



WARRINGTON
Borough Council

Warrington Borough Council

**Holcroft Moss - baseline
calculation at the point of
adoption of the Plan**

December 2023

Hocroft Moss Mitigation Scheme Costs

Restoration Costs	717,216
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	
Contingency	
Land costs	
Natural England Monitoring and Advice	11,825
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	
Maintenance Costs	21,500
Clearance of trees and scrub	
Clearance of silt from ditches	
Contingency for repair of overflow pipes, gates, fences, and dams	
Warrington staff costs	65,000
Planning Policy	
Env Services	
Project Management	
Property	
Legal	
Procurement	
Finance	
Other Professional Fees	64,013
Land Referencer	
AECOM/Modelling - Financial Contribution Methodology	
Planning Application fee	
Finance Costs	
Total Cost	879,554

Warrington Proportion (HRA Impact - 47%)	413,390
Total Warrington homes on qualifying sites (accounts for 75% of impact)	4,265
Total Warrington emplomynet floorspace on qualifying sites (Accounts for 25% of impact)	393,900
Warrington Residential pre unit (including 20% site contingency)	87
Warrington Employment per 100sqm (including 20% site contingency)	31