

Tritax Symmetry (Hinckley) Limited

## **HINCKLEY NATIONAL RAIL FREIGHT INTERCHANGE**

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### **The Hinckley National Rail Freight Interchange Development Consent Order**

Project reference TR050007

### **Appendix 14 - Gibbet Hill Cost Plan Commentary on Changes**

Revision: 01

**December 2024**

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Planning Act 2008

The Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009  
Regulation 5(2)(q)

Gibbet Hill Cost Plan dated 27.11.2024  
 Commentary on changes

Item	Applicant Submission – March 2024	Applicant Submission – December 2024	Change	Notes
Design Changes – Vehicle Tracking	N/A	N/A	N/A	<ul style="list-style-type: none"> <li>- Design altered to improve vehicle tracking on roundabout</li> <li>- Design altered to mitigate effects of proposed development alone (Examining Authority (ExA) Recommendation Report (RR) paragraph 3.3.496)</li> <li>- Response covers National Highways (NH) comment at 3.3.297 and ExA comment at 3.3.497</li> <li>- Addresses comments raised in email received from NH dated 21.11.2024</li> </ul>
Source of Unit Rates	N/A	N/A	N/A	<ul style="list-style-type: none"> <li>- Comment provided that “rates included in this Cost Estimate are based on...internal benchmarking rates, which consist of tendered rates updated in-line with inflation to reflect current market conditions”</li> <li>- NH RR comment at 3.3.297</li> </ul>
Preliminaries	£65,246 - £93,485	£214,000	+£120,514 (+129%)	<ul style="list-style-type: none"> <li>- Includes allowance for formation and removal of compound (ExA RR comment at 3.3.499)</li> <li>- Full Traffic Management, TTRO and TM design costs included.</li> </ul>
Site Clearance	£6,249 - £16,276	£33,690	+£17,414 (+107%)	
Fencing	£0	£3,750	+£3,750	<ul style="list-style-type: none"> <li>- Included to cover NH comment re: A426 (eastbound approach) in 21.11.2024 email</li> </ul>
Drainage & Service Ducts	£0	£28,940	+£28,940	<ul style="list-style-type: none"> <li>- Allowance included to address ExA RR comment 3.3.498</li> </ul>
Earthworks	£19,233 - £24,806	£10,317	-£14,489 (-58%)	<ul style="list-style-type: none"> <li>- Reduced value as full resurfacing now included in Pavements</li> </ul>
Pavements	£25,909 - £55,647	£210,240	+£154,593 (+278%)	<ul style="list-style-type: none"> <li>- Resurfacing of full scheme now included</li> </ul>

Gibbet Hill Cost Plan dated 27.11.2024  
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				- Allowance to cover NH comment in 21.11.2024 email
Kerbs, Footways and Paved Areas	£6,650 - £11,100	£57,550	+£46,450 (+418%)	- Allowance for kerb repairs increased and presented as a single figure - Allowance for splitter island on Gibbet Lane - NH RR comment 3.2.298 and email dated 21.11.2024
Traffic Signs and Road Markings	£1,000	£13,000	+£12,000	- Included following meetings with NH on 21.11.2024
Road Lighting Columns and Brackets, CCTV Masts and Cantilever Masts	£0	£26,400	+£26,400	- Included in response to NH email dated 21.11.2024
Electrical Work for Road Lighting and Traffic Signs	£0	£5,000	+£5,000	- Included in response to NH email dated 21.11.2024
Accommodation Works, Works for Statutory Undertakers, Provisional Sums & Prime Costs	£65,000	£338,113	+£273,113 (+420%)	- Includes allowances for utilities protection and diversion (£224k), comms diversion (£50k) and inflation - Increases to cover NH RR comment 3.3.298 and ExA comment 3.3.499 - Allowances cover commentary in NH email dated 21.11.2024
Consultant Fees	£20,137 - £28,488	£99,330	+£70,842 (+249%)	
Surveys	£0	£50,000	+£50,000	- Allowance for any currently unidentified surveys as required by NH in email dated 21.11.2024
Construction/Design Risk Allowance (Contingency)	£22,151 - £31,337	£525,610	+£494,273 (+1577%)	- Contingency increased to match 46% suggested by NH RR comment 3.3.297 and ExA RR comments 3.3.500 and 3.3.502.

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<b>TOTAL</b>	<b>£243,666 - £344,705</b>	<b>£1,668,240</b>	<b>+£1,323,535 (+384%)</b>	<b>- Total sum within range suggested by NH in RR (3.3.302)</b>
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