/lin m, and 1no gate at £40.00. This is annual and subject to a 12 year multiplier as agreed with Cambridge City Council. The total contribution for LEM P is £16,573.92.

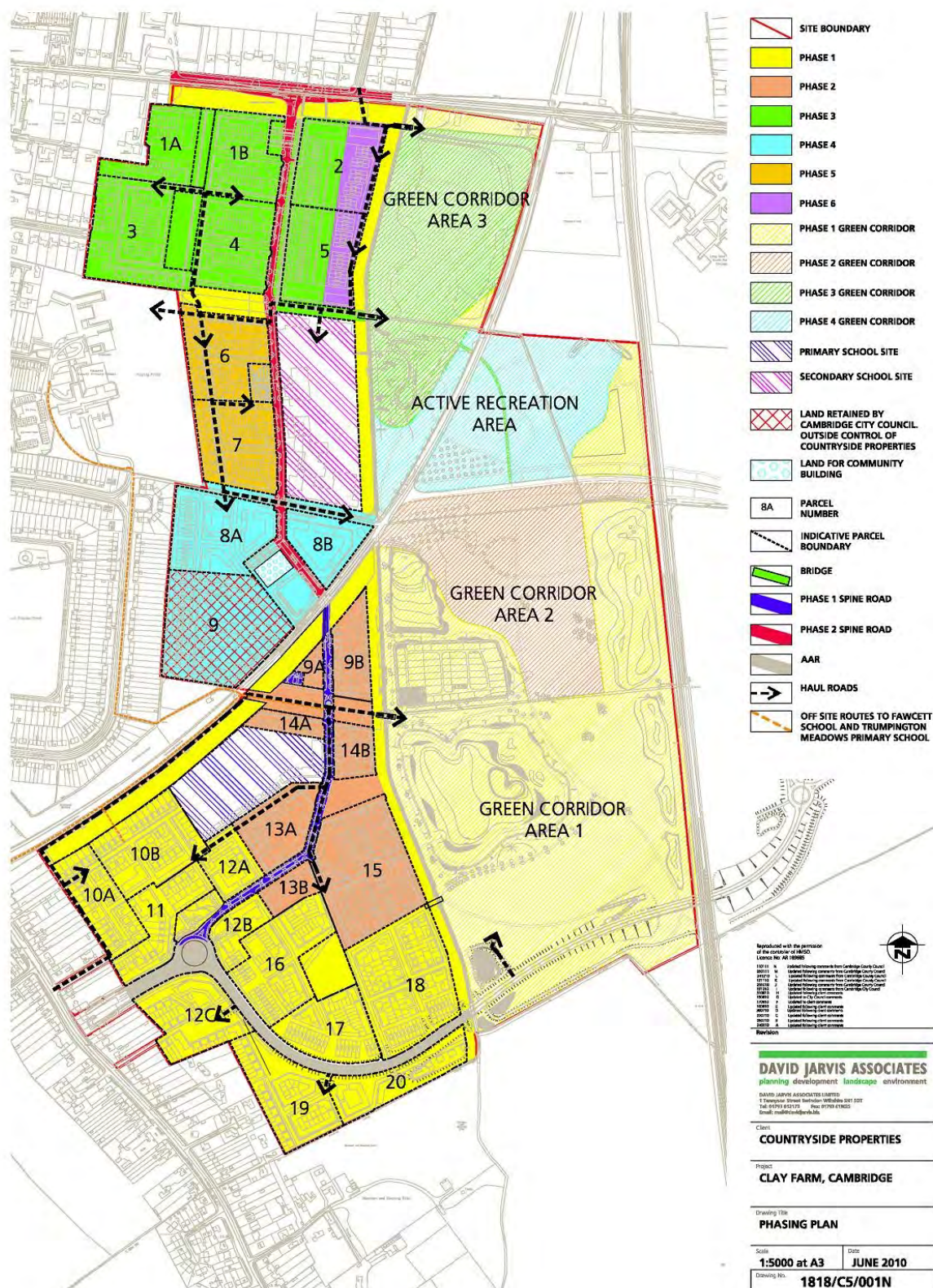


Figure 2 – Green Corridor phases

APPENDIX 1
SCHEDULE 3 PART D

Centre Notice, either party may refer the matter to a Specialist under the provisions of Clause 12 of this Deed.

- 6.11 Provided that if by the application of the Formula the Health Centre Subsidy is a negative amount no payment will be due from either the City Council or the Owner.
- 6.12 If the City Council does not provide the Health Centre it shall pay the Health Centre Subsidy to the PCT (or holder of the PCT Lease if different) on receipt of the Health Centre Subsidy (if this has been paid by the Owner to the City Council).
- 6.13 In the event of the City Council not providing the Health Centre the Council and the Owner shall use reasonable endeavours to agree any revision of the amount of the Health Centre Subsidy and if they are unable to agree such a revision either party may refer the matter to a Specialist under the provisions of Clause 12 of this Deed subject always to the Health Centre Subsidy being the maximum figure of £1,010,770.
- 6.14 The City Council shall serve advance notice on the Owner of at least 20 Business Days of the Opening Date of the Health Centre.

D. Open Space, Ecological Mitigation, Trees and Play Areas

Open Space Maintenance Schedule of Rates

- 7. The Owner covenants with the City Council the following:
 - 7.1 to submit a draft Open Space Maintenance Schedule of Rates to the City Council for its written approval within three (3) months of the date of the grant of the Permission;
 - 7.2 to use reasonable endeavours to obtain from the City Council written approval of the draft Open Space Maintenance Schedule of Rates including resubmitting a further draft of the draft Open Space Maintenance Schedule of Rates (if the Council requires modification of the same) as soon as reasonably practicable after submission and in any event within 20 Business Days of submitting the draft Open Space Maintenance Schedule of Rates or receiving notice from the City Council that it requires modification; and

7.3 notwithstanding the provisions of paragraph 7.2 above, the Owner will ensure that the Open Space Maintenance Schedule of Rates is agreed with the City Council prior to Implementation.

8. The Owner hereby covenants with the City Council that it will pay to the City Council such of the following sums as they become due and payable pursuant to this Schedule 3 Index Linked on the following corresponding dates as follows:

Ecological Mitigation Measures Payment

- 8.1 the Ecological Mitigation Measures Payment by way of the following two instalments:

8.1.1 eighteen thousand, nine hundred and twenty eight pounds (£18,928) to be paid on the Implementation Date First Dwelling ; and

8.1.2 eighteen thousand, nine hundred and twenty seven pounds (£18,927) to be paid on the later of:

(a) 24 months after the date referred to in paragraph 8.1.1 above; or

(b) the 200th Dwelling Occupation Date.

- 8.2 The Owner covenants with the City Council to provide security in accordance with Clause 22 on the Implementation Date First Dwelling to secure the payments pursuant to paragraph 8.1.2 of this Schedule

Ecological Mitigation Measures Maintenance Payment

- 8.3 the Ecological Mitigation Measures Maintenance Payment to be paid within 10 Business Days of receipt of notification by the City Council of the completion of the Ecological Mitigation Measures.

Hobson's Brook Green Corridor Payment

- 8.4 the appropriate proportion of the Hobson's Brook Green Corridor) Payment calculated in accordance with the Open Space Maintenance Schedule of Rates (as agreed by the City Council pursuant to paragraph 7.3 of Part 1 of Schedule 3) to be paid to the City Council on the date of completion of any

Phase Lease which includes any part of the Hobson's Brook Green Corridor (Blue Line)

Public Open Space Maintenance Payment

- 8.5 the appropriate proportion of the Public Open Space Maintenance Payment calculated in accordance with the Open Space Maintenance Schedule of Rates (as agreed by the City Council pursuant to paragraph 7.3 of Part 1 of Schedule 3) to be paid to the City Council on the date of completion of any transfer which includes any Public Open Space

Play Areas Maintenance Payment

- 8.6 the appropriate proportion of the Play Areas Maintenance Payment calculated in accordance with the Open Space Maintenance Schedule of Rates (as agreed by the City Council pursuant to paragraph 7.3 of Part 1 of Schedule 3) to be paid to the City Council on the date of completion of any Phase Lease or transfer which includes any Play Areas (including for the avoidance of doubt any Play Area within the Hobson's Brook Green Corridor (Blue Line))

Allotments Maintenance Payment

- 8.7 the Allotments Maintenance Payment to be paid to the City Council on the date of completion of the Phase Lease which includes the Allotments

Community Gardens Maintenance Payment

- 8.8 the Community Gardens Maintenance Payment to be paid on the date of completion of the first transfer of any part of the Community Gardens to the City Council

Plantations Maintenance Payment

- 8.9 the appropriate proportion of the Plantations Maintenance Payment which shall be the same proportion as the relevant area of the Plantations being transferred or leased (as applicable) bears to the total area of the Plantations (including for the avoidance of doubt any Plantations within the Hobson's Brook Green Corridor (Blue Line)) to be paid to the City Council on

the date of completion of the Phase Lease or the date of transfer of any area which includes Plantations including (for the avoidance of doubt any Plantations within the Hobson's Brook Green Corridor (Blue Line)).

Balance of Payments

8.10 The Owner covenants with the Councils to pay the balance of the following payments to the City Council not later than 12 months from the date of submission by the Owner to the Council of the final Reserved Matters Application which includes 50 or more Dwellings:

8.10.1 the Hobson's Brook Green Corridor Payment;

8.10.2 the Public Open Space Maintenance Payment;

8.10.3 the Play Areas Maintenance Payment;

8.10.4 the Allotments Maintenance Payment; and

8.10.5 the Plantations Maintenance Payment.

Street Trees Maintenance Payment

8.11 the Owner hereby covenants with the City Council that it will pay the Street Trees Maintenance Payment Index Linked prior to issue of a final certificate by the County Council pursuant to an agreement under Section 38 of the Highways Act 1980 in connection with part of the highway on which the Street Trees are to be provided.

E. Sports Provision

9. The Owner hereby covenants with the County Council that it will pay to the County Council such of the following sums as they become due and payable pursuant to this Schedule 3 Index Linked on the following corresponding dates as follows:

STP Contribution

9.1 the STP Contribution to be paid on:

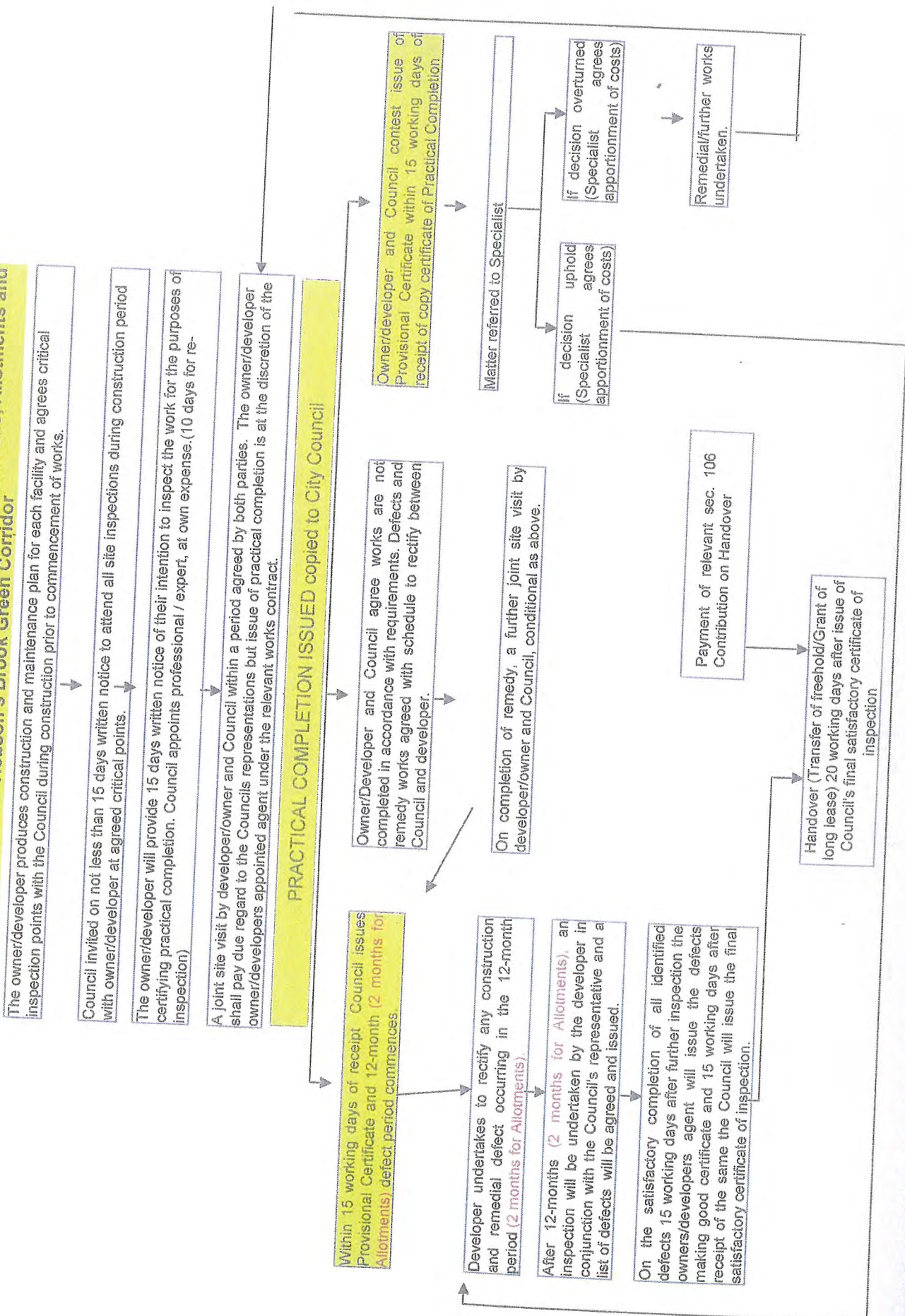
APPENDIX 2

SCHEDULE 19 REMEDY OF DEFECT PROCESS

Wednesday, 28 October 2009

Remedy of defect/handover process

Public Open Spaces, Play Areas, Community Gardens, Plantations, Allotments and Hobson's Brook Green Corridor



APPENDIX 3**PUBLIC OPEN SPACE MAINTENANCE RATES**

NOTE : All rates are annual		Unit	Rate
1	Tree / scrub / hedge planting		
1.1	Woodland (transplants at 2m c/s with 10% feathers/standards and rabbit protection)	m ²	£0.36
1.2	Scrub (transplants at 1m c/s and rabbit guards)	m ²	£0.45
1.3	Hedgerow	lin m	£1.20
1.4	Individual trees (selected/heavy standard)	No.	£2.00
1.5	Parkland trees (extra heavy standard)	No.	£15.00
1.6	Willow (selected/heavy standard)	No.	£15.00
1.7	Ornamental shrub planting with mulch	m ²	£1.80
1.8	Semi Mature tree	No.	£20.00
1.9	Bulb planting	m ²	£0.12
1.10	Orchard variety trees (2yr old)	No.	£15.00
2	Boundary treatments		
2.1	Fencing (post and rail)	Lin m	£2.40
2.2	Field gates	No.	£40.00
2.3	Bollards	No.	£6.00
2.4	1200mm high steel railing fence	Lin m	£1.00
2.9	3m wide maintenance gate	Lin m	£1.00
2.5	Kneerail	Lin m	£1.00
2.6	Self closing gates to match dog proof railings	No.	£40.00
2.7	School pitch boundary fence	Lin m	£1.00
2.8	Fencing (post and wire)	Lin m	£2.40
2.10	Trellis	Lin m	£2.40
3	Grassland / pasture		
3.1	Grassland managed for amenity	m ²	£0.15
3.2	Grassland managed for nature conservation	m ²	£0.10
3.3	Aquatic and marginal vegetation	m ²	£0.70
3.4	Wild flower meadow managed for nature conservation	m ²	£0.14
3.5	LEM P	item	£1,381.16

NOTE : All rates are annual		Unit	Rate
4	Surfaces		
4.1	Leisure route – shared, cyclists and pedestrians (1.8m wide surfaced, tar spray and chip)	Lin m	£3.00
4.1a	As above	m ²	£1.67
4.2	Path – cyclists and pedestrians (1.8m wide hoggin)	Lin m	£2.00
4.2a	As above	m ²	£1.11
4.3	Path – cyclists and pedestrians (3m wide hoggin)	Lin m	£4.00
4.3a	As above	m ²	£1.33
4.4	Path – cyclists and pedestrians (2m wide hoggin with 0.5m reinforced grass either side)	Lin m	£3.00
4.4a	As above	m ²	£1.00
4.5	Mown grass footpath	Lin m	£0.15
4.6	Reinforced grass surface	m ²	£3.00
4.7	Block paving	m ²	£3.00
4.8	Granite strips/Edging	m ²	£5.00
4.9	Decking	m ²	£3.00
4.10	Access route (3m wide SMA)	m ²	£1.67
5	Minor earthworks		
5.1	Ditches and swales	Lin m	£1.50
6	Site furniture and equipment		
6.1	Junior play area / LEAP	No.	£1,833.00
6.2	Enhanced junior play area / SuperLEAP	No.	£2,100.00
6.3	Neighbourhood play area (inc. trim trail) / NEAP	No.	£5,500.00
6.4	LAP	No.	£1,600.00
6.5	Small – medium sized skate park/BMX	No.	£2,290.00
6.6	Climbing stones (based on 3 stones from the HAGS Climb Stone Range, including delivery, installation and concrete bases)	Item	£1,055.00
6.7	Interpretation boards	No.	£75.00
6.8	Bins	No.	£35.00
6.9	Signage	Item	£450.00
6.10	Dog bins	No.	£40.00

NOTE : All rates are annual		Unit	Rate
6.11	Benches	No.	£40.00
6.12	Bridges	No.	£2,000.00
6.13	Water safety equipment	No.	£20.00
6.14	Cycle stand (set of 5)	No.	£50.00
6.15	Bespoke / central open space feature	No.	£1,055.00
6.16	Football pitch goals and markings	No.	£1,377.00
6.17	Adventure play area	No.	£1,833.00
6.18	Informal sports court	No.	£1,833.00
6.19	Allotment drainage system	Item	£2,295.00
6.20	Bird screen feature (to replace 6.12 above)	No.	£1,055.00
6.21	Allotment raised beds – horizontal beds	Item	£1,055.00
6.23	Allotment raised beds – vertical beds	Item	£1,055.00
6.24	Hibernacula	No.	£62.00
6.25	Gravel / stone ditch base	m ²	£1.33
6.26	Timber weir	item	£450.00
7	Litter picking		
7.1	20 occasions per annum @ 0.002 per m ² per visit	m ²	£0.04

APPENDIX 4

COST BREAKDOWNS FOR OPEN SPACES AND GREEN CORRIDOR

OPEN SPACE 1 - NORTHERN ARRIVAL SQUARE

[illegible]

OPEN SPACE 2 - LONG ROAD GATE

	ITEM	COMMUTED SUM QUANTITY	UNIT	RATE	TOTAL
1	EARTHWORKS				
1.1	HERBICIDE TREATMENT exc. existing ditches				
2	GRASSLAND / WILDFLOWER				
2.1	AMENITY GRASSLAND	2,553.00	m2	0.15	382.95
	MAINTENANCE (litter pick) (20 ocassions @ £0.002/ m²/ visit)	3,121.00	m2	0.04	124.84
	TOTAL	TOTAL (ANNUAL)			507.79
	NOTE: General Exclusions:	TOTAL (12 YEAR MULTIPLIER)			6,093.48
	Drainage earthworks including swale and existing ditch Spine Road Trees and associated root barriers not included				
	Prices do not include VAT				

OPEN SPACE 3 - GREEN LANE PARK NORTH

	ITEM	COMMUTED SUM QUANTITY	UNIT	RATE	TOTAL
1	EARTHWORKS				
1.1	HERBICIDE TREATMENT exc. existing ditches				
1.2	TOPSOIL STRIP average 300mm deep, store on site Hoggin surface & Block paving area (300mm deep) Grassed banks				
1.3	EXCAVATE SUBSOIL to reduce levels for: Ramp and banks				
1.4	FILL SUBSOIL to make up levels for: Ramp and banks				
1.5	SPREAD TOPSOIL from on site stores to 150mm depth Grassed banks				
2	PLANTING				
2.1	Clear gap in existing hedgerow				
2.2	TREES Extra Heavy Standard (14-16cm gir Extra Heavy Standard (18-20cm gir	10.00 11.00	No. No.	15.00 15.00	150.00 165.00
2.3	ROOTBARRIERS FOR TREES WITHIN PAVING OR WITHIN 3M OF PAVING - ADDITIONAL RATE AS REQUI Root Directors - 1050 Linear root barrier - Reroot1000 1m deep				
2.4	BULB PLANTING	529.00	m2	0.12	63.48
2.5	EXISTING HEDGE TO BE RETAINED	102.00 lin m		1.20	122.40
3	GRASSLAND / WILDFLOWER				
3.1	AMENITY GRASSLAND	2,160.00	m2	0.15	324.00
4	ACCESS / HARD SURFACES				
4.1	PATHWAYS Block Paving Block edging Block paving steps	101.00	m2	3.00	303.00
4.2	Self binding gravel/Hoggin Timber edging	113.00	m2	1.33	150.29
5	SITE FURNITURE & EQUIPMENT				
5.1	LITTER BINS TIMBER LITTER BINS - Woodscape : DOG BINS	1.00 1.00	No. No.	35.00 40.00	35.00 40.00
5.2	SEATS TIMBER SEATS - Woodscape Type :	6.00	No.	40.00	240.00
5.3	BOLLARDS TIMBER BOLLARD - Woodscape sq REMOVABLE BOLLARD	4.00 2.00	No. No.	6.00 6.00	24.00 12.00
5.4	RAILINGS 1200mm high steel railing	271.00	lin m	1.00	271.00
	MAINTENANCE (litter pick) (20 occasions @ £0.002/ m²/ visit)	2,534.00	m2	0.04	101.36
	TOTAL	TOTAL			2,001.53
	NOTE: General Exclusions:	TOTAL (12 YEAR MULTIPLIER)			24,018.36

OPEN SPACE 4 - GREEN LANE PARK SOUTH					
	ITEM	COMMUTED SUM			
		QUANTITY	UNIT	RATE	TOTAL
1	EARTHWORKS				
1.1	HERBICIDE TREATMENT exc. existing ditches				
1.2	TOPSOIL STRIP average 300mm deep, store on site Hoggin surface & Block paving area (300mm deep) LEAP Safety Surface LEAP Mound Ramp and banks				
1.3	FILL SUBSOIL to make up levels for: LEAP Mound Ramp and banks				
1.4	SPREAD TOPSOIL from on site stores to 150mm depth LEAP Mound Grassed banks				
2	PLANTING				
2.1	Clear gap in existing hedgerow				
2.2	TREES Extra Heavy Standard Extra Heavy Standard	15.00 6.00	No. No.	15.00 15.00	225.00 90.00
2.3	ROOTBARRIERS FOR TREES WITHIN PAVING OR WITHIN 3M OF PAVING - ADDITIONAL RATE AS REQUIRED Root Barrier - Reroot1000 1m deep Root Directors - 1050				
2.4	ORNAMENTAL PLANTING	125.00	m2	1.80	225.00
2.5	BULB PLANTING	350.00	m2	0.12	42.00
2.6	EXISTING HEDGE TO BE RETAINED	109.00 lin m		1.20	130.80
3	GRASSLAND / WILDFLOWER				
3.1	AMENITY GRASSLAND	3,737.00	m2	0.15	560.55
4	ACCESS / HARD SURFACES				
4.1	PATHWAYS Block Paving Block edging	394.00	m2	3.00	1,182.00
4.2	Self binding gravel/H Timber edging	152.00	m2	1.33	202.16
4.3	SAFETY SURFACE Bark Timber edging	INCLUDED WITHIN OVERALL LEAP COMMUTED SUM			
5	SITE FURNITURE & EQUIPMENT				
5.1	BINS TIMBER LITTER BINS DOG BINS	3.00 1.00	No. No.	35.00 40.00	105.00 40.00
5.2	SEATS TIMBER SEATS - Wood	8.00	No.	40.00	320.00
5.3	BOLLARDS TIMBER BOLLARD - 1 REMOVABLE BOLLARD	4.00 2.00	No. No.	6.00 6.00	24.00 12.00
5.4	RAILINGS 1200mm high steel railing	0.00	lin m	1.00	0.00
	Dog proof railings as above	161.00	lin m	1.00	161.00
	Self closing gates	2.00	No.	40.00	80.00
5.5	INFORMATION SIGNS	1.00	item	450.00	450.00
6	PLAY EQUIPMENT				
6.1	TIMBERPLAY Jumping Discs (6.06000)				
6.2	TIMBERPLAY Timberwood Tangle (6.50020)				
6.3	TIMBERPLAY Swing	OVERALL SLEAP PLAY AREA COMMUTED SUM			
6.4	TIMBERPLAY Climber	1.00	item	2,100.00	0.00
6.5	TIMBERPLAY Balance Blocks (6.51700) Note: Timberplay equipment includes installation				
6.6	Delivery and Setup				
6.7	BESPOKE Stepping Log Walk				
7	BESPOKE ITEMS				
7.1	WATER FEATURE	0.00	No.	1,055.00	0.00
	MAINTENANCE (litter pick) (20 occasions @ £0.002/ m2/ visit)	5,087.00	m2	0.04	203.48
TOTAL	TOTAL				4,052.99
NOTE: General Exc TOTAL (12 YEAR MULTIPLIER)					48,635.88

OPEN SPACE 5 - GREEN LINK NORTH

	ITEM	COMMUTED SUM QUANTITY	UNIT	RATE	TOTAL
1	EARTHWORKS				
1.1	HERBICIDE TREATMENT exc. existing ditches				
1.2	TOPSOIL STRIP average 300mm deep, store on site Whole site exc. existing planting in preperation for earthworks priced elsewhere				
1.3	SPREAD TOPSOIL from on site stores to 150mm depth Grassland				
1.4	SPREAD TOPSOIL from on site stores to 300mm depth Woodland Planting				
2	PLANTING				
2.1	TREES Extra Heavy Standard (14-16cm girth)	2.00	No.	15.00	30.00
2.2	SCRUB PLANTING	1,519.00	m2	0.45	683.55
2.3	ROOTBARRIERS FOR TREES WITHIN PAVING OR WITHIN 3M OF PAVING - ADDITIONAL RATE AS REQ Linear root barrier - Reroot1000 1m deep				
2.4	EXISTING PLANTATION TO BE RETAINED	2,303.00	m2	0.36	829.08
3	GRASSLAND / WILDFLOWER				
3.1	AMENITY GRASSLAND	2,499.00	m2	0.15	374.85
4	ACCESS / HARD SURFACES				
4.1	PATHWAYS Self binding gravel/Hoggin Timber edging	462.00	m2	1.33	614.46
5	SITE FURNITURE & EQUIPMENT				
5.1	BINS Dog Bin	1.00	No.	40.00	40.00
5.2	BOUNDARY Timber kneerail	305.00	lin m	1.00	305.00
	MAINTENANCE (litter pick) (20 occassions @ £0.002/ m²/ visit)	6,783.00	m2	0.04	271.32
	TOTAL	TOTAL			3,148.26
	NOTE: General Exclusions:	TOTAL (12 YEAR MULTIPLIER)			37,779.12

OPEN SPACE 6 - SCHOOL SQUARE NORTH

	ITEM	COMMUTED SUM QUANTITY	UNIT	RATE	TOTAL
1	EARTHWORKS				
1.1	HERBICIDE TREATMENT				
1.2	TOPSOIL STRIP average 300mm deep, store on site Block paving area (300mm deep) LEAP Safety Surface				
1.3	SPREAD TOPSOIL from on site stores to 300mm depth Ornamental Planting Beds				
2	PLANTING				
2.1	TREES Extra Heavy Standard (14-16cm girth)	12.00	No.	15.00	180.00
2.2	ROOTBARRIERS FOR TREES WITHIN PAVING OR WITHIN 3M OF PAVING - ADDITIONAL RATE AS RE Root Barrier - Reroot1000 1m deep Root Directors - 1050				
2.3	ORNAMENTAL PLANTING BEDS	237.00	m2	1.80	426.60
3	GRASSLAND / WILDFLOWER				
3.1	AMENITY GRASSLAND	866.00	m2	0.15	129.90
4	ACCESS / HARD SURFACES				
4.1	PATHWAYS Block Paving Block edging	308.00	m2	3.00	924.00
4.2	SAFETY SURFACE Bark Timber edging	INCLUDED WITHIN OVERALL LEAP COMMUTED			
5	SITE FURNITURE & EQUIPMENT				
5.1	BINS STEEL LITTER BINS - Falco Ambrosiano bin DOG BINS	2.00 1.00	No. No.	35.00 40.00	70.00 40.00
5.2	SEATS STEEL/TIMBER SEAT - Falco Cima seat STEEL/TIMBER SEAT - Falco Cima bench	2.00 4.00	No. No.	40.00 40.00	80.00 160.00
5.3	RAILINGS Steel dog proof railings 1200mm high Self closing gates	99.00 3.00	lin m No.	1.00 40.00	99.00 120.00
5.4	INFORMATION SIGNS	1.00	item	450.00	450.00
6	PLAY EQUIPMENT				
6.1	TIMBERPLAY Jumping Discs (6.06000)				
6.2	TIMBERPLAY Climbing Wall (7.77010)				
6.3	TIMBERPLAY Large Carousel 1.4m high (6.26402)				
6.4	TIMBERPLAY Cradle Nest Swing (6.14500)	1.00	item	1,833.00	0.00
6.5	TIMBERPLAY Balance Blocks (6.51700)				
6.6	TIMBERPLAY Tangle (6.50000) Note: Timberplay equipment includes installation				
6.7	Delivery and Setup MAINTENANCE (litter pick) (52 occasions @ £0.002/ m²/ visit)	13,226.20	m2	0.04	529.05
	TOTAL	TOTAL			3,208.55
	NOTE: General Exclusions:	TOTAL (12 YEAR MULTIPLIER)			38,502.58

OPEN SPACE 7 - GREEN LINK CENTRAL

	ITEM	COMMUTED SUM QUANTITY	UNIT	RATE	TOTAL
1	EARTHWORKS				
1.1	HERBICIDE TREATMENT including filled in existing ditches				
1.2	TOPSOIL STRIP average 300mm deep, store on site Macadam surface & Block paving area (300mm deep)				
1.3	FILL SUBSOIL to make up levels for: Existing ditch				
1.4	SPREAD TOPSOIL from on site stores to 150mm depth Existing ditch				
1.5	SPREAD TOPSOIL from on site stores to 300mm depth Hedgerow Woodland Scrub				
2	PLANTING				
2.1	Remove existing hedgerow				
2.2	TREES Extra Heavy Standard (14-16cm girth)	38.00	No.	15.00	570.00
2.3	ROOTBARRIERS FOR TREES WITHIN PAVING OR WITHIN 3M OF PAVING - ADDITIONAL RATE AS REQUIRE Root Barrier - Reroot1000 1m deep Root Directors - 1050				
2.4	BULB PLANTING	1,088.00	m2	0.12	130.56
2.5	PROPOSED HEDGEROW	EXISTING HEDGE TO BE RETAINED and PROPOSED 207.00	lin m	1.20	248.40
2.6	PROPOSED WOODLAND SCRUB	590.00	m2	0.45	265.50
3	GRASSLAND / WILDFLOWER				
3.1	AMENITY GRASSLAND	3,359.00	m2	0.15	503.85
4	ACCESS / HARD SURFACES				
4.1	PATHWAYS Block Paving Block edging	881.00	m2	3.00	2,643.00
4.2	Coated Macadam Cycleway Timber edging	855.00	m2	1.67	1,427.85
5	SITE FURNITURE & EQUIPMENT				
5.1	BINS TIMBER LITTER BINS - Woodscape Square Bin LBS112 DOG BINS	3.00 1.00	No. No.	35.00 40.00	105.00 40.00
5.2	SEATS TIMBER SEATS - CS Contract Furniture Chico Seat	4.00	No.	40.00	160.00
	MAINTENANCE (litter pick) (20 occasions @ £0.002/ m²/ visit)	5,087.00	m2	0.04	203.48
	TOTAL	TOTAL			6,297.64
	NOTE: General Exclusions:	TOTAL (12 YEAR MULTIPLIER)			75,571.68

OPEN SPACE 9 - NEIGHBOURHOOD SQUARE

[illegible]

OPEN SPACE 11 - SCHOOL SQUARE SOUTH

	ITEM	COMMUTED SUM		RATE	TOTAL
		QUANTITY	UNIT		
1	EARTHWORKS				
1.1	HERBICIDE TREATMENT				
1.2	TOPSOIL STRIP average 300mm deep, store on site Hoggin surface & Block paving area (300mm deep) LEAP Safety Surface LEAP and Feature Mounds				
1.3	FILL SUBSOIL to make up levels for: LEAP and Feature Mounds				
1.4	SPREAD TOPSOIL from on site stores to 150mm depth LEAP and Feature Mounds				
1.3	SPREAD TOPSOIL from on site stores to 300mm depth Hedgerow Shrub planting				
2	PLANTING				
2.1	TREES Extra Heavy Standard (14-16cm girth) Extra Heavy Standard (18-20cm girth)	17.00 17.00	No. No.	15.00 15.00	255.00 255.00
2.2	ROOTBARRIERS FOR TREES WITHIN PAVING OR WITHIN 3M OF PAVING - ADDITIONAL RATE AS REQUIRED Root Barrier - Reroot1000 1m deep				
2.3	SHRUB PLANTING	560.00	m2	1.80	1,008.00
2.4	PROPOSED HEDGE PLANTING	40.00	lin m	1.20	48.00
3	GRASSLAND / WILDFLOWER				
3.1	AMENITY GRASSLAND	3,614.00	m2	0.15	542.10
4	ACCESS / HARD SURFACES				
4.1	PATHWAYS Block Paving Block edging	384.00	m2	3.00	1,152.00
4.2	Self binding gravel/Hoggin Timber edging	248.00	m2	1.33	329.84
4.3	SAFETY SURFACE Bark Timber edging	INCLUDED WITHIN OVERALL LEAP COMMUTED SUM			
5	SITE FURNITURE & EQUIPMENT				
5.1	BINS STEEL LITTER BINS - Falco Ambrosiano bin DOG BINS	3.00 1.00	No. No.	35.00 40.00	105.00 40.00
5.2	SEATS STEEL/TIMBER SEAT - Falco Cima seat STEEL/TIMBER SEAT - Falco Cima bench	4.00 5.00	No. No.	40.00 40.00	160.00 200.00
5.4	RAILINGS Dog proof railings 1.2m high Self closing gates	224.00 2.00	lin m No.	1.00 40.00	224.00 80.00
5.5	INFORMATION SIGNS	1.00	item	450.00	450.00
6	PLAY EQUIPMENT				
6.1	TIMBERPLAY Platform hut with Roof (3.13300)				
6.2	TIMBERPLAY Inclined Balancing Beam (3.683050)				
6.3	TIMBERPLAY Inclined Climbing Net (3.69120)				
6.4	TIMBERPLAY Medium Carousel Family 1.0m height (6.26402)	1.00	item	1,833.00	0.00
6.5	TIMBERPLAY Large Carousel Family 1.4m height (6.26402)				
6.6	TIMBERPLAY Timberwood Tangle Type1 (6.50000) Note: Timberplay equipment includes installation				
6.7	Delivery and setup				
6.8	PLAYDALE Hill tunnel Note: Playdale equipment includes delivery and installation				
6.9	BESPOKE Stepping Loggs				
6.10	BESPOKE Horizontal stepping Loggs				
7	BESPOKE FEATURE	1.00	No.	1,055.00	1,055.00
	MAINTENANCE (litter pick) (20 occasions @ £0.002/ m²/ visit) 5,087.00		m2	0.04	203.48
	TOTAL	TOTAL			6,107.42
	NOTE: General Exclusions:	TOTAL (12 YEAR MULTIPLIER)			73,289.04

OPEN SPACE 12 - SOUTHERN RECREATIONAL SPACE

	ITEM	COMMUTED SUM QUANTITY	UNIT	RATE	TOTAL
1	EARTHWORKS				
1.1	HERBICIDE TREATMENT				
1.2	TOPSOIL STRIP average 300mm deep, store on site Hoggin surface & Block paving area (300mm deep) LEAP Safety Surface LEAP Mound Landform ridges				
1.3	FILL SUBSOIL to make up levels for: LEAP Mound Landform ridges				
1.4	SPREAD TOPSOIL from on site stores to 150mm depth LEAP Mound Landform ridges				
2	PLANTING				
2.1	TREES Extra Heavy Standard (14-16cm girth) Extra Heavy Standard (18-20cm girth)	21.00 17.00	No. No.	15.00 15.00	315.00 255.00
2.2	ROOTBARRIERS FOR TREES WITHIN PAVING OR WITHIN 3M OF PAVING - ADDITIONAL RATE AS RE Root Barrier - Reroot1000 1m deep				
2.3	SHRUB PLANTING	150.00	m2	1.80	270.00
3	GRASSLAND / WILDFLOWER				
3.1	AMENITY GRASSLAND	2,778.00	m2	0.15	416.70
3.2	WILDFLOWER GRASSLAND	1,156.00	m2	0.14	161.84
4	ACCESS / HARD SURFACES				
4.1	PATHWAYS Block Paving Block edging	332.00	m2	3.00	996.00
4.2	Self binding gravel/Hoggin Timber edging	771.00	m2	1.33	1,025.43
4.3	SAFETY SURFACE Bark Timber edging	INCLUDED WITHIN OVERALL LEAP COMMUTED S			
5	SITE FURNITURE & EQUIPMENT				
5.1	BINS STEEL LITTER BINS - Falco Ambrosiano bin DOG BINS	3.00 1.00	No. No.	35.00 40.00	105.00 40.00
5.2	SEATS CURVED SEATS - Streetlife R&R curved bench with backrest 4m long CURVED SEATS - Streetlife R&R curved bench with backrest 8m long STEEL/TIMBER SEAT - Falco Cima seat	2.00 1.00 2.00	No. No. No.	40.00 40.00 40.00	80.00 40.00 80.00
5.3	BOLLARDS STEEL BOLLARD - Broxap BX14 6541-RT 0.9m high Removeable bollard	20.00 2.00	No. No.	6.00 6.00	120.00 12.00
5.4	RAILINGS Steel dog proof railings 1200mm high Self closing gates Timber kneerail	161.00 2.00 262.00	lin m No. lin m	1.00 40.00 1.00	161.00 80.00 262.00
5.5	INFORMATION SIGNS	1.00	item	450.00	450.00
6	PLAY EQUIPMENT				
6.1	TIMBERPLAY Bowbridge (6.52500)				
6.2	TIMBERPLAY Climbing Structure 09 (6.51009)				
6.3	TIMBERPLAY Giant revolving disc (7.2500)				
6.4	TIMBERPLAY Nest Swing (6.14500)	1.00	item	2,100.00	0.00
6.5	TIMBERPLAY Wobble dish (6.27300)				
6.6	TIMBERPLAY Jackstraws seesaw (6.50600) Note: Timberplay equipment includes installation				
6.7	Delivery and setup				
7	BESPOKE ITEMS				
7.1	CENTRAL FEATURE	1.00	No.	1,055.00	1,055.00
	MAINTENANCE (litter pick) (52 occasions @ £0.002/ m²/ visit) 14,630.20		m2	0.04	585.21
	TOTAL	TOTAL			6,510.18
	NOTE: General Exclusions:	TOTAL (12 YEAR MULTIPLIER)			78,122.14

OPEN SPACE 14 - SOUTHERN ARRIVAL SPACE

[illegible]

OPEN SPACE 17 - HOBSON'S BROOK EDGE

	ITEM	COMMUTED SUM QUANTITY	UNIT	RATE	TOTAL
0	Additional tender items in blue SITE CLEARANCE				
0.1	Clear and remove construction debris and arisings				
0.2	Remove trees from the existing plantation				
0.3	Erect tree protection measures				
1	EARTHWORKS				
1.1	HERBICIDE TREATMENT				
1.1.2	CULTIVATE FOLLOWING HERBICIDE TREATMENT				
1.2	TOPSOIL STRIP average 300mm deep, store on site Northern SMA pathway				
1.3	EXCAVATE SUBSOIL to reduce levels below topsoil strip 186mm Northern SMA pathway				
1.3.2	TOPSOIL FILL ACROSS SITE				
1.3.3	TOPSOIL FILL GRADING				
1.4	FILL HARDCORE to make up levels Hibernaculas				
1.5	SPREAD SAND / TOPSOIL MIX (topsoil from on site stores) to 100mm depth Reinforced grass - ditch crossing points Reinforced grass - 0.5m wide strip on either side of SMA allotment access				
1.6	SPREAD TOPSOIL from on site stores to 200mm depth Hibernaculas				
1.7	SPREAD TOPSOIL / COMPOST MIX from on site stores to 400mm depth Ornamental grasses and perennial planting beds				
1.8	FERTILIZER to ornamental grass and perennial planting areas				
1.90	FINAL CULTIVATION prior to planting				
1.1	CULTIVATION to wildflower grassland areas				
		HIBERNACULA COMMUTED SUM			
		15.00	no.	62.00	930.00
		BOUNDARY DITCH COMMUTED SUM			
2	DRAINAGE	614.00	lin m	1.50	921.00
2.1	BOUNDARY DITCH Boundary ditch - gravel / stone base Drainage pipe beneath crossing points Timber weir	295.00 1.00	m2 item	1.33 450.00	392.35 450.00
3	PLANTING				
3.1	TREES - orchard variety	14.00	no.	15.00	210.00
3.2	TREES - semi mature (20-25cm)	27.00	no.	20.00	540.00
3.3	ROOTBARRIERS FOR TREES WITHIN PAVING OR WITHIN 3M OF PAVING - ADDITIONAL RATE AS REQUIRED Root Barrier - Reroot1000 1m deep				
3.4	ORNAMENTAL PLANTING Ornamental grasses & perennial planting	570.00	m2	1.80	1,026.00
4	GRASSLAND / WILDFLOWER				
4.1	SPECIES RICH GRASSLAND (WILDFLOWER)	10,923.00	m2	0.14	1,529.22
6	ACCESS / HARD SURFACES				
6.1	SMA SURFACE Pathways & allotment access route- 3m wide Pathways & allotment access route- concrete block edging	539.00	m2	1.67	900.13
6.2	HOGGIN SURFACE Southern access route - 3m wide hoggin Southern access route - concrete block edging	73.00	m2	1.33	97.09
6.3	REINFORCED GRASS Ditch crossing points 0.5m wide strip on either side of SMA allotment access	30.00 20.00	m2 m2	3.00 3.00	90.00 60.00
6.4	RUMBLE STRIP Granite block paving	18.00	m2	5.00	90.00
7	SITE FURNITURE & EQUIPMENT				
7.1	BINS	2.00	no.	35.00	70.00
7.2	BENCH	7.00	no.	40.00	280.00
7.3	DOG BINS	2.00	no.	40.00	80.00
7.4	FINGERPOST SIGNAGE	1.00	item	450.00	450.00
7.5	CYCLE STANDS	10.00	no.	50.00	500.00
7.6	REMOVABLE BOLLARDS	10.00	no.	6.00	60.00
7.7	FIXED BOLLARDS	3.00	no.	6.00	18.00
		MAINTENANCE (litter pick) (20 occasions @ £0.002/ m²/ visit) 12,552.00	m2	0.04	502.08
	TOTAL	TOTAL			9,195.87
	NOTE: General Exclusions:	TOTAL (12 YEAR MULTIPLIER)			110,350.44

CLAY FARM - GREEN CORRIDOR

		UNIT	RATE	QUANTITIES	TOTAL	QUANTITIES	TOTAL	QUANTITIES	TOTAL	QUANTITIES	TOTAL
ITEM			TOTAL	AREA 1	AREA 1	AREA 2	AREA 2	AREA 3	AREA 3	ARA	ARA
1	PLANTING										
1.1	WOODLAND	m2	0.36	17,287.00	6,223.32	0.00	0.00	0.00	0.00	0.00	0.00
1.2	SCRUB	m2	0.45	942.00	423.90	0.00	0.00				
1.3	SHRUB (NEAP)	m2	1.80	0.00	0.00	0.00	0.00	0.00	0.00	862.00	1,551.60
1.4	HEDGEROW	lin m	1.20	508.00	609.60	0.00	0.00	0.00	0.00	0.00	0.00
1.5	TREES - Bird screen willow (whips/feathered)	no.	15.00	34.00	510.00	0.00	0.00	0.00	0.00	0.00	0.00
1.6	TREES - orchard variety	no.	15.00	2.00	30.00	0.00	0.00	0.00	0.00	0.00	0.00
1.7	TREES - extra heavy standard (14-16cm)	no.	15.00	6.00	90.00	29.00	435.00	0.00	0.00	0.00	0.00
1.8	PARKLAND TREES - semi mature (20-25cm)	no.	20.00	44.00	880.00	12.00	240.00	0.00	0.00	0.00	0.00
1.9	MARGINAL PLANTING Ditch reprofile	m2	0.70	0.00	0.00	0.00	0.00	0.00	0.00	640.00	448.00
2	GRASSLAND / WILDFLOWER										
2.1	AMENITY GRASSLAND	m2	0.15	11,814.00	1,772.10	1,929.00	289.35	0.00	0.00	0.00	0.00
2.2	SPECIES RICH GRASSLAND	m2	0.14	108,511.00	15,191.54	60,107.00	8,414.98	0.00	0.00	0.00	0.00
3	BOUNDARY TREATMENT										
3.1	RAILINGS Dog Proof Fence - 1m high railings Self closing gate to match	lin m no.	1.00 40.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	407.00 2.00	407.00 80.00
3.2	BALL STOP FENCING Secondary School Pitch Boundary Fence Pedestrian gate to match	lin m	1.00	0.00	0.00	0.00	0.00	587.00	587.00	0.00	0.00
3.3	POST & RAIL FENCE 1.2m high Maintenance track northern entrance Field gate (3m)	lin m no.	2.40 40.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	32.00 1.00	76.80 40.00	0.00 0.00	0.00 0.00
3.4	POST & RAIL FENCE 1.15m high West of Pond 1 Field gate (3m)	lin m no.	2.40 40.00	32.00 3.00	76.80 120.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00
3.5	POST & WIRE FENCE 1.2m high Allotment hedgerow Alltoment Access - Field gate (3m)	lin m no.	0.00 0.00	512.00 1.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00
3.6	LEM P enclosure Field gate (3m)	lin m no.	2.40 40.00	320.00 1.00	768.00 40.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00
4	ACCESS / HARD SURFACES										
4.1	LEISURE ROUTE - Pedestrian/ Cycleway - 3m wide hoggin Timber edging	m2	1.33	4,176.00	5,554.08	0.00	0.00	2,157.00	2,868.81	2,451.00	3,259.83
4.2	MEETING PLACES - Block paving Block edging	m2	3.00	0.00	0.00	0.00	0.00	0.00	0.00	364.00	1,092.00
4.3	PATH - Pedestrian 'Trim Trail' - 1m wide self binding gravel Timber edging	m2	1.11	0.00	0.00	0.00	0.00	0.00	0.00	1,031.00	1,144.41
4.4	PLAY AREAS										

	NEAP Planting paths - self binding gravel (400mm wide paths)	m2	1.11	0.00	0.00	0.00	0.00	0.00	0.00	90.00	99.90
4.5	NEAP Paths - Block paving Block edging	m2	3.00	0.00	0.00	0.00	0.00	0.00	0.00	199.00	597.00
4.6	MAINTENANCE TRACK - Reinforced grass track 3m wide	m2	3.00	4,984.00	14,952.00	1,153.00	3,459.00	1,476.00	4,428.00	1,119.00	3,357.00
4.70	BRIDGES inc. abutments	no.	2,000.00	0.00	0.00	0.00	0.00	2.00	4,000.00	1.00	2,000.00
4.8	ENTRANCES - Tarspray & chip Concrete block edging	m2	1.67	175.00	292.25	182.00	303.94	0.00	0.00	0.00	0.00
4.9	DECKING - Bird screen areas	m2	3.00	145.00	435.00	0.00	0.00	0.00	0.00	0.00	0.00
4.10	0.5m wide strip on either side of hoggin pathway	m2	3.00	2,182.00	6,546.00	776.00	2,328.00	0.00	0.00	0.00	0.00
4.11	RUMBLE STRIP Granite block paving	m2	5.00	3.00	15.00	0.00	0.00	0.00	0.00	0.00	0.00
5	SITE FURNITURE & EQUIPMENT										
5.1	CIRCULAR BENCH	no.	40.00	0.00	0.00	1.00	40.00	0.00	0.00	0.00	0.00
5.2	BESPOKE FEATURES - BIRD SCREEN										
	Bird Screen - Northern	item	1,055.00	1.00	1,055.00	0.00	0.00	0.00	0.00	0.00	0.00
	Bird Screen - Southern	item	1,055.00	1.00	1,055.00	0.00	0.00	0.00	0.00	0.00	0.00
5.3	BINS	no.	35.00	3.00	105.00	2.00	70.00	1.00	35.00	7.00	245.00
5.4	SEATS	no.	40.00	8.00	320.00	4.00	160.00	1.00	40.00	8.00	320.00
5.5	DOG BINS	no.	40.00	0.00	0.00	0.00	0.00	2.00	80.00	2.00	80.00
5.6	SIGNAGE	item	450.00	0.50	225.00	0.50	225.00	item	450.00	0.00	0.00
5.7	CYCLE STANDS	no.	50.00	2.00	100.00	0.00	0.00	0.00	0.00	2.00	100.00
5.8	REMOVABLE BOLLARDS	no.	6.00	1.00	6.00	0.00	0.00	2.00	12.00	0.00	0.00
5.9	SPORTS PITCHES Football Pitch Goals Pitch markings	no.	1,377.00	0.00	0.00	0.00	0.00	4.00	5,508.00	0.00	0.00
5.10	PLAY EQUIPMENT - ADVENTURE PLAY TimberPlay: Climbing Structure, Vertical Climbing Net, Aerial Runway 30m, Triple Beam swing - 4 items Including installation and delivery	no	1,833.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	3,666.00
5.11	PLAY EQUIPMENT - CLIMBING STONES Lappset/PlayWorld Systems: Castle Boulder, Ridge Boulder, Picnic Boulder - 3 items Including installation and delivery	item	1,055.00	0.00	0.00	0.00	0.00	0.00	0.00	item	1,055.00
5.12	PLAY EQUIPMENT - INFORMAL SPORTS COURT Playdale: Agora Space Sportswall AE5000 Including installation and delivery	no	1,833.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	1,833.00
5.13	BMX SHELTER Timberplay: Shelter Including installation and delivery	no	2,290.00	0.00	0.00	0.00	0.00	0.00	0.00	1	2,290.00
6	MAINTENANCE (litter pick) (20 occasions @ £0.002/ m²/ visit) (52 occasions in Active Recreation area @ £0.002/ m²/ visit)	m2	0.04	158,141.00	6,325.64	63,716.00	2,548.64	57,851.00	2,314.04	156,483.60	6,259.34
	TOTAL	TOTAL (ANNUAL)			63,721.23		18,513.91		20,439.65	29,885.08	TOTAL
		TOTAL (12 YEAR MULTIPLIER)			764,654.76		222,166.92		245,275.80	358,621.01	1,590,718.49