

1 APPENDIX C: MEDIUM LIST REJECTED SITES

We have not undertaken a planning assessment of these sites to determine if there are other proposals, emerging policy or other considerations that would make delivery of an SRFI unlikely.

1.1 Sites rejected as being too small

We show below the long list sites smaller than 40ha and hence too small to be full scale SRFI. A number of sites perform well on both planning and rail industry criteria and should hence not be discounted as performing a complementary function within the SRA's freight strategy.

Site Ref	Site Name	Location	Rail Connectivity Potential	Road Connectivity Potential	Locational Fit with SRA Policy	Previously developed land	More than 2km from AONB	More than 2km from SSSI	Outside Metropolitan Green Belt	Score
70	Purfleet Deep Wharf	Purfleet Deep Wharf	Good	Fair	TRUE	TRUE	TRUE	TRUE	TRUE	6.5
74	Salfords (Brett/Day)	Salfords (Brett/Day)	Good	Poor	TRUE	TRUE	TRUE	TRUE	TRUE	6
66	Padworth	Aldermaston	Good	Fair	FALSE	TRUE	TRUE	TRUE	TRUE	5.5
93	Beechbrook	Ashford	Fair	Fair	FALSE	TRUE	TRUE	TRUE	TRUE	5
9	Bishops Stortford	Bishops Stortford	Good	Poor	FALSE	TRUE	TRUE	TRUE	TRUE	5
14	Broxbourne	Broxbourne	Good	Poor	FALSE	TRUE	TRUE	TRUE	TRUE	5
54	Langley	Langley	good	Poor	FALSE	TRUE	TRUE	TRUE	TRUE	5
80	South Shifford	Grays	Poor	Good	TRUE	FALSE	TRUE	TRUE	TRUE	5
89	Woking Yards	Woking	good	Poor	FALSE	TRUE	TRUE	TRUE	TRUE	5
12	Brentford	Brentford	good	Fair	TRUE	TRUE	TRUE	FALSE	FALSE	4.5
79	Snowdown	Snowdown	Good	Fair	FALSE	TRUE	FALSE	TRUE	TRUE	4.5
18	Cliffe	Cliffe	good	Poor	FALSE	TRUE	TRUE	FALSE	TRUE	4
29	Dover - Reserved site at Port	Dover	Good	Good	FALSE	TRUE	FALSE	FALSE	TRUE	4
87	Tyle Mill	Aldermaston	Good	Good	FALSE	FALSE	FALSE	TRUE	TRUE	4
41	Halling	Halling	good	Fair	FALSE	TRUE	FALSE	FALSE	TRUE	3.5

Site Ref	Site Name	Location	Area (ha)	Rail Connectivity Potential	Rail Likely Path Availability	Access to Channel Tunnel	Access to North	Rail Gauge	Road Rating
70	Purfleet Deep Wharf	Purfleet Deep Wharf	5	Connected	Good	Yes, but circuitous	Yes	W10	Fair
74	Salfords (Brett/Day)	Salfords (Brett/Day)	5	Connected	Fair	Yes, reversal at Redhill	Yes	W9	Poor
66	Padworth	Aldermaston	19	Connected	Poor	Yes	Yes	W8	Fair
93	Beechbrook	Ashford	25	Fair	Good	Yes	Yes	W9	Good
9	Bishops Stortford	Bishops Stortford	5	Connected	Fair	Yes, but circuitous	Yes	W8	Poor

14	Broxbourne	Broxbourne	5	Connected	Poor	Yes, but circuitous	Yes	W8	Poor
54	Langley	Langley	16	Connected	Poor	Yes	Yes	W10	Poor
80	South Shifford	Grays	15	Poor	Fair	Yes	Yes	W10	Good
89	Woking Yards	Woking	10	Connected	Fair	Yes, but circuitous	Yes	W8	Poor
12	Brentford	Brentford	5	Connected	Poor	Yes, reversal at Southall	Yes	W8	Fair
79	Snowdown	Snowdown	30	Good	Good	Yes, reversal at Dollands Moor	Yes	W8	Fair
18	Cliffe	Cliffe	10	Connected	Fair	Yes, but circuitous	Yes	W6	Poor
29	Dover - Reserved site at Port	Dover	10	Good	Good	Yes, reversal at Dollands Moor	Yes	W6	Good
87	Tyle Mill	Aldermaston	35	Good	Poor	Yes	Yes	W8	Good
41	Halling	Halling	4	Connected	Good	Yes, reversal at Paddock Wood	Yes	W8	Fair

1.2 Sites rejected as already having active uses

Site Ref	Site Name	Location	Rail Connectivity Potential	Road Connectivity Potential	Locational Fit with SRA Policy	Previously developed land	More than 2km from AONB	More than 2km from SSSI	Outside Metropolitan Green Belt	Score
85	Tilbury Port	Tilbury	good	Good	TRUE	TRUE	TRUE	TRUE	TRUE	7
69	Purfleet	Purfleet	good	Fair	TRUE	TRUE	TRUE	TRUE	TRUE	6.5
71	Purfleet Vden B	Purfleet Vden B	good	Fair	TRUE	TRUE	TRUE	TRUE	TRUE	6.5
62	Northfleet	Northfleet	Good	Poor	TRUE	TRUE	TRUE	TRUE	TRUE	6
77	Waterbrook	Sevington	Good	Good	FALSE	TRUE	TRUE	TRUE	TRUE	6
86	Tilbury Power Station	Tilbury	Fair	Fair	TRUE	TRUE	TRUE	TRUE	TRUE	6
8	Bilham Farm	Sevington	Good	Good	FALSE	FALSE	TRUE	TRUE	TRUE	5
28	Ditton Industrial Est	East Malling	Fair	Fair	FALSE	TRUE	TRUE	TRUE	TRUE	5
13	British Legion Village	Barming	Fair	Good	FALSE	TRUE	TRUE	FALSE	TRUE	4.5

Site Ref	Site Name	Location	Area (ha)	Rail Connectivity Potential	Rail Likely Path Availability	Access to Channel Tunnel	Access to North	Rail Gauge	Road Rating
85	Tilbury Port	Tilbury	50	Connected	Good	Yes, but circuitous	Yes	W10	Good
69	Purfleet	Purfleet	50	Connected	Good	Yes, but circuitous	Yes	W10	Fair
71	Purfleet Vden B	Purfleet Vden B	5	Connected	Good	Yes, but circuitous	Yes	W10	Fair
62	Northfleet	Northfleet	40	Good	Fair	Yes	Yes	W9	Poor
77	Waterbrook	Sevington	50	Connected	Good	Yes, with reversal at Sevington	Yes	W9	Good
86	Tilbury Power Station	Tilbury	50	Fair	Good	Yes, but circuitous	Yes	W10	Fair
8	Bilham Farm	Sevington	100	Connected	Good	Yes, with reversal	Yes	W8	Good
28	Ditton Industrial Est	East Malling	50	Fair	Good	Yes	Yes	W9	Fair
13	British Legion Village	Barming	40	Fair	Good	Yes	Yes	W9	Good

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APPENDIX D: COSTING SPREADSHEETS

2.1 KIG site

2.1.1 Site specific items

	Quantity	Unit	Rate	Amount
General site clearance	500000	m2	£0.05	£25,000
Regrading of site, assumed non-contaminated material	500000	m2	£1.85	£925,000
Culverting of existing water courses - assume 900mm dia. Pipe	300	m	£260.00	£78,000
Piled foundations to warehouse units	267400	m2	£74.00	£19,787,600
Piled foundations to crane runs	980	m	£435.00	£426,300
Power supply	1	no	£250,000.00	£250,000
Upgrade of public access road	500	m	£520.00	£260,000
Roundabout at access point	1	no	£150,000.00	£150,000
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Construction costs				£21,901,900

2.1.2 Complete costings

Railway Works

	Quantity	Unit	Rate	Amount
Permanent Way				
40mph crossover including points motors etc.	1	no.	£395,000	£395,000
40mph turnout ditto	1	no.	£165,000	£165,000
15mph turnout ditto	14	no.	£82,500	£1,155,000
Buffer stop	8	no.	£1,750	£14,000
Plain line on ballast	2020	m	£950	£1,919,000
Plain line in concrete slab on stone sub-base	2320	m	£1,100	£2,552,000

Signalling

To crossover - (4 units assumed)	1	no	£1,000,000	£1,000,000
To turnout - (1 units assumed)	1	no	£250,000	£250,000
Mechanical operation - (Outside NR infrastructure)	14	no	£25,000	£350,000

Warehousing

Basic steel frame on concrete slab with sheet cladding, nominal heating and lighting.	267400	m2	£560	£149,744,000
E.O. for cold storage facility	130000	m2	£410	£53,300,000
E.O. for integral office facility	13370	m2	£588	£7,854,875

Offices

Management / Administration building	1000	m2	£1,440	£1,440,000
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External Works

Concrete slab for hardstanding and roadways	200000	m2	£84	£16,894,000
Rails and reinforced concrete to crane run	980	m	£1,043	£1,021,650
Tarmac car parking area, kerbing, lining etc.	20000	m2	£88	£1,750,000
Pedestrian access	5000	m2	£32	£160,500
Soiling and soft landscaping	3600	m2	£6	£20,160
Floodlighting - rate applied to whole site area	500000	m2	£1	£330,000
Security fencing - rate ditto	500000	m2	£0	£125,000
CCTV - rate ditto	500000	m2	£1	£125,000
Surface water drainage - rate applied to hard surface area	232600	m2	£5	£1,163,000
Oil interceptors - say 1 per 5 ha. (Assumed that gravity outlet is available)	5	no	£40,000	£200,000
Foul water sewer - rater applied to warehousing area	267400	m2	£0	£29,414
Pumping station and delivery main - say 1 per 25 ha.	2	no	£50,000	£100,000
Location Particular items from other mini B.o.Q.	1	no	£21,901,900	£21,901,900

Construction costs	£263,959,499
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Contingency Allowance 20%	£52,791,900
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Works Cost	£316,751,399
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Project Management 8%	£25,340,112
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Design Fees 6%	£19,005,084
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NR charges 10% (of railway works only)	£780,000
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Planning Approvals 2.5%	£7,918,785
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Project Cost

£369,795,380

2.2 Dagenham

2.2.1 Site specific items

Dagenham - Site Specific Items

	Quantity	Unit	Rate	Amount
General site clearance	500000	m2	£0.02	£10,000
Break up existing concrete hardstandings	400000	m2	£3.11	£1,244,000
Piled foundations to warehouse units	269100	m2	£74.00	£19,913,400
Piled foundations to crane runs	1200	m	£435.00	£522,000
Power supply	1	no	£50,000.00	£50,000
Ramped approach to site	80	m	£770.00	£61,600
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Construction costs				£21,801,000

2.2.2 Complete costings

Railway Works

	Quantity	Unit	Rate	Amount
Permanent Way				
40mph crossover including points motors etc.	1	no.	£395,000	£395,000
40mph turnout ditto	1	no.	£165,000	£165,000
15mph turnout ditto	7	no.	£82,500	£577,500
Buffer stop	4	no.	£1,750	£7,000
Plain line on ballast	100	m	£950	£95,000
Plain line in concrete slab on stone sub-base	3900	m	£1,100	£4,290,000

Signalling

To crossover - (4 units assumed)	1	no	£1,000,000	£1,000,000
To turnout - (3 units assumed)	3	no	£750,000	£2,250,000
Mechanical operation - (Outside NR infrastructure)	5	no	£45,000	£225,000

Warehousing

Basic steel frame on concrete slab with sheet cladding, nominal heating and lighting.	269100	m2	£560	£150,696,000
E.O. for cold storage facility	135000	m2	£410	£55,350,000
E.O. for integral office facility	1500	m2	£588	£881,250

Offices

Management / Administration building	1000	m2	£1,440	£1,440,000
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External Works

Concrete slab for hardstanding and roadways	205600	m2	£84	£17,367,032
Rails and reinforced concrete to crane run	1000	m	£1,043	£1,042,500
Tarmac car parking area, kerbing, lining etc.	0	m2	£88	£0
Pedestrian access	1250	m2	£32	£40,125
Soiling and soft landscaping	2000	m2	£6	£11,200
Floodlighting - rate applied to whole site area	500000	m2	£1	£330,000
Security fencing - rate ditto	500000	m2	£0	£125,000
CCTV - rate ditto	500000	m2	£1	£125,000
Surface water drainage - rate applied to hard surface area	205600	m2	£5	£1,028,000
Oil interceptors - say 1 per 5 ha. (Assumed that gravity outlet is available)	5	no	£40,000	£200,000
Foul water sewer - rater applied to warehousing area	294400	m2	£0	£32,384
Pumping station and delivery main - say 1 per 25 ha.	2	no	£50,000	£100,000
Location Particular items from other mini B.o.Q.	1	no	£21,801,000	£21,801,000

Construction costs	£259,573,991
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Contingency Allowance 20%	£51,914,798
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Works Cost	£311,488,789
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Project Management 10%	£31,148,879
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Design Fees 8%	£24,919,103
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NR charges 10% (of railway works only)	£900,450
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Planning Approvals 5%	£15,574,439
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Project Cost

£384,031,661

2.3 Elstow

2.3.1 Site specific items

	Quantity	Unit	Rate	Amount
General site clearance	500000	m2	£0.05	£25,000
Regrading of site, assumed non-contaminated material	500000	m2	£0.30	£150,000
Piled foundations to warehouse units	269900	m2	£74.00	£19,972,600
Piled foundations to crane runs	1410	m	£435.00	£613,350
Power supply	1	no	£100,000.00	£100,000
(00mm dia. Pipe to existing ditch	1299	m	£260.00	£337,740
Upgrade of access road	600	m	£800.00	£480,000
Traffic light control onto A6	1	no	£150,000.00	£150,000
Remove existing track to headshunt	900	m	£125.00	£112,500
Remove existing turnout	1	no	£15,000.00	£15,000
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Construction costs				£21,956,190

2.3.2 Complete costings

Railway Works

	Quantity	Unit	Rate	Amount
Permanent Way				
40mph crossover including points motors etc.	2	no.	£395,000	£790,000
40mph turnout ditto	2	no.	£165,000	£330,000
15mph turnout ditto	9	no.	£82,500	£742,500
Buffer stop	8	no.	£1,750	£14,000
Plain line on ballast	1100	m	£950	£1,045,000
Plain line in concrete slab on stone sub-base	6200	m	£1,100	£6,820,000

Signalling

To crossover - (4 units assumed)	2	no	£1,000,000	£2,000,000
To turnout - (3 units assumed)	2	no	£750,000	£1,500,000
Mechanical operation - (Outside NR infrastructure)	8	no	£45,000	£360,000

Warehousing

Basic steel frame on concrete slab with sheet cladding, nominal heating and lighting.	269900	m2	£560	£151,144,000
E.O. for cold storage facility	135000	m2	£410	£55,350,000
E.O. for integral office facility	1400	m2	£588	£822,500

Offices

Management / Administration building	1000	m2	£1,440	£1,440,000
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External Works

Concrete slab for hardstanding and roadways	204600	m2	£84	£17,282,562
Rails and reinforced concrete to crane run	1410	m	£1,043	£1,469,925
Tarmac car parking area, kerbing, lining etc.	19500	m2	£88	£1,706,250
Pedestrian access	1250	m2	£32	£40,125
Soiling and soft landscaping	5000	m2	£6	£28,000
Floodlighting - rate applied to whole site area	500000	m2	£1	£330,000
Security fencing - rate ditto	500000	m2	£0	£125,000
CCTV - rate ditto	500000	m2	£1	£125,000
Surface water drainage - rate applied to hard surface area	205600	m2	£5	£1,028,000
Oil interceptors - say 1 per 5 ha. (Assumed that gravity outlet is available)	5	no	£40,000	£200,000
Foul water sewer - rater applied to warehousing area	294400	m2	£0	£32,384
Pumping station and delivery main - say 1 per 25 ha.	2	no	£50,000	£100,000
Location Particular items from other mini B.o.Q.	1	no	£21,956,190	£21,956,190

Construction costs	£266,781,436
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Contingency Allowance 20%	£53,356,287
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Works Cost	£320,137,723
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Project Management 10%	£32,013,772
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Design Fees 8%	£25,611,018
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NR charges 10% (of railway works only)	£1,360,150
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Planning Approvals 5%	£16,006,886
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Project Cost

£395,129,550

2.4 Elstow (bi-directional connection option)

2.4.1 Site specific items

	Quantity	Unit	Rate	Amount
General site clearance	500000	m2	0.05	25000.00
Regrading of site, assumed non-contaminated material	500000	m2	0.30	150000.00
Piled foundations to warehouse units	269900	m2	74.00	19972600.00
Piled foundations to crane runs	1410	m	435.00	613350.00
Power supply	1	no	100000.00	100000.00
Upgrade of access road	600	m	800.00	480000.00
Traffic light control onto A6	1	no	150000.00	150000.00
Remove existing track to headshunt	900	m	125.00	112500.00
Remove existing turnout	1	no	15000.00	15000.00
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Construction costs				21618450.00

2.4.2 Complete costings

Railway Works

	Quantity	Unit	Rate	Amount
Permanent Way				
40mph crossover including points motors etc.	2	no.	395000.00	790000.00
40mph turnout ditto	2	no.	165000.00	330000.00
15mph turnout ditto	9	no.	82500.00	742500.00
Buffer stop	8	no.	1750.00	14000.00
Plain line on ballast	1100	m	950.00	1045000.00
Plain line in concrete slab on stone sub-base	6200	m	1100.00	6820000.00

Signalling

To crossover - (4 units assumed)	2	no	1000000.00	2000000.00
To turnout - (3 units assumed)	2	no	750000.00	1500000.00
Mechanical operation - (Outside NR infrastructure)	8	no	45000.00	360000.00

Warehousing

Basic steel frame on concrete slab with sheet cladding, nominal heating and lighting.	269900	m2	560.00	151144000.00
E.O. for cold storage facility	135000	m2	410.00	55350000.00
E.O. for integral office facility	1400	m2	587.50	822500.00

Offices

Management / Administration building	1000	m2	1440.00	1440000.00
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External Works

Concrete slab for hardstanding and roadways	204600	m2	84.47	17282562.00
Rails and reinforced concrete to crane run	1410	m	1042.50	1469925.00
Tarmac car parking area, kerbing, lining etc.	19500	m2	87.50	1706250.00
Pedestrian access	1250	m2	32.10	40125.00
Soiling and soft landscaping	5000	m2	5.60	28000.00
Floodlighting - rate applied to whole site area	500000	m2	0.66	330000.00
Security fencing - rate ditto	500000	m2	0.25	125000.00
CCTV - rate ditto	500000	m2	0.71	125000.00
Surface water drainage - rate applied to hard surface area	204600	m2	5.00	1023000.00
Oil interceptors - say 1 per 5 ha. (Assumed that gravity outlet is available)	5	no	40000.00	200000.00
Foul water sewer - rater applied to warehousing area	294400	m2	0.11	32384.00
Pumping station and delivery main - say 1 per 25 ha.	2	no	50000.00	100000.00

Location Particular items from other mini B.o.Q.	1	no	21618450.00	21618450.00
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Construction costs				266438696.00
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Contingency Allowance 20%				53287739.20
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Works Cost				319726435.20
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Project Management 10%				31972643.52
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Design Fees 8%				25578114.82
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NR charges 10% (of railway works only)				1360150.00
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Planning Approvals 5%				15986321.76
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Project Cost				394623665.30
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2.5 Howbury Park

2.5.1 Site specific items

	Quantity	Unit	Rate	Amount
General site clearance	500000	m2	£0.05	£25,000
Regrading of site, assumed non-contaminated material	50000	m2	£1.85	£92,500
Culverting of existing water courses - assume 900mm dia. Pipe	200	m	£260.00	£52,000
Piled foundations to warehouse units	267400	m2	£74.00	£19,787,600
Piled foundations to crane runs	980	m	£435.00	£426,300
Power supply	1	no	£250,000.00	£250,000
Upgrade of public access road	500	m	£520.00	£260,000
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Construction costs				£20,893,400

2.5.2 Complete costings

Railway Works

	Quantity	Unit	Rate	Amount
Permanent Way				
40mph crossover including points motors etc.	0	no.	£395,000	£0
40mph turnout ditto	0	no.	£165,000	£0
15mph turnout ditto	16	no.	£82,500	£1,320,000
Buffer stop	8	no.	£1,750	£14,000
Plain line on ballast	200	m	£950	£190,000
Plain line in concrete slab on stone sub-base	2320	m	£1,100	£2,552,000

Signalling

To crossover - (4 units assumed)	0	no	£1,000,000	£0
To turnout - (1 units assumed)	1	no	£250,000	£250,000
Mechanical operation - (Outside NR infrastructure)	14	no	£25,000	£350,000

Warehousing

Basic steel frame on concrete slab with sheet cladding, nominal heating and lighting.	267400	m2	£560	£149,744,000
E.O. for cold storage facility	130000	m2	£410	£53,300,000
E.O. for integral office facility	13370	m2	£588	£7,854,875

Offices

Management / Administration building	1000	m2	£1,440	£1,440,000
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External Works

Concrete slab for hardstanding and roadways	200000	m2	£84	£16,894,000
Rails and reinforced concrete to crane run	980	m	£1,043	£1,021,650
Tarmac car parking area, kerbing, lining etc.	20000	m2	£88	£1,750,000
Pedestrian access	5000	m2	£32	£160,500
Soiling and soft landscaping	3600	m2	£6	£20,160
Floodlighting - rate applied to whole site area	500000	m2	£1	£330,000
Security fencing - rate ditto	500000	m2	£0	£125,000
CCTV - rate ditto	500000	m2	£1	£125,000
Surface water drainage - rate applied to hard surface area	232600	m2	£5	£1,163,000
Oil interceptors - say 1 per 5 ha. (Assumed that gravity outlet is available)	5	no	£40,000	£200,000
Foul water sewer - rater applied to warehousing area	267400	m2	£0	£29,414
Pumping station and delivery main - say 1 per 25 ha.	2	no	£50,000	£100,000
Location Particular items from other mini B.o.Q.	1	no	£20,893,400	£20,893,400

Construction costs £259,826,999

Contingency Allowance 20% £51,965,400

Works Cost £311,792,399

Project Management 8% £24,943,392

Design Fees 6% £18,707,544

NR charges 10% (of railway works only) £467,600

Planning Approvals 2.5% £7,794,810

Project Cost

£363,705,745

2.6 Colnbrook

2.6.1 Site specific items

	Quantity	Unit	Rate	Amount
General site clearance	500000	m2	£0.05	£25,000
Regrading of site, assumed non-contaminated material	250000	m2	£1.85	£462,500
Culverting of existing water courses - assume 900mm dia. Pipe	200	m	£260.00	£52,000
Piled foundations to warehouse units	267400	m2	£74.00	£19,787,600
Piled foundations to crane runs	980	m	£435.00	£426,300
Power supply	1	no	£250,000.00	£250,000
Upgrade of public access road	1100	m	£520.00	£572,000
Traffic light control onto A4	1	no	£150,000.00	£150,000
Viaduct for railway approach	700	m	£12,150.00	£8,505,000
Bridge strengthening / widening	1	no	£1,500,000.00	£1,500,000
Install level crossing	1	no	£600,000.00	£600,000
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Construction costs				£32,330,400

2.6.2 Complete costings

Railway Works

	Quantity	Unit	Rate	Amount
Permanent Way				
40mph crossover including points motors etc.	0	no.	£395,000	£0
40mph turnout ditto	0	no.	£165,000	£0
15mph turnout ditto	15	no.	£82,500	£1,237,500
Buffer stop	8	no.	£1,750	£14,000
Plain line on ballast	3020	m	£950	£2,869,000
Plain line in concrete slab on stone sub-base	2320	m	£1,100	£2,552,000

Signalling

To crossover - (4 units assumed)	0	no	£1,000,000	£0
To turnout - (1 units assumed)	1	no	£250,000	£250,000
Mechanical operation - (Outside NR infrastructure)	14	no	£25,000	£350,000

Warehousing

Basic steel frame on concrete slab with sheet cladding, nominal heating and lighting.	267400	m2	£560	£149,744,000
E.O. for cold storage facility	130000	m2	£410	£53,300,000
E.O. for integral office facility	13370	m2	£588	£7,854,875

Offices

Management / Administration building	1000	m2	£1,440	£1,440,000
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External Works

Concrete slab for hardstanding and roadways	200000	m2	£84	£16,894,000
Rails and reinforced concrete to crane run	980	m	£1,043	£1,021,650
Tarmac car parking area, kerbing, lining etc.	20000	m2	£88	£1,750,000
Pedestrian access	5000	m2	£32	£160,500
Soiling and soft landscaping	3600	m2	£6	£20,160
Floodlighting - rate applied to whole site area	500000	m2	£1	£330,000
Security fencing - rate ditto	500000	m2	£0	£125,000
CCTV - rate ditto	500000	m2	£1	£125,000
Surface water drainage - rate applied to hard surface area	232600	m2	£5	£1,163,000
Oil interceptors - say 1 per 5 ha. (Assumed that gravity outlet is available)	5	no	£40,000	£200,000
Foul water sewer - rater applied to warehousing area	267400	m2	£0	£29,414
Pumping station and delivery main - say 1 per 25 ha.	2	no	£50,000	£100,000
Location Particular items from other mini B.o.Q.	1	no	£32,330,400	£32,330,400

Construction costs £273,860,499

Contingency Allowance 20% £54,772,100

Works Cost £328,632,599

Project Management 8% £26,290,608

Design Fees 6% £19,717,956

NR charges 10% (of railway works only) £727,250

Planning Approvals 2.5% £8,215,815

Project Cost

£383,584,228

2.7 Isle of Grain

2.7.1 Site specific items

	Quantity	Unit	Rate	Amount
General site clearance	500000	m2	£0.05	£25,000
Regrading of site, assumed non-contaminated material	125000	m2	£1.85	£231,250
Culverting of existing water courses - assume 900mm dia. Pipe	200	m	£260.00	£52,000
Piled foundations to warehouse units	267400	m2	£74.00	£19,787,600
Piled foundations to crane runs	980	m	£435.00	£426,300
Power supply	1	no	£250,000.00	£250,000
Upgrade of public access road	100	m	£520.00	£52,000
				<hr/>
Construction costs				£20,824,150

2.7.2 Complete costings

Railway Works

	Quantity	Unit	Rate	Amount
Permanent Way				
40mph crossover including points motors etc.	0	no.	£395,000	£0
40mph turnout ditto	0	no.	£165,000	£0
15mph turnout ditto	15	no.	£82,500	£1,237,500
Buffer stop	8	no.	£1,750	£14,000
Plain line on ballast	250	m	£950	£237,500
Plain line in concrete slab on stone sub-base	2320	m	£1,100	£2,552,000

Signalling

To crossover - (4 units assumed)	0	no	£1,000,000	£0
To turnout - (1 units assumed)	0	no	£250,000	£0
Mechanical operation - (Outside NR infrastructure)	14	no	£25,000	£350,000

Warehousing

Basic steel frame on concrete slab with sheet cladding, nominal heating and lighting.	267400	m2	£560	£149,744,000
E.O. for cold storage facility	130000	m2	£410	£53,300,000
E.O. for integral office facility	13370	m2	£588	£7,854,875

Offices

Management / Administration building	1000	m2	£1,440	£1,440,000
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External Works

Concrete slab for hardstanding and roadways	200000	m2	£84	£16,894,000
Rails and reinforced concrete to crane run	980	m	£1,043	£1,021,650
Tarmac car parking area, kerbing, lining etc.	20000	m2	£88	£1,750,000
Pedestrian access	5000	m2	£32	£160,500
Soiling and soft landscaping	3600	m2	£6	£20,160
Floodlighting - rate applied to whole site area	500000	m2	£1	£330,000
Security fencing - rate ditto	500000	m2	£0	£125,000
CCTV - rate ditto	500000	m2	£1	£125,000
Surface water drainage - rate applied to hard surface area	232600	m2	£5	£1,163,000
Oil interceptors - say 1 per 5 ha. (Assumed that gravity outlet is available)	5	no	£40,000	£200,000
Foul water sewer - rater applied to warehousing area	267400	m2	£0	£29,414
Pumping station and delivery main - say 1 per 25 ha.	2	no	£50,000	£100,000
Location Particular items from other mini B.o.Q.	1	no	£20,824,150	£20,824,150

Construction costs	£259,472,749
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Contingency Allowance 20%	£51,894,550
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Works Cost	£311,367,299
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Project Management 8%	£24,909,384
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Design Fees 6%	£18,682,038
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NR charges 10% (of railway works only)	£439,100
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Planning Approvals 2.5%	£7,784,182
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Project Cost

£363,182,003

2.8 Shell Haven (Thames Gateway)

2.8.1 Site specific items

	Quantity	Unit	Rate	Amount
General site clearance	500000	m2	£0.05	£25,000
Regrading of site, assumed non-contaminated material	125000	m2	£1.85	£231,250
Culverting of existing water courses - assume 900mm dia. Pipe	200	m	£260.00	£52,000
Piled foundations to warehouse units	267400	m2	£74.00	£19,787,600
Piled foundations to crane runs	980	m	£435.00	£426,300
Power supply	1	no	£250,000.00	£250,000
Upgrade of public access road	100	m	£520.00	£52,000
				<hr/>
Construction costs				£20,824,150

2.8.2 Complete costings

Railway Works

	Quantity	Unit	Rate	Amount
Permanent Way				
40mph crossover including points motors etc.	0	no.	£395,000	£0
40mph turnout ditto	0	no.	£165,000	£0
15mph turnout ditto	15	no.	£82,500	£1,237,500
Buffer stop	8	no.	£1,750	£14,000
Plain line on ballast	500	m	£950	£475,000
Plain line in concrete slab on stone sub-base	2320	m	£1,100	£2,552,000

Signalling

To crossover - (4 units assumed)	0	no	£1,000,000	£0
To turnout - (1 units assumed)	0	no	£250,000	£0
Mechanical operation - (Outside NR infrastructure)	14	no	£25,000	£350,000

Warehousing

Basic steel frame on concrete slab with sheet cladding, nominal heating and lighting.	267400	m2	£560	£149,744,000
E.O. for cold storage facility	130000	m2	£410	£53,300,000
E.O. for integral office facility	13370	m2	£588	£7,854,875

Offices

Management / Administration building	1000	m2	£1,440	£1,440,000
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External Works

Concrete slab for hardstanding and roadways	200000	m2	£84	£16,894,000
Rails and reinforced concrete to crane run	980	m	£1,043	£1,021,650
Tarmac car parking area, kerbing, lining etc.	20000	m2	£88	£1,750,000
Pedestrian access	5000	m2	£32	£160,500
Soiling and soft landscaping	3600	m2	£6	£20,160
Floodlighting - rate applied to whole site area	500000	m2	£1	£330,000
Security fencing - rate ditto	500000	m2	£0	£125,000
CCTV - rate ditto	500000	m2	£1	£125,000
Surface water drainage - rate applied to hard surface area	232600	m2	£5	£1,163,000
Oil interceptors - say 1 per 5 ha. (Assumed that gravity outlet is available)	5	no	£40,000	£200,000
Foul water sewer - rater applied to warehousing area	267400	m2	£0	£29,414
Pumping station and delivery main - say 1 per 25 ha.	2	no	£50,000	£100,000
Location Particular items from other mini B.o.Q.	1	no	£20,824,150	£20,824,150

Construction costs	£259,710,249
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Contingency Allowance 20%	£51,942,050
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Works Cost	£311,652,299
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Project Management 8%	£24,932,184
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Design Fees 6%	£18,699,138
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NR charges 10% (of railway works only)	£462,850
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Planning Approvals 2.5%	£7,791,307
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Project Cost

£363,537,778

2.9 Kemsley Fields (Sittingbourne)

2.9.1 Site specific items

	Quantity	Unit	Rate	Amount
General site clearance	500000	m2	£0.05	£25,000
Regrading of site, assumed non-contaminated material	50000	m2	£1.85	£92,500
Culverting of existing water courses - assume 900mm dia. Pipe	200	m	£260.00	£52,000
Piled foundations to warehouse units	267400	m2	£74.00	£19,787,600
Piled foundations to crane runs	980	m	£435.00	£426,300
Power supply	1	no	£250,000.00	£250,000
Upgrade of public access road	1000	m	£520.00	£520,000
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Construction costs				£21,153,400

2.9.2 Complete costings

Railway Works

	Quantity	Unit	Rate	Amount
Permanent Way				
40mph crossover including points motors etc.	0	no.	£395,000	£0
40mph turnout ditto	0	no.	£165,000	£0
15mph turnout ditto	15	no.	£82,500	£1,237,500
Buffer stop	8	no.	£1,750	£14,000
Plain line on ballast	200	m	£950	£190,000
Plain line in concrete slab on stone sub-base	2320	m	£1,100	£2,552,000

Signalling

To crossover - (4 units assumed)	0	no	£1,000,000	£0
To turnout - (1 units assumed)	0	no	£250,000	£0
Mechanical operation - (Outside NR infrastructure)	14	no	£25,000	£350,000

Warehousing

Basic steel frame on concrete slab with sheet cladding, nominal heating and lighting.	267400	m2	£560	£149,744,000
E.O. for cold storage facility	130000	m2	£410	£53,300,000
E.O. for integral office facility	13370	m2	£588	£7,854,875

Offices

Management / Administration building	1000	m2	£1,440	£1,440,000
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External Works

Concrete slab for hardstanding and roadways	200000	m2	£84	£16,894,000
Rails and reinforced concrete to crane run	980	m	£1,043	£1,021,650
Tarmac car parking area, kerbing, lining etc.	20000	m2	£88	£1,750,000
Pedestrian access	5000	m2	£32	£160,500
Soiling and soft landscaping	3600	m2	£6	£20,160
Floodlighting - rate applied to whole site area	500000	m2	£1	£330,000
Security fencing - rate ditto	500000	m2	£0	£125,000
CCTV - rate ditto	500000	m2	£1	£125,000
Surface water drainage - rate applied to hard surface area	232600	m2	£5	£1,163,000
Oil interceptors - say 1 per 5 ha. (Assumed that gravity outlet is available)	5	no	£40,000	£200,000
Foul water sewer - rater applied to warehousing area	267400	m2	£0	£29,414
Pumping station and delivery main - say 1 per 25 ha.	2	no	£50,000	£100,000
Location Particular items from other mini B.o.Q.	1	no	£21,153,400	£21,153,400

Construction costs	£259,754,499
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Contingency Allowance 20%	£51,950,900
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Works Cost	£311,705,399
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Project Management 8%	£24,936,432
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Design Fees 6%	£18,702,324
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NR charges 10% (of railway works only)	£434,350
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Planning Approvals 2.5%	£7,792,635
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Project Cost

£363,571,140
