

## Millbrook Power Ltd - off-site planting scenario (5ha pro rata)

### PARTICULARS:

|                          |                  |
|--------------------------|------------------|
| Area of woodland         | 5.00 ha          |
| No. of trees per hectare | 2250 per hectare |
| Open space               | 20%              |
| Period of establishment  | 25 years         |

Assumed land value:

£ 10,000.00 acre

| Cost item  | Units    | Rate        | Quantity | Amount              |
|--|----------|-------------|----------|---------------------|
| Legal & Professional fees                                    |          |             |          | £ 7,500.00          |
| Land purchase  | ha       | £ 24,710.00 | 5.00     | £ 123,550.00        |
| <b>Land purchase &amp; fees</b>                              |          |             |          | <b>£ 131,050.00</b> |
| Ground preparation (grass sward establishment)               | ha       | £ 300.00    | 5.00     | £ 1,500.00          |
| Ground preparation (ripping)                                 | ha       | £ 125.00    | 4.00     | £ 500.00            |
| Pre-planting herbicide treatment                             | no.      | £ 0.10      | 9000     | £ 900.00            |
| Supply, plant & protect trees/shrubs                         | no.      | £ 2.25      | 9000     | £ 20,250.00         |
| Herbicide applications (2 treatments per year for 5 yrs)     | no.      | £ 0.10      | 90000    | £ 9,000.00          |
| 1st year 'beat-up' costs (10% planting failure)              | no.      | £ 1.00      | 900      | £ 900.00            |
| 2nd year 'beat-up' costs (5% planting failure)               | no.      | £ 1.00      | 450      | £ 450.00            |
| Shelter removal  | no.      | £ 0.40      | 9000     | £ 3,600.00          |
| <b>Woodland planting costs</b>                               |          |             |          | <b>£ 37,100.00</b>  |
| Access improvements (surfaced routes)                        | linear m | £ 50.00     | 351      | £ 17,553.13         |
| Access improvements (reinforced grass routes)                | linear m | £ 10.00     | 351      | £ 3,510.63          |
| Waymarking   | no.      | £ 25.00     | 4        | £ 87.77             |
| Signage, interpretation & features                           | no.      | £ 1,000.00  | 3        | £ 3,236.07          |
| Access infrastructure  | no.      | £ 500.00    | 3        | £ 1,702.13          |
| Community involvement events                                 | no.      | £ 500.00    | 6        | £ 3,118.03          |
| Publicity & promotion  | no.      | £ 700.00    | 3        | £ 2,182.62          |
| <b>Access &amp; community elements</b>                       |          |             |          | <b>£ 31,390.38</b>  |
| Delivery (design & project management)                       | days     | £ 250.00    | 29       | £ 7,368.03          |
| Delivery (access improvements)                               | days     | £ 250.00    | 13       | £ 3,255.31          |
| Delivery (community consultation, events & publicity)        | days     | £ 250.00    | 25       | £ 6,236.07          |
| Delivery (signage, interpretation & features)                | days     | £ 250.00    | 15       | £ 3,778.11          |
| Delivery (woodland operations management)                    | days     | £ 250.00    | 256      | £ 63,975.42         |
| <b>Delivery costs</b>  |          |             |          | <b>£ 84,612.95</b>  |
| Woodland establishment operations                            | year     | £ 1,279.15  | 25       | £ 31,978.64         |
| <b>Establishment costs</b>                                   |          |             |          | <b>£ 31,978.64</b>  |
| <b>Sub-total</b>   |          |             |          | <b>£ 316,131.97</b> |
| Contingency  |          |             | 7.5%     | £ 23,709.90         |
| Overhead contribution  |          |             | 3.0%     | £ 10,195.26         |
| <b>Grand total</b>   |          |             |          | <b>£ 350,037.12</b> |
| <b>Total cost per tree</b>                                   |          |             |          | <b>£ 38.89</b>      |
| <b>Total cost per hectare</b>                                |          |             |          | <b>£ 70,007.42</b>  |
| <b>Pro rata for 3.4ha woodland area potentially required</b> |          |             |          | <b>£ 238,025.24</b> |