

Holcroft Moss Planning Obligations Joint Supplementary Planning Document

Estimated Project Costs and Required Contributions

Consultation Draft

November 2024



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Restoration Costs	
Professional services hydrology, engineering drawings and design	
Water level control pipes/ overflow pipes	
Ditch crossing	
Piled ditch blocks	
Tree clearance (felling)/access	
Ditch infilling	
Earth/peat bunding	
New ditch	
Wetland scrape creation to win peat for bunding	
New fencing	
Gate	
20% Contingency	
Land costs	
Total	717,216
Natural England Monitoring and Advice	
Project initiation and advice Meetings:	
Future meetings	
Preparation of Management Plan Draft to date	
Estimation of time to complete management plan	
Advice from Senior Adviser during implementation phase of restoration works	
NE monitoring annual	
NE monitoring on 5-year cycle	
Total	11,825
Maintenance Costs	
Clearance of trees and scrub	
Clearance of silt from ditches	
Contingency for repair of overflow pipes, gates, fences, and dams	

Total	21,500
Professional Fees	
Local authority costs	
Other professional fees	
Total	129,013
Total (Costs as at December 2023)	879,554

Places for Everyone Plan Proportion of HRA Impact – 53% (£466,164)

Warrington Proportion of HRA Impact – 47% (£413,390)

Estimated total qualifying development

Residential 15,477 homes

Employment 2,421,776 sqm

Estimated Places for Everyone Plan qualifying development

Estimated homes on qualifying sites 11,212 (accounts for 75% of the PfE impact (£349,623))

Estimated employment floorspace on qualifying sites 2,027,876 sqm (accounts for 25% of the PfE impact (£116,541))

Required contributions for qualifying developments in Places for Everyone Plan area (including 20% contingency)

Per residential unit: £ 37

Per 100 sqm employment floorspace: £ 7