Thurrock Local Plan
Rough Order of Cost Estimate

18 May 2026
Revision 06B

GT GARDINER &THEOBALD

ROUGH ORDER OF COST ESTIMATE
Thurrock Local Plan

CONTROL ISSUE SHEET

Rev	Status	Prepared By (name/position/date)	Checked By (name/position/date)	Authorised By (name/position/date)	Comments
00	Issued	T Pinder Associate 19/12/2025	T Pinder Associate 19/12/2025	M Mills Partner 19/12/2025	
01	Issued	T Pinder Associate 08/01/2026	O Haigh Assistant Surveyor 08/01/2026	A Britton Senior Associate 12/01/2026	
02	Issued	T Pinder Associate 15/01/2026	O Haigh Assistant Surveyor 15/01/2026	A Britton Senior Associate 15/01/2026	
03	Issued	T Pinder Associate 03/02/2026	O Haigh Assistant Surveyor 03/02/2026	A Britton Senior Associate 03/02/2026	Minor amendments to suit 20260129 Thurrock Junction Mitigations
04	Issued	T Pinder Associate 24/04/2026	C Titchmarsh Executive Surveyor 27/04/2026	A Britton Senior Associate 27/04/2026	
05	Issued	C Titchmarsh Exec Surveyor 30/04/2026	O Limb Assistant Surveyor 30/04/2026	A Britton Senior Associate 01/05/2026	Additional, B186 Arterial Road Roundabout, Treacle Mine Roundabout and Marshford Rd / A126

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1.1 EXECUTIVE SUMMARY

A This Rough Order of Cost Estimate is for the construction works of an option to develop the Thurrock Council Transport Plan. It excludes all other project delivery related costs.

B The order of costs are reported at today's prices. It excludes future price inflation or fluctuation and has been estimated based on the Basis of Information, Assumptions and Exclusions listed on Section 2 of this report.

C The order of cost is provided for initial appraisal purposes and covers the construction of civil engineering works over various sites as defined within the documents listed within Section 2 of this document.

D It is important to note that the order of cost is based on an indicative information only. The Junctions are priced from high level sketches and do not include any engineering details.

E The West Horndon and South Ockendon sites are based on high level descriptive quants only. Additional assumptions are qualified within the Basis of Cost Estimate tabs.

F The Thurrock Local Cycling and Walking Infrastructure Plan costings are based on high level descriptive quantities only. The measures are extracted from page 39 of the plan document as no other information was made available.

G A notional allowance towards cost risks has been added as a contingency. This is a nominal provision towards the risk of additional works, scope development and other related cost increases. It does not consider developed risk assessments, budget management coverage, optimism bias and the like; as such the provision should be reviewed against a detailed risk assessment before any commitments to develop are made.

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1.2 EXECUTIVE COST SUMMARY

Junctions			
	M25 Junction 31		
3.1	Off-slip northbound		£15,400,000
3.2	A13 eastbound on-slip merge		£300,000
3.3	Weston Avenue/ West Thurrock Way		£500,000
3.4	Stonehouse Lane @ London Road/ Purfleet Bypass		£200,000
3.5	London Road/ West Thurrock Way		£200,000
3.6	Bulphan By-Pass/ Church Road Junction		£700,000
3.7	B186 Arterial Road Roundabout		£700,000
3.8	Treacle Mine Roundabout		£1,500,000
3.9	Marshford Rd / A126		£1,000,000
West Horndon & South Ockendon			
3.10	West Horndon		£198,100,000
3.11	South Ockendon		£55,300,000
3.12	Lower Langdon		£152,600,000
LCWIP			
3.13	Thurrock Local Cycling & Walking Infrastructure Plan		£128,900,000
Additional			
3.14	Manorway Roundabout		£1,300,000
		CONSTRUCTION COST TOTAL	£556,700,000
FEES			
	Project/ Design Fees	10%	£55,700,000
		OTHER PROJECT COST TOTAL	£55,700,000
		GRAND TOTAL - ROUGH ORDER OF COST (@ 1st QTR 2026 PRICING LEVELS)	£612,400,000

2 BASIS OF INFORMATION, ASSUMPTIONS & EXCLUSIONS

2.1 BASIS OF INFORMATION

This cost estimate has been prepared using the following base information:

nr	Document Reference List	Rev
1	20251211 Thurrock Junction Mitigations	n/a
2	20251217 South Ockendon and West Horndon proposed interventions	n/a
3	Screenshot of Figure 6-6 provided by I Varney via Teams meeting held 08.01.2026	n/a
4	Thurrock Local Cycling & Walking Infrastructure Plan - January 2025 - page 39 image	n/a
5	20260129 Thurrock Junction Mitigations	n/a
6	Thurrock Local Development Plan, Mitigation proposal - Additional Sites 29.04.2026	n/a

2.2 KEY ASSUMPTIONS

1 Estimated costs have been prepared using current day pricing levels (Q1 2026), with no allowances included for Tender and Construction inflation.
2 The design received to produce this cost report was limited and varied in detail across the various aspects of the scheme.
3 The roundabouts provided layout sketches and were priced on indicative quantities.
4 The West Horndon and South Ockendon proposals are high-level rates based upon indicative quantities in the schedule.
5 No engineering details or proposals (section, specifications etc.) were made available for the creation of this indicative cost estimate.
6 Road build-ups/ thicknesses/ materials have been assumed as denoted within each specific project tab.
7 Programme durations have been assumed as denoted within each specific tab.
The programme has been assumed for the purposes of calculating specific prelim items (such as specialised traffic management) only.
8 All excavation and disposal activities are priced on the assumption that the materials are inert and free from contamination or excessive moisture.
9 No Utility/ STAT information has been provided.

2.3 EXCLUSIONS

The below are a list of key exclusions that have been made to inform the basis of our costs:-

1 Value Added Tax.
2 Land acquisition costs and fees.
3 Client finance, legal or marketing costs.
4 Planning and building regulation fees.
5 Fees or costs associated with rights of light agreement, party wall awards, oversailing agreements etc.
6 Project or Development Insurances.
7 Benefits arising from any potential Capital Allowances or other government incentives/grants.
8 Currency and exchange rate fluctuations.
9 Inflation in market prices beyond 1st Quarter 2026
10 Statutory changes.

2 BASIS OF INFORMATION, ASSUMPTIONS & EXCLUSIONS

11 Works outside of the site boundary except where specifically stated.

12 Section 278 Contributions.

13 Community Infrastructure Levy Contributions or similar.

14 Costs relating from force majeure events.

15 Changes in costs and / or programme caused by an epidemic or pandemic disease; advice or guidance issued and / or laws or actions taken by the UK Government or other relevant governmental or regulatory bodies (including the NHS) in the UK (or abroad) in relation thereto.

16 Fees, works or costs associated with abnormal ground conditions / remediation / asbestos - beyond specific allowances stated.

17 Utility reinforcement, diversion, amendment or upgrade - beyond allowances stated.

18 Works associated with any rail infrastructure.

19 Underpinning or repair of adjoining structures.

20 Archaeological investigations and exploratory or resulting works.

21 Dealing with unidentified / unknown existing below ground services.

22 Spares and maintenance costs.

23 Mock-ups, prototypes, off site benchmark and the like.

24 Costs associated with vacant possession.

25 Construction methodology impacted by site restrictions either present or imposed in the future.

26 Abnormal enabling works not specifically noted.

27 Any accommodation works to neighbouring properties, open spaces or communities.

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3.1 COST BUILD-UP - M25 Junction 31

Description	Qty	Unit		Rate		Total Cost (£)	Notes
0100 - Preliminaries							
Temporary Accommodation	20	mth					Assumed programme.
Offices	87	wk.	£	1,200.00	£	104,000	
Offices - furniture and fittings	1	sum	£	20,000.00	£	20,000	
Welfare, toilets	87	wk.	£	200.00	£	17,333	
Storage	87	wk.	£	200.00	£	17,333	
Surfacing to compound	1	sum	£	100,000.00	£	100,000	
Fencing and gates to compound	1	sum	£	20,000.00	£	20,000	
Utility Connections and provision	1	sum	£	60,000.00	£	60,000	
Office Sundries and Supplies	87	wk.	£	150.00	£	13,000	
Security - CCTV Monitoring	87	wk.	£	1,000.00	£	86,667	
Testing equipment and storage	1	sum	£	5,000.00	£	5,000	
Demobilisation of the above	1	sum	£	100,000.00	£	100,000	
							Assumed no specialist water contaminant/ filtration/ discharge required.
Vehicles							
Contractor's Vehicles	87	wk.	£	2,700.00	£	234,000	
Overseeing Organisation's Vehicles	excluded	wk.				excluded	
Contractor's Staff							
Regional Support							
Contracts Manager	87	wk.	£	3,306.00	£	114,608	Two days per week only
Senior Commercial Manager	87	wk.	£	3,531.00	£	122,408	Two days per week only
Site							
Commercial Manager	87	wk.	£	2,857.00	£	247,607	
Project Manager	87	wk.	£	2,440.00	£	211,467	
Senior Quantity Surveyor	87	wk.	£	2,183.00	£	189,193	
Junior QS	87	wk.	£	1,091.00	£	94,553	
Site Agent	87	wk.	£	2,055.00	£	178,100	
Site Engineer	87	wk.	£	1,285.00	£	111,367	
Foreman	87	wk.	£	2,055.00	£	178,100	
Support							
Planner	87	wk.	£	2,311.00	£	40,057	One day per week only.
Health & Safety Advisor	87	wk.	£	1,669.20	£	28,933	One day per week only.
Environmental Manager	87	wk.	£	1,669.20	£	28,933	One day per week only.
Senior Social Value and Stakeholder	87	wk.	£	1,733.40	£	30,046	One day per week only.
Traffic Management							
Barrier	87	wk.	£	800.00	£	69,333	
Cones/ temporary signage etc	87	wk.	£	500.00	£	43,333	
Impact protection vehicle	87	wk.	£	2,000.00	£	173,333	Assumed on call only.
Night checking/ watch	87	wk.	£	2,450.00	£	212,333	
Fall Arrest Systems							
Temporary Works - fall arrest provision	1	sum	£	100,000.00	£	100,000	

3.1 COST BUILD-UP - M25 Junction 31

0100 - Preliminaries - SUBTOTAL					£	2,951,038	
0200 - Site Clearance							
General Site Clearance	1	sum	£	20,000.00	£	20,000	
Removal of existing Parapets	150	m	£	500.00	£	75,000	
0200 - Site Clearance - SUBTOTAL					£	95,000	
0300 - Fencing							
Highways - post and 4 rail fencing	excluded	m				excluded	
0300 - Fencing - SUBTOTAL					£	-	
0400 - Road Restraint Systems							
Safety Barriers							
Pedestrian Parapets	excluded	m				excluded	
Pedestrian Guardrail	excluded	m				excluded	
Vehicle Parapet	150	m	£	2,000.00	£	300,000	
0400 - Road Restraint Systems - SUBTOTAL					£	300,000	
0500 - Drainage and Service Ducts							
Drainage							
Allowance for moving manholes	excluded					excluded	
Allowance for deep drainage	excluded					excluded	
Allowance for attenuation systems	excluded					excluded	
Allowance for additional gulleys and connecti	2	nr	£	3,000.00	£	6,000	
Allowance for combined kerb drainage	150	nr	£	300.00	£	45,000	
Service Ducts							
Allowance for ducting	150	m	£	100.00	£	15,000	
0500 - Drainage and Service Ducts - SUBTOTAL					£	66,000	
0600 - Earthworks							
Excavation							
Breaking out existing tarmac	37	m3	£	50.00	£	1,838	35m, 3m width, assumed 350mm
Excavation of existing hardstanding/ traffic isl	-	m3			£	-	
Excavation of existing granular fill	37	m3	£	50.00	£	1,838	35m, 3m width, assumed 350mm
Class 1/2 - assumed inert	4	m3	£	50.00	£	200	
Class 1/2 - assumed inert	151	m3	£	50.00	£	7,560	70m, 3.6m width, assumed 600mm depth
Deposition of fill							
Class 1/2 - assumed inert	excluded	m3				excluded	
Stockpile existing granular fill	excluded	m3				excluded	
Traffic Management associated with above	excluded	m3				excluded	
Disposal							

3.1 COST BUILD-UP - M25 Junction 31

Class 1/2 - assumed inert	155	m3	£	45.00	£	6,984	
Existing Granular Fill	37	m3	£	60.00	£	2,205	
Existing hardstanding/ traffic islands/ kerbing	-	m3			£	-	
Tarmac - Inert	37	m3	£	60.00	£	2,205	
Hydrocarbon impacted	excluded	m3				excluded	
Asbestos impacted	excluded	m3				excluded	
Tarmac - Tar impacted	excluded	m3				excluded	
Geotextiles							
Assumed excluded	excluded	m2				excluded	
Completion of Formation and Sub-Formation							
Formation	357	m2	£	10.00	£	3,570	
Sub-Formation	357	m2	£	10.00	£	3,570	
Imported Fill							
Capping - 6F2	87	m3	£	100.00	£	8,715	
Ground Improvement							
Dynamic Compaction/ Vibrated Stone Columr	excluded	sum				excluded	
Instrumentation and Monitoring							
Boreholes	excluded	sum				excluded	
Ground monitoring and reporting	excluded	sum				excluded	
0600 - Earthworks - SUBTOTAL					£	38,684	
0700 - Pavements							
Subbase - Type 1							
Assumed thickness TBC mm	37	m2	£	75.00	£	2,756	Notional allowance.
Pavement							
Assumed thickness 280mm	792	m2	£	350.00	£	277,200	
Surface Treatment							
Anti-slip surfacing or similar	excluded	m2				excluded	
Cold Milling (Planning)							
Planning	excluded	m2	£	55.00		excluded	
0700 - Pavements - SUBTOTAL					£	279,956	
1100 - Kerbs, Footways and Paved Areas							
Kerbs, Channels, Edgings							
Half Battered concrete kerb	150	m	£	100.00	£	15,000	
Combined Drainage Kerbs/ Linear Drainage Ch	excluded	m				excluded	
Footways and Paved Areas							
Footpaths	excluded	m2				excluded	
Traffic Islands	excluded	m2				excluded	
Blister Paving	excluded	m2				excluded	

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3.1 COST BUILD-UP - M25 Junction 31

1100 - Kerbs, Footways and Paved Areas - SUBTOTAL					£	15,000	
1200 - Traffic Signs and Road Markings							
Traffic Signs							
Allowance for removal of signs	1	sum	£	3,000.00	£	3,000	
Allowance for new signage	1	sum	£	10,000.00	£	10,000	
Allowance for electrical work (to existing supp	1	sum	£	3,000.00	£	3,000	
Road Markings							
White Lining	1	sum	£	4,000.00	£	4,000	
Traffic Signals							
Adjustment to existing systems	1	sum	£	50,000.00	£	50,000	
Installation of new signals/ systems	excluded	sum				excluded	
Testing and Commissioning	1	sum	£	5,000.00	£	5,000	
1200 - Traffic Signs and Road Markings - SUBTOTAL					£	75,000	
1300 - Road Lighting Columns and Brackets, CCTV Masts and Cantilever Masts							
Road Lighting Columns							
Removal of existing lighting columns - parapet	4	nr	£	3,000.00	£	12,000	
Removal of existing lighting columns - ground	2	nr	£	3,000.00	£	6,000	
Installation of new lighting columns - parapet	4	nr	£	3,000.00	£	12,000	
Installation of new lighting columns - ground r	2	nr	£	3,000.00	£	6,000	
					£	-	
1300 - Road Lighting Columns and Brackets, CCTV Masts and Cantilever					£	36,000	
1400 - Electrical Work for Road Lighting and Traffic Signs							
Allowance for connections							
Road Lighting Columns	1	sum	£	2,000.00	£	2,000	
Traffic Signs	1	sum	£	2,000.00	£	2,000	
1400 - Electrical Work for Road Lighting and Traffic Signs - SUBTOTAL					£	4,000	
1500 - Motorway Communications							
Communications equipment	excluded					excluded	
1500 - Motorway Communications - SUBTOTAL					£	-	
1600 - Piling and Embedded Retaining Walls							
Piling to Piers	5	nr	£	100,000.00	£	500,000	Assumed 4nr additional piers
Sheet piling for temporary works/ dewatering	excluded					excluded	Assumed not required.
1600 - Piling and Embedded Retaining Walls - SUBTOTAL					£	500,000	
1700 - Structural Concrete							
In-situ concrete							
Pile caps to Piers	288	m3	£	300.00	£	86,400	Assumed 4m x 4m x 2m
Piers	216	m3	£	1,000.00	£	216,000	Assumed 6m x 2m x 2m
Surface Finish of Concrete - Formwork							

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3.1 COST BUILD-UP - M25 Junction 31

Pile caps to Piers	304	m2	£	400.00	£	121,600	Assumed 4m x 4m x 2m
Piers	448	m2	£	1,000.00	£	448,000	Assumed 6m x 2m x 2m
Permanent formwork to bridges	612	m2	£	500.00	£	306,000	
Steel Reinforcement for Structures							
Pile caps to Piers	43	t	£	2,000.00	£	86,400	Assumed 150kg per m3. Assumed 4m x 4m x 2m
Piers	86	t	£	2,000.00	£	172,800	Assumed 400kg per m3. Assumed 6m x 2m x 2m
1700 - Structural Concrete - SUBTOTAL					£	1,437,200	
1800 - Steelwork for Structures							
Fabrication and erection							
Fabrication	1	sum	£	5,200,000.00	£	5,200,000	Assumed 3nr beam per span. Assumed 4nr spans.
Erection	1	sum	£	1,200,000.00	£	1,200,000	
Temporary works	1	sum	£	100,000.00	£	100,000	
Quality assurance subcontractor	1	sum	£	75,000.00	£	75,000	
1800 - Steelwork for Structures - SUBTOTAL					£	6,575,000	
2000 - Waterproofing for Structures							
Waterproofing	612	m2	£	50.00	£	30,600	
2000 - Waterproofing for Structures - SUBTOTAL					£	30,600	
2300 - Bridge Bearings							
Bearings	14	nr	£	20,000.00	£	280,000	
2300 - Bridge Bearings - SUBTOTAL					£	280,000	
2300 - Bridge expansion joints							
Mastic plug joint	1	sum	£	66,000.00	£	66,000	
2300 - Bridge expansion joints - SUBTOTAL					£	66,000	
2700 - Accommodation Works							
Allowance for accommodation works.	excluded					excluded	
2700 - Accommodation Works - SUBTOTAL					£	-	
3000 - Landscaping and ecology							
Allowance for seeding/ wildflower	1	sum	£	6,000.00	£	6,000	
3000 - Landscaping and ecology - SUBTOTAL					£	6,000	
Construction Costs - SUBTOTAL					£	12,755,478	
Contractor's Preliminaries - itemised separately				12,755,478	£	-	

3.1 COST BUILD-UP - M25 Junction 31

Notional allowance for delivery risks	20%	12,755,478	£	2,551,096
Total Construction Cost @ Q1 2026 Price Levels			£	15,306,574

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3.2 COST BUILD-UP - A13 Eastbound on-slip merge

Description	Qty	Unit	Rate	Total Cost (£)	Notes
0100 - Preliminaries					
Vehicles					Assumed programme.
Contractor's Vehicles	4	wk.	£ 900.00	£ 3,900	
Overseeing Organisation's Vehicles	excluded	wk.		excluded	
Traffic Management					
Barrier	4	wk.	£ 3,000.00	£ 13,000	
Cones/ temporary signage etc	4	wk.	£ 500.00	£ 2,167	
Impact protection vehicle	4	wk.	£ 2,000.00	£ 8,667	Assumed on call only.
Night checking/ watch	4	wk.	£ 2,450.00	£ 10,617	
0100 - Preliminaries - SUBTOTAL				£ 38,350	
0200 - Site Clearance					
General Site Clearance	1	sum	£ 2,000.00	£ 2,000	
0200 - Site Clearance - SUBTOTAL				£ 2,000	
1200 - Traffic Signs and Road Markings					
Traffic Signs	excluded	sum		excluded	
Road Markings					
Removal of Road Markings	1	sum	£ 20,000.00	£ 20,000	Assumed burning off only, no scabbling or re-surfacing.
New Road Markings	1	sum	£ 80,000.00	£ 80,000	
Uplift for night-time working	0	%	£ 100,000.00	£ 20,000	
Traffic Signals	excluded	sum		excluded	
1200 - Traffic Signs and Road Markings - SUBTOTAL				£ 120,000	
Construction Costs - SUBTOTAL				£ 160,350	
Contractor's Preliminaries	20%		£ 160,350.00	£ 32,070	
Notional allowance for delivery risks	20%		£ 160,350.00	£ 32,070	
Total Construction Cost @ Q1 2026 Price Levels				£ 224,490	

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3.3 COST BUILD-UP - Weston Avenue/ West Thurrock Way

Description	Qty	Unit	Rate		Total Cost (£)		Notes
0100 - Preliminaries							
Vehicles							Assumed programme.
Contractor's Vehicles	17	wk.	£	900.00	£	15,600	
Overseeing Organisation's Vehicles	excluded	wk.				excluded	
Traffic Management							
Cones/ temporary signage etc	17	wk.	£	500.00	£	8,667	
Night checking/ watch	17	wk.	£	500.00	£	8,667	
Statutory Undertakers							No STAT information provided, chambers visible in verge.
Allowance for diverting telecoms	1	sum	£	5,000.00	£	5,000	Ducting and chambers by contractor.
Allowance for diverting water	1	sum	£	5,000.00	£	5,000	
Allowance for diverting HV	1	sum	£	10,000.00	£	10,000	
0100 - Preliminaries - SUBTOTAL					£	52,933	
0200 - Site Clearance							
General Site Clearance	1	sum	£	2,000.00	£	2,000	
Dismantle/ removal/ relocation of billboard	excluded	sum				excluded	
Removal of existing pedestrian guardrail	40	m	£	50.00	£	2,000	
0200 - Site Clearance - SUBTOTAL					£	4,000	
0400 - Road Restraint Systems							
Safety Barriers							
Pedestrian Guardrail	40	m	£	200.00	£	8,000	
0400 - Road Restraint Systems - SUBTOTAL					£	8,000	
0500 - Drainage and Service Ducts							
Drainage							
Allowance for moving manholes	excluded					excluded	
Allowance for deep drainage	excluded					excluded	
Allowance for attenuation systems	excluded					excluded	
Allowance for additional gulleys and connec	6	nr	£	2,000.00	£	12,000	
Allowance for combined kerb drainage	20	nr	£	250.00	£	5,000	
Service Ducts							
Allowance for relocating existing ducting (in	40	m	£	600.00	£	24,000	Assumed 6nr ducts
Allowance for relocating existing chambers (	5	nr	£	2,000.00	£	10,000	Assumed 600x600x600 plastic chambers only.
Allowance for relocating ducting to street lig	40	m	£	70.00	£	2,800	
0500 - Drainage and Service Ducts - SUBTOTAL					£	53,800	

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3.3 COST BUILD-UP - Weston Avenue/ West Thurrock Way

0600 - Earthworks							
Excavation							
Breaking out existing tarmac	30	m3	£	50.00	£	1,500	40m, 2.5m width, assumed 300mm
Breaking out existing kerbs	60	m	£	50.00	£	3,000	
Excavation of existing hardstanding/ traffic i	2	m3	£	200.00	£	400	20m, 0.5m width, assumed 200mm
Excavation of existing granular fill	55	m3	£	50.00	£	2,750	40m, 2.5m width, assumed 500mm depth and 20m, 0.5m width assumed 500mm depth.
Class 1/2 - assumed inert	65	m3	£	50.00	£	3,250	40m, 3.0m width, assumed 500mm depth and 20m, 0.5m width assumed 500mm depth.
Deposition of fill							
Class 1/2 - assumed inert	excluded	m3				excluded	
Stockpile existing granular fill	excluded	m3				excluded	
Traffic Management associated with above	excluded	m3				excluded	
Disposal							
Class 1/2 - assumed inert	65	m3	£	45.00	£	2,925	
Existing Granular Fill	55	m3	£	60.00	£	3,300	
Existing hardstanding/ traffic islands/ kerbin	62	m3	£	45.00	£	2,790	
Tarmac - Inert	30	m3	£	60.00	£	1,800	
Hydrocarbon impacted	excluded	m3				excluded	
Asbestos impacted	excluded	m3				excluded	
Tarmac - Tar impacted	excluded	m3				excluded	
Geotextiles							
Assumed excluded	excluded	m2				excluded	
Completion of Formation and Sub-Formation							
Formation	230	m2	£	10.00	£	2,300	
Sub-Formation	230	m2	£	10.00	£	2,300	
Imported Fill							
Capping - 6F2	65	m3	£	100.00	£	6,500	
				0600 - Earthworks - SUBTOTAL	£	32,815	
0700 - Pavements							
Subbase - Type 1							
Pavements - Assumed thickness 300 mm	1,210	m2	£	70.00	£	84,700	
Footpaths - Assumed thickness 150mm	100	m2	£	40.00	£	4,000	
Pavement							
Assumed thickness 280mm	130	m2	£	100.00	£	13,000	
Surface Treatment							
Anti-slip surfacing or similar	excluded	m2				excluded	

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3.3 COST BUILD-UP - Weston Avenue/ West Thurrock Way

Cold Milling (Planning)							
Planning	excluded	m2	£	55.00		excluded	
0700 - Pavements - SUBTOTAL					£	101,700	
1100 - Kerbs, Footways and Paved Areas							
Kerbs, Channels, Edgings							
Half Battered concrete kerb	60	m	£	100.00	£	6,000	
Combined Drainage Kerbs/ Linear Drainage (	excluded	m				excluded	
Footways and Paved Areas							
Footpaths	100	m2	£	60.00	£	6,000	Type 1 measured separately.
1100 - Kerbs, Footways and Paved Areas - SUBTOTAL					£	12,000	
1200 - Traffic Signs and Road Markings							
Traffic Signs							
Allowance for removal of signs	1	sum	£	1,000.00	£	1,000	
Allowance for new signage	1	sum	£	2,000.00	£	2,000	
Allowance for electrical work (to existing su	1	sum	£	3,000.00	£	3,000	
Road Markings							
White Lining	1	sum	£	2,000.00	£	2,000	
Traffic Signals	excluded	sum				excluded	
1200 - Traffic Signs and Road Markings - SUBTOTAL					£	8,000	
1300 - Road Lighting Columns and Brackets, CCTV Masts and Cantilever Masts							
Road Lighting Columns							
Removal of existing lighting columns	1	nr	£	3,000.00	£	3,000	
Installation of new lighting columns	1	nr	£	3,000.00	£	3,000	
1300 - Road Lighting Columns and Brackets, CCTV Masts and Cantilever					£	6,000	
1400 - Electrical Work for Road Lighting and Traffic Signs							
Allowance for connections							
Road Lighting Columns	1	sum	£	2,000.00	£	2,000	
Traffic Signs	1	sum	£	2,000.00	£	2,000	
1400 - Electrical Work for Road Lighting and Traffic Signs - SUBTOTAL					£	4,000	
3000 - Landscaping and ecology							
Allowance for seeding/ wildflower	1	sum	£	3,000.00	£	3,000	
3000 - Landscaping and ecology - SUBTOTAL					£	3,000	
Construction Costs - SUBTOTAL					£	286,248	
Contractor's Preliminaries	20%		£	286,248.33	£	57,250	

3.3 COST BUILD-UP - Weston Avenue/ West Thurrock Way

Notional allowance for delivery risks	20%	£	286,248.33	£	57,250
Total Construction Cost @ Q1 2026 Price Levels				£	400,748

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ROUGH ORDER OF COST ESTIMATE
Thurrock Local Plan

3.4 COST BUILD-UP - Stonehouse

Description	Qty	Unit		Rate		Total Cost (£)	Notes
0100 - Preliminaries							
Vehicles							Assumed programme.
Contractor's Vehicles	17	wk.	£	900.00	£	15,600	
Overseeing Organisation's Vehicles	excluded	wk.				excluded	
Traffic Management							
Cones/ temporary signage etc	17	wk.	£	500.00	£	8,667	
Night checking/ watch	17	wk.	£	500.00	£	8,667	
Statutory Undertakers							No diversions associated with adjacent Purfleet substation.
Allowance for diverting telecoms	excluded	sum	£	5,000.00		excluded	
Allowance for diverting water	excluded	sum	£	5,000.00		excluded	
Allowance for diverting HV	excluded	sum	£	10,000.00		excluded	
0100 - Preliminaries - SUBTOTAL					£	32,933	
0200 - Site Clearance							
General Site Clearance	1	sum	£	2,000.00	£	2,000	
Removal of bollards	2	nr	£	500.00	£	1,000	
Removal of existing pedestrian guardrail	15	m	£	50.00	£	750	
0200 - Site Clearance - SUBTOTAL					£	3,750	
0400 - Road Restraint Systems							
Safety Barriers							
Pedestrian Guardrail	15	m	£	200.00	£	3,000	
0400 - Road Restraint Systems - SUBTOTAL					£	3,000	
0500 - Drainage and Service Ducts							
Drainage							
Allowance for moving manholes	excluded					excluded	
Allowance for deep drainage	excluded					excluded	
Allowance for attenuation systems	excluded					excluded	
Allowance for additional gulleys and connec	3	nr	£	2,000.00	£	6,000	
Allowance for combined kerb drainage	-	nr	£	250.00	£	-	
Service Ducts							
Allowance for relocating existing ducting (in	excluded	m	£	600.00		excluded	
Allowance for relocating existing chambers (	excluded	nr	£	2,000.00		excluded	
Allowance for relocating ducting to street li(	excluded	m	£	70.00		excluded	
0500 - Drainage and Service Ducts - SUBTOTAL					£	6,000	
0600 - Earthworks							
Excavation							

3.4 COST BUILD-UP - Stonehouse

Breaking out existing tarmac	5	m3	£	50.00	£	270	Road - 16m, 0.5m width, assumed 300mm depth and Footpath 10m, 2m width assumed 150mm depth
Breaking out existing kerbs	84	m	£	50.00	£	4,200	
Excavation of existing hardstanding/ traffic i	91	m3	£	200.00	£	18,150	Traffic Island, assumed 200mm depth
Excavation of existing granular fill	59	m3	£	50.00	£	2,956	Assumed 500mm depth
Class 1/2 - assumed inert	8	m3	£	50.00	£	375	10m, 2.5m width, 300mm depth
Deposition of fill							
Class 1/2 - assumed inert	excluded	m3				excluded	
Stockpile existing granular fill	excluded	m3				excluded	
Traffic Management associated with above	excluded	m3				excluded	
Disposal							
Class 1/2 - assumed inert	8	m3	£	45.00	£	338	
Existing Granular Fill	59	m3	£	60.00	£	3,548	
Existing hardstanding/ traffic islands/ kerbin	175	m3	£	45.00	£	7,864	
Tarmac - Inert	5	m3	£	60.00	£	315	
Hydrocarbon impacted	excluded	m3				excluded	
Asbestos impacted	excluded	m3				excluded	
Tarmac - Tar impacted	excluded	m3				excluded	
Geotextiles							
Assumed excluded	excluded	m2				excluded	
Completion of Formation and Sub-Formation							
Formation	118	m2	£	10.00	£	1,183	
Sub-Formation	118	m2	£	10.00	£	1,183	
Imported Fill							
Capping - 6F2	24	m3	£	100.00	£	2,365	
			0600 - Earthworks - SUBTOTAL		£	42,745	
0700 - Pavements							
Subbase - Type 1							
Pavements - Assumed thickness 300 mm	28	m2	£	70.00	£	1,925	
Footpaths - Assumed thickness 150mm	25	m2	£	40.00	£	1,000	
Pavement							
Assumed thickness 280mm	28	m2	£	100.00	£	2,750	
Surface Treatment							
Anti-slip surfacing or similar	excluded	m2				excluded	
Cold Milling (Planning)							
Planning	excluded	m2	£	55.00		excluded	

ROUGH ORDER OF COST ESTIMATE
Thurrock Local Plan

3.4 COST BUILD-UP - Stonehouse

0700 - Pavements - SUBTOTAL					£	5,675	
1100 - Kerbs, Footways and Paved Areas							
Kerbs, Channels, Edgings							
Half Battered concrete kerb	25	m	£	100.00	£	2,500	
Combined Drainage Kerbs/ Linear Drainage	excluded	m				excluded	
Footways and Paved Areas							
Footpaths	25	m2	£	60.00	£	1,500	Type 1 measured separately.
1100 - Kerbs, Footways and Paved Areas - SUBTOTAL					£	4,000	
1200 - Traffic Signs and Road Markings							
Traffic Signs							
Allowance for removal of signs	excluded	sum	£	1,000.00		excluded	
Road Markings							
White Lining	1	sum	£	2,000.00	£	2,000	
Traffic Signals	excluded	sum				excluded	
1200 - Traffic Signs and Road Markings - SUBTOTAL					£	2,000	
1300 - Road Lighting Columns and Brackets, CCTV Masts and Cantilever Masts							
Road Lighting Columns							
Removal of existing lighting columns	2	nr	£	3,000.00	£	6,000	
Installation of new lighting columns	2	nr	£	3,000.00	£	6,000	
1300 - Road Lighting Columns and Brackets, CCTV Masts and Cantilever					£	12,000	
1400 - Electrical Work for Road Lighting and Traffic Signs							
Allowance for connections							
Road Lighting Columns	1	sum	£	2,000.00	£	2,000	
Traffic Signs	1	sum	£	2,000.00	£	2,000	
1400 - Electrical Work for Road Lighting and Traffic Signs - SUBTOTAL					£	4,000	
3000 - Landscaping and ecology							
Allowance for seeding/ wildflower	1	sum	£	1,000.00	£	1,000	
3000 - Landscaping and ecology - SUBTOTAL					£	1,000	
Construction Costs - SUBTOTAL					£	117,103	
Contractor's Preliminaries	20%		£	117,103.33	£	23,421	
Notional allowance for delivery risks	20%		£	117,103.33	£	23,421	
Total Construction Cost @ Q1 2026 Price Levels					£	163,945	

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ROUGH ORDER OF COST ESTIMATE
Thurrock Local Plan

3.5 COST BUILD-UP - London Road - West Thurrock Way

Description	Qty	Unit		Rate		Total Cost (£)	Notes
0100 - Preliminaries							
Vehicles							Assumed programme.
Contractor's Vehicles	17	wk.	£	900.00	£	15,600	
Overseeing Organisation's Vehicles	excluded	wk.				excluded	
Traffic Management							
Cones/ temporary signage etc	17	wk.	£	500.00	£	8,667	
Night checking/ watch	17	wk.	£	500.00	£	8,667	
Statutory Undertakers							
Allowance for diverting telecoms	excluded	sum	£	5,000.00		excluded	
Allowance for diverting water	excluded	sum	£	5,000.00		excluded	
Allowance for diverting HV	excluded	sum	£	10,000.00		excluded	
0100 - Preliminaries - SUBTOTAL					£	32,933	
0200 - Site Clearance							
General Site Clearance	1	sum	£	2,000.00	£	2,000	
Removal of bollards	15	m	£	50.00	£	750	
Removal of existing pedestrian guardrail	1	sum	£	3,000.00	£	3,000	Burning off only, no scabbling or planning.
0200 - Site Clearance - SUBTOTAL					£	5,750	
0400 - Road Restraint Systems							
Safety Barriers							
Pedestrian Guardrail	15	m	£	200.00	£	3,000	
0400 - Road Restraint Systems - SUBTOTAL					£	3,000	
0500 - Drainage and Service Ducts							
Drainage							
Allowance for moving manholes	excluded					excluded	
Allowance for deep drainage	excluded					excluded	
Allowance for attenuation systems	excluded					excluded	
Allowance for additional gulleys and connec	2	nr	£	2,000.00	£	4,000	
Allowance for combined kerb drainage	-	nr	£	250.00	£	-	
Service Ducts							
Allowance for relocating existing ducting (in	excluded	m	£	600.00		excluded	
Allowance for relocating existing chambers (	excluded	nr	£	2,000.00		excluded	
Allowance for relocating ducting to street li	excluded	m	£	70.00		excluded	
0500 - Drainage and Service Ducts - SUBTOTAL					£	4,000	
0600 - Earthworks							
Excavation							
Breaking out existing tarmac	2	m3	£	50.00	£	100	Notional allowance

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ROUGH ORDER OF COST ESTIMATE
Thurrock Local Plan

3.5 COST BUILD-UP - London Road - West Thurrock Way

Breaking out existing kerbs	40	m	£	50.00	£	2,000	
Excavation of existing hardstanding/ traffic i	8	m3	£	200.00	£	1,600	Traffic Island 20m 2m width, assumed 200mm depth
Excavation of existing granular fill	5	m3	£	50.00	£	250	Assumed 500mm depth
Class 1/2 - assumed inert	1	m3	£	50.00	£	38	2.5m sq., assumed 300 depth to footpath extension.
<u>Deposition of fill</u>							
Class 1/2 - assumed inert	excluded	m3				excluded	
Stockpile existing granular fill	excluded	m3				excluded	
Traffic Management associated with above	excluded	m3				excluded	
<u>Disposal</u>							
Class 1/2 - assumed inert	1	m3	£	45.00	£	34	
Existing Granular Fill	5	m3	£	60.00	£	300	
Existing hardstanding/ traffic islands/ kerbin	48	m3	£	60.00	£	2,880	
Tarmac - Inert	2	m3	£	60.00	£	120	
Hydrocarbon impacted	excluded	m3				excluded	
Asbestos impacted	excluded	m3				excluded	
Tarmac - Tar impacted	excluded	m3				excluded	
<u>Geotextiles</u>							
Assumed excluded	excluded	m2				excluded	
<u>Completion of Formation and Sub-Formation</u>							
Formation	43	m2	£	10.00	£	425	
Sub-Formation	43	m2	£	10.00	£	425	
<u>Imported Fill</u>							
Capping - 6F2	15	m3	£	100.00	£	1,500	
0600 - Earthworks - SUBTOTAL					£	9,671	
<u>0700 - Pavements</u>							
<u>Subbase - Type 1</u>							
Pavements - Assumed thickness 300 mm	50	m2	£	70.00	£	3,500	
Footpaths - Assumed thickness 150mm	3	m2	£	40.00	£	100	
<u>Pavement</u>							
Assumed thickness 280mm	50	m2	£	100.00	£	5,000	
<u>Surface Treatment</u>							
Anti-slip surfacing or similar	excluded	m2				excluded	
<u>Cold Milling (Planning)</u>							
Planning	excluded	m2	£	55.00		excluded	
0700 - Pavements - SUBTOTAL					£	8,600	
<u>1100 - Kerbs, Footways and Paved Areas</u>							
<u>Kerbs, Channels, Edgings</u>							

ROUGH ORDER OF COST ESTIMATE
Thurrock Local Plan

3.5 COST BUILD-UP - London Road - West Thurrock Way

Half Battered concrete kerb	40	m	£	100.00	£	4,000	
Combined Drainage Kerbs/ Linear Drainage	excluded	m				excluded	
Footways and Paved Areas							
Footpaths	3	m2	£	200.00	£	500	Type 1 measured separately.
1100 - Kerbs, Footways and Paved Areas - SUBTOTAL					£	4,500	
1200 - Traffic Signs and Road Markings							
Traffic Signs							
Allowance for removal of signs	1	sum	£	1,000.00	£	1,000	
Allowance for new signage	1	sum	£	2,500.00	£	2,500	
Road Markings							
White Lining	1	sum	£	2,000.00	£	2,000	
Traffic Signals							
Disconnection of existing zebra crossing beli	1	sum	£	2,000.00	£	2,000	
Installation of new zebra crossing belisha be	4	nr	£	2,000.00	£	8,000	
1200 - Traffic Signs and Road Markings - SUBTOTAL					£	15,500	
1300 - Road Lighting Columns and Brackets, CCTV Masts and Cantilever Masts							
Road Lighting Columns							
Removal of existing lighting columns	excluded	nr	£	3,000.00		excluded	
Installation of new lighting columns	excluded	nr	£	3,000.00		excluded	
1300 - Road Lighting Columns and Brackets, CCTV Masts and Cantilever					£	-	
1400 - Electrical Work for Road Lighting and Traffic Signs							
Allowance for connections							
Road Lighting Columns	excluded	sum	£	2,000.00		excluded	
Traffic Signs	1	sum	£	2,000.00	£	2,000	
Belisha Beacons	1	sum	£	2,000.00	£	2,000	
1400 - Electrical Work for Road Lighting and Traffic Signs - SUBTOTAL					£	4,000	
3000 - Landscaping and ecology							
Allowance for seeding/ wildflower	1	sum	£	1,000.00	£	1,000	
3000 - Landscaping and ecology - SUBTOTAL					£	1,000	
					£	-	
Construction Costs - SUBTOTAL					£	88,955	
Contractor's Preliminaries	20%		£	88,954.58	£	17,791	
Notional allowance for delivery risks	20%		£	88,954.58	£	17,791	
Total Construction Cost @ Q1 2026 Price Levels					£	124,536	

ROUGH ORDER OF COST ESTIMATE

Thurrock Local Plan

3.6 COST BUILD-UP - Bulphan By-Pass/ Church Road

Description	Qty	Unit		Rate		Total Cost (£)	Notes
0100 - Preliminaries							
Vehicles							Assumed programme.
Contractor's Vehicles	25	wk.	£	900.00	£	22,500	
Overseeing Organisation's Vehicles	excluded	wk.				excluded	
Traffic Management							
Cones/ temporary signage etc	25	wk.	£	500.00	£	12,500	
Night checking/ watch	25	wk.	£	500.00	£	12,500	
Statutory Undertakers							
Allowance for diverting telecoms	excluded	sum				excluded	
Allowance for diverting water	excluded	sum				excluded	
Allowance for diverting HV	excluded	sum				excluded	
0100 - Preliminaries - SUBTOTAL					£	47,500	
0200 - Site Clearance							
General Site Clearance	1	sum	£	2,000.00	£	2,000	
0200 - Site Clearance - SUBTOTAL					£	2,000	
0500 - Drainage and Service Ducts							
Drainage							
Allowance for moving manholes	excluded					excluded	
Allowance for deep drainage	excluded					excluded	
Allowance for attenuation systems	excluded					excluded	
Allowance for additional gulleys and connections to existing manholes	5	nr	£	2,000.00	£	10,000	
Allowance for combined kerb drainage	excluded	nr	£	250.00		excluded	
Service Ducts							
Allowance for relocating existing ducting (in verge)	25	m	£	300.00	£	7,500	Chambers visible in northern verge.
Allowance for relocating existing chambers (in verge)	1	nr	£	2,000.00	£	2,000	
Allowance for relocating ducting to street lighting	25	m	£	70.00	£	1,750	
0500 - Drainage and Service Ducts - SUBTOTAL					£	21,250	
0600 - Earthworks							
Excavation							
Breaking out existing tarmac	18	m3	£	50.00	£	875	
Breaking out existing kerbs	35	m	£	50.00	£	1,750	
Excavation of existing hardstanding/ traffic islands/ kerbing	2	m3	£	200.00	£	320	Traffic Island 20m 2m width, assumed 200mm depth
Excavation of existing granular fill	4	m3	£	50.00	£	200	Assumed 500mm depth
Class 1/2 - assumed inert	48	m3	£	50.00	£	2,375	

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ROUGH ORDER OF COST ESTIMATE
Thurrock Local Plan

3.6 COST BUILD-UP - Bulphan By-Pass/ Church Road

Deposition of fill						
Class 1/2 - assumed inert	excluded	m3				excluded
Stockpile existing granular fill	excluded	m3				excluded
Traffic Management associated with above	excluded	m3				excluded
Disposal						
Class 1/2 - assumed inert	48	m3	£	45.00	£	2,138
Existing Granular Fill	4	m3	£	60.00	£	240
Existing hardstanding/ traffic islands/ kerbing	37	m3	£	60.00	£	2,196
Tarmac - Inert	18	m3	£	60.00	£	1,050
Hydrocarbon impacted	excluded	m3				excluded
Asbestos impacted	excluded	m3				excluded
Tarmac - Tar impacted	excluded	m3				excluded
Geotextiles						
Assumed excluded	excluded	m2				excluded
Completion of Formation and Sub-Formation						
Formation	48	m2	£	10.00	£	475
Sub-Formation	48	m2	£	10.00	£	475
Imported Fill						
Capping - 6F2	28	m3	£	100.00	£	2,775
	0600 - Earthworks - SUBTOTAL				£	14,869
0700 - Pavements						
Subbase - Type 1						
Pavements - Assumed thickness 300 mm	48	m2	£	70.00	£	3,325
Footpaths - Assumed thickness 150mm	30	m2	£	40.00	£	1,200
Pavement						
Assumed thickness 280mm	48	m2	£	100.00	£	4,750
Surface Treatment						
Anti-slip surfacing or similar	excluded	m2				excluded
Cold Milling (Planning)						
Planning	excluded	m2	£	55.00		excluded
	0700 - Pavements - SUBTOTAL				£	9,275
1100 - Kerbs, Footways and Paved Areas						
Kerbs, Channels, Edgings						
Half Battered concrete kerb	47	m	£	100.00	£	4,700
Combined Drainage Kerbs/ Linear Drainage	excluded	m				excluded
Footways and Paved Areas						

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ROUGH ORDER OF COST ESTIMATE
Thurrock Local Plan

3.6 COST BUILD-UP - Bulphan By-Pass/ Church Road							
Footpaths	8	m2	£	200.00	£	1,600	Type 1 measured separately.
Additional Traffic Island							
Allowance for traffic island	1	sum	£	50,000.00	£	50,000	
1100 - Kerbs, Footways and Paved Areas - SUBTOTAL					£	56,300	
1200 - Traffic Signs and Road Markings							
Traffic Signs							
Allowance for removal of signs	1	sum	£	1,000.00	£	1,000	
Allowance for new signage	1	sum	£	2,500.00	£	2,500	
Road Markings							
White Lining	1	sum	£	3,000.00	£	3,000	
Traffic Signals							
Traffic Signals	1	sum	£	240,000.00	£	240,000	
Associated ducting + cabinets	1	sum	£	50,000.00	£	50,000	
1200 - Traffic Signs and Road Markings - SUBTOTAL					£	296,500	
1300 - Road Lighting Columns and Brackets, CCTV Masts and Cantilever Masts							
Road Lighting Columns							
Removal of existing lighting columns	2	nr	£	3,000.00	£	6,000	
Installation of new lighting columns	2	nr	£	3,000.00	£	6,000	
1300 - Road Lighting Columns and Brackets, CCTV Masts and Cantilever					£	12,000	
1400 - Electrical Work for Road Lighting and Traffic Signs							
Allowance for connections							
Road Lighting Columns	1	sum	£	2,000.00	£	2,000	
Traffic Signs	1	sum	£	2,000.00	£	2,000	
1400 - Electrical Work for Road Lighting and Traffic Signs - SUBTOTAL					£	4,000	
3000 - Landscaping and ecology							
Allowance for seeding/ wildflower	1	sum	£	1,500.00	£	1,500	
3000 - Landscaping and ecology - SUBTOTAL					£	1,500	
Construction Costs - SUBTOTAL					£	465,194	
Contractor's Preliminaries	20%		£	465,193.50	£	93,039	
Notional allowance for delivery risks	20%		£	465,193.50	£	93,039	
Total Construction Cost @ Q1 2026 Price Levels					£	651,271	

3.7 COST BUILD-UP - B186 Arterial Road

Description	Qty	Unit		Rate		Total Cost (£)	Notes
0100 - Preliminaries							
Vehicles							Assumed programme.
Contractor's Vehicles	25	wk.	£	900.00	£	22,500	
Overseeing Organisation's Vehicles	excluded	wk.				excluded	
Traffic Management							
Cones/ temporary signage etc	25	wk.	£	500.00	£	12,500	
Night checking/ watch	25	wk.	£	500.00	£	12,500	
Statutory Undertakers							No diversions associated with adjacent Purfleet substation.
Allowance for diverting telecoms	excluded	sum	£	5,000.00		excluded	
Allowance for diverting water	excluded	sum	£	5,000.00		excluded	
Allowance for diverting HV	excluded	sum	£	10,000.00		excluded	
0100 - Preliminaries - SUBTOTAL					£	47,500	
0200 - Site Clearance							
General Site Clearance	1	Item	£	4,000.00	£	4,000	
0200 - Site Clearance - SUBTOTAL					£	4,000	
0400 - Road Restraint Systems							
0400 - Road Restraint Systems - SUBTOTAL					£	-	
0500 - Drainage and Service Ducts							
Drainage							
Allowance for moving manholes	excluded					excluded	
Allowance for deep drainage	excluded					excluded	
Allowance for attenuation systems	excluded					excluded	
Allowance for additional gulleys and connections to existing manholes	1	nr	£	2,000.00	£	2,000	
Allowance for combined kerb drainage	excluded	nr	£	250.00		excluded	
Service Ducts							
Allowance for relocating existing ducting (in verge)	excluded	m	£	600.00		excluded	
Allowance for relocating existing chambers (in verge)	excluded	nr	£	2,000.00		excluded	
Allowance for relocating ducting to street lighting	excluded	m	£	70.00		excluded	
0500 - Drainage and Service Ducts - SUBTOTAL					£	2,000	
0600 - Earthworks							
Excavation							

3.7 COST BUILD-UP - B186 Arterial Road

Breaking out existing tarmac	308	m3	£	50.00	£	15,420	Road - 270m, 3m width, assumed depth 300mm Road - 60m, 2m width, assumed depth 300mm Expand roundabout footprint Northwest - 56m2, assumed depth 150mm Footpath - 70m, 2 metre width, assumed depth 150mm
Breaking out existing kerbs	360	m	£	50.00	£	18,000	
Excavation of existing hardstanding/ traffic islands/ kerbing	-	m3	£	200.00	£	-	Traffic Island, assumed 200mm depth
Excavation of existing granular fill	563	m3	£	50.00	£	28,150	Assumed 500mm depth
Class 1/2 - assumed inert	-	m3	£	50.00	£	-	
Remove saturated soil for Northwest Expansion	83	m3	£	35.00	£	2,912	
Deposition of fill							
Class 1/2 - assumed inert	excluded	m3				excluded	
Stockpile existing granular fill	excluded	m3				excluded	
Traffic Management associated with above	excluded	m3				excluded	
Disposal							
Class 1/2 - assumed inert	-	m3	£	45.00	£	-	
Existing Granular Fill	563	m3	£	60.00	£	33,780	
Existing hardstanding/ traffic islands/ kerbing	-	m3	£	45.00	£	-	
Tarmac - Inert	308	m3	£	60.00	£	18,504	
Hydrocarbon impacted	excluded	m3				excluded	
Asbestos impacted	excluded	m3				excluded	
Tarmac - Tar impacted	excluded	m3				excluded	
Geotextiles							
Assumed excluded	excluded	m2				excluded	
Completion of Formation and Sub-Formation							
Formation	1,230	m2	£	10.00	£	12,300	
Sub-Formation	1,230	m2	£	10.00	£	12,300	
Imported Fill							
Capping - 6F2 - Allowance	1	Sum	£	5,000.00	£	5,000	
0600 - Earthworks - SUBTOTAL					£	146,366	
0700 - Pavements							
Subbase - Type 1							
Pavements - Assumed thickness 300 mm	1,126	m2	£	70.00	£	78,820	
Footpaths - Assumed thickness 150mm	140	m2	£	40.00	£	5,600	
Pavement							
Assumed thickness 280mm	1,126	m2	£	100.00	£	112,600	
Surface Treatment							
Anti-slip surfacing or similar	excluded	m2				excluded	
Cold Milling (Planning)							
Planning	excluded	m2	£	55.00		excluded	

GARDINER &THEOBALD

ROUGH ORDER OF COST ESTIMATE
Thurrock Local Plan

3.7 COST BUILD-UP - B186 Arterial Road

0700 - Pavements - SUBTOTAL					£	197,020
1100 - Kerbs, Footways and Paved Areas						
Kerbs, Channels, Edgings						
Half Battered concrete kerb	386	m	£	100.00	£	38,600
Combined Drainage Kerbs/ Linear Drainage Channels	excluded	m				excluded
Footways and Paved Areas						
Footpaths	140	m2	£	60.00	£	8,400
1100 - Kerbs, Footways and Paved Areas - SUBTOTAL					£	47,000
1200 - Traffic Signs and Road Markings						
Traffic Signs						
Allowance for removal of signs	excluded	sum	£	1,000.00		excluded
Road Markings						
White Lining	1	sum	£	2,000.00	£	2,000
Traffic Signals	excluded	sum				excluded
1200 - Traffic Signs and Road Markings - SUBTOTAL					£	2,000
1300 - Road Lighting Columns and Brackets, CCTV Masts and Cantilever Masts						
Road Lighting Columns						
Removal of existing lighting columns	1	nr	£	3,000.00	£	3,000
Installation of new lighting columns	1	nr	£	3,000.00	£	3,000
1300 - Road Lighting Columns and Brackets, CCTV Masts and Cantilever Masts -					£	6,000
1400 - Electrical Work for Road Lighting and Traffic Signs						
Allowance for connections						
Road Lighting Columns	1	sum	£	1,000.00	£	1,000
Traffic Signs	1	sum	£	5,000.00	£	5,000
1400 - Electrical Work for Road Lighting and Traffic Signs - SUBTOTAL					£	6,000
3000 - Landscaping and ecology						
Allowance for seeding/ wildflower	1	sum	£	2,500.00	£	2,500
3000 - Landscaping and ecology - SUBTOTAL					£	2,500
Construction Costs - SUBTOTAL					£	460,386
Contractor's Preliminaries	20%		£	460,386.00	£	92,077
Notional allowance for delivery risks	20%		£	460,386.00	£	92,077
Total Construction Cost @ Q1 2026 Price Levels					£	644,540

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ROUGH ORDER OF COST ESTIMATE
Thurrock Local Plan

3.8 COST BUILD-UP - Treacle Mine Roundabout

Description	Qty	Unit		Rate		Total Cost (£)	Notes
0100 - Preliminaries							
Vehicles							Assumed programme.
Contractor's Vehicles	25	wk.	£	900.00	£	22,500	
Overseeing Organisation's Vehicles	excluded	wk.				excluded	
Traffic Management							
Cones/ temporary signage etc	25	wk.	£	500.00	£	12,500	
Night checking/ watch	25	wk.	£	500.00	£	12,500	
Statutory Undertakers							No diversions associated with adjacent Purfleet substation.
Allowance for diverting telecoms	excluded	sum	£	5,000.00		excluded	
Allowance for diverting water	excluded	sum	£	5,000.00		excluded	
Allowance for diverting HV	excluded	sum	£	10,000.00		excluded	
				0100 - Preliminaries - SUBTOTAL	£	47,500	
0200 - Site Clearance							
General Site Clearance	1	sum	£	8,000.00	£	8,000	
				0200 - Site Clearance - SUBTOTAL	£	8,000	
0400 - Road Restraint Systems							
Enable 2 Lane Exit SB							
Safety Barriers							
Removal of Existing Pedestrian Guard rail	27	m	£	50.00	£	1,350	
Removal of Existing Crash barrier		m	£	50.00	£	-	
Additional Lane to nearside on A1202 SB							
Safety Barriers							
Removal of Existing Pedestrian Guard rail		m	£	50.00	£	-	
Removal of Existing Crash barrier		m	£	50.00	£	-	
Widening to Northen circulating to 4 Lanes							
Safety Barriers							
Removal of Existing Pedestrian Guard rail		m	£	50.00	£	-	
Removal of Existing Crash barrier	40	m	£	50.00	£	2,000	
Provision of Flared lane to A1306 eastbound approach							
Safety Barriers							
Removal of Existing Pedestrian Guard rail		m	£	50.00	£	-	
Removal of Existing Crash barrier		m	£	50.00	£	-	
Barriers							
Enable 2 Lane Exit SB							
Pedestrian Guard rail	27	m	£	450.00	£	12,150	

3.8 COST BUILD-UP - Treacle Mine Roundabout

Widening to Northen circulating to 4 Lanes							
Crash barrier	40	m	£	200.00	£	8,000	
0400 - Road Restraint Systems - SUBTOTAL					£	23,500	
0500 - Drainage and Service Ducts							
Drainage							
Allowance for moving manholes	excluded					excluded	
Allowance for deep drainage	excluded					excluded	
Allowance for attenuation systems	excluded					excluded	
Allowance for additional gulleys and connec	10	nr	£	2,000.00	£	20,000	assumed every 40m
Allowance for combined kerb drainage	384	nr	£	250.00	£	96,000	assumed all kerb lengths; 1 per metre
Service Ducts							
Allowance for relocating existing ducting (in	excluded	m	£	600.00		excluded	
Allowance for relocating existing chambers (	excluded	nr	£	2,000.00		excluded	
Allowance for relocating ducting to street li(	excluded	m	£	70.00		excluded	
0500 - Drainage and Service Ducts - SUBTOTAL					£	116,000	
0600 - Earthworks							
Enable 2 Lane Exit SB							
Excavation							
Breaking out existing tarmac	95	m3	£	50.00	£	4,725	Road - 50m, 2.8m width, assumed 300mm depth and Footpath 50m, 1m width assumed 150mm depth. Traffic island 150m2, assumed 300mm
Breaking out existing kerbs	84	m	£	50.00	£	4,200	50m to Road and 34m to traffic Island
Excavation of existing hardstanding/ traffic i	75	m3	£	200.00	£	15,000	Existing Traffic Island 150m2, footpath 50m2, road 50m2
Excavation of existing granular fill	70	m3	£	50.00	£	3,500	Assumed 500mm depth to existing road
Class 1/2 - assumed inert	60	m3	£	50.00	£	3,000	Existing Traffic Island 150m2, footpath 50m2, 300mm depth
Deposition of fill							
Class 1/2 - assumed inert	excluded	m3				excluded	
Stockpile existing granular fill	excluded	m3				excluded	
Traffic Management associated with above	excluded	m3				excluded	
Disposal							
Class 1/2 - assumed inert	60	m3	£	45.00	£	2,700	
Existing Granular Fill	70	m3	£	60.00	£	4,200	
Existing hardstanding/ traffic islands/ kerbin	75	m3	£	45.00	£	3,375	

3.8 COST BUILD-UP - Treacle Mine Roundabout

Tarmac - Inert	95	m3	£	60.00	£	5,670	
Hydrocarbon impacted	excluded	m3				excluded	
Asbestos impacted	excluded	m3				excluded	
Tarmac - Tar impacted	excluded	m3				excluded	
Geotextiles							
Assumed excluded	excluded	m2				excluded	
Completion of Formation and Sub-Formation							
Formation	340	m2	£	10.00	£	3,400	150m2 Traffic Island, 50m2 Path, 140m2 Existing Road
Sub-Formation	340	m2	£	10.00	£	3,400	150m2 Traffic Island, 50m2 Path, 140m2 Existing Road
Imported Fill							
Capping - 6F2	68	m3	£	100.00	£	6,800	200mm thick
Additional Lane to nearside on A1202 SB							
Excavation							
Breaking out existing tarmac	49	m3	£	50.00	£	2,430	Path 120m2 thickness 150mm, Road 102m2 thickness 300mm
Breaking out existing kerbs	60	m	£	50.00	£	3,000	
Excavation of existing hardstanding/ traffic i	49	m3	£	200.00	£	9,720	
Excavation of existing granular fill	60	m3	£	50.00	£	3,000	Assumed 500mm depth to road
Class 1/2 - assumed inert	31	m3	£	50.00	£	1,530	footpath 100m2, 300mm depth
Deposition of fill							
Class 1/2 - assumed inert	excluded	m3				excluded	
Stockpile existing granular fill	excluded	m3				excluded	
Traffic Management associated with above	excluded	m3				excluded	
Disposal							
Class 1/2 - assumed inert	31	m3	£	45.00	£	1,377	
Existing Granular Fill	60	m3	£	60.00	£	3,600	
Existing hardstanding/ traffic islands/ kerbin	49	m3	£	45.00	£	2,187	
Tarmac - Inert	49	m3	£	60.00	£	2,916	
Hydrocarbon impacted	excluded	m3				excluded	
Asbestos impacted	excluded	m3				excluded	
Tarmac - Tar impacted	excluded	m3				excluded	
Geotextiles							
Assumed excluded	excluded	m2				excluded	
Completion of Formation and Sub-Formation							
Formation	222	m2	£	10.00	£	2,220	
Sub-Formation	222	m2	£	10.00	£	2,220	
Imported Fill							
Capping - 6F2	44	m3	£	100.00	£	4,440	200mm thick

3.8 COST BUILD-UP - Treacle Mine Roundabout

Widening to Northen circulating to 4 Lanes							
Excavation							
Breaking out existing tarmac	32	m3	£	50.00	£	1,575	500mm strip to sides of existing roads
Breaking out existing kerbs	210	m	£	50.00	£	10,500	
Digging out Existing Soft Landscaping	317	m3	£	30.00	£	9,495	Grassed area to side of roads, 500mm thick
Excavation of existing hardstanding/ traffic i	24	m3	£	200.00	£	4,860	footpath 81m2, 300mm thick
Excavation of existing granular fill		m3	£	50.00	£	-	Only road surface removed
Class 1/2 - assumed inert	24	m3	£	50.00	£	1,215	footpath 81m2, 300mm thick
Deposition of fill							
Class 1/2 - assumed inert	excluded	m3				excluded	
Stockpile existing granular fill	excluded	m3				excluded	
Traffic Management associated with above	excluded	m3				excluded	
Disposal							
Class 1/2 - assumed inert	24	m3	£	45.00	£	1,094	
Existing Granular Fill	-	m3	£	60.00	£	-	
Existing hardstanding/ traffic islands/ kerbin	24	m3	£	45.00	£	1,094	
Excavated Soil	317	m3	£	28.00	£	8,862	
Tarmac - Inert	32	m3	£	60.00	£	1,890	
Hydrocarbon impacted	excluded	m3				excluded	
Asbestos impacted	excluded	m3				excluded	
Tarmac - Tar impacted	excluded	m3				excluded	
Geotextiles							
Assumed excluded	excluded	m2				excluded	
Completion of Formation and Sub-Formation							
Formation	81	m2	£	10.00	£	810	
Sub-Formation	81	m2	£	10.00	£	810	
Imported Fill							
Capping - 6F2	16	m3	£	100.00	£	1,620	
Provision of Flared lane to A1306 eastbound approach							
Excavation							
Breaking out existing tarmac	5	m3	£	50.00	£	225	500mm strip to sides of existing roads
Breaking out existing kerbs	30	m	£	50.00	£	1,500	
Excavation of existing hardstanding/ traffic islands/ ker		m3	£	200.00	£	-	
Digging out Existing Soft Landscaping	15	m3	£	30.00	£	450	Grassed area to side of roads, 500mm thick
Excavation of existing granular fill		m3	£	50.00	£	-	
Class 1/2 - assumed inert		m3	£	50.00	£	-	
Deposition of fill							
Class 1/2 - assumed inert	excluded	m3				excluded	
Stockpile existing granular fill	excluded	m3				excluded	
Traffic Management associated with above	excluded	m3				excluded	
Disposal							

3.8 COST BUILD-UP - Treacle Mine Roundabout

Class 1/2 - assumed inert	-	m3	£	45.00	£	-	
Existing Granular Fill	-	m3	£	60.00	£	-	
Existing hardstanding/ traffic islands/ kerbin	-	m3	£	45.00	£	-	
Excavated Soil	15	m3	£	28.00	£	420	
Tarmac - Inert	5	m3	£	60.00	£	270	
Hydrocarbon impacted	excluded	m3				excluded	
Asbestos impacted	excluded	m3				excluded	
Tarmac - Tar impacted	excluded	m3				excluded	
Geotextiles							
Assumed excluded	excluded	m2				excluded	
Completion of Formation and Sub-Formation							
Formation		m2	£	10.00	£	-	
Sub-Formation		m2	£	10.00	£	-	
Imported Fill							
Capping - 6F2		m3	£	100.00	£	-	
0600 - Earthworks - SUBTOTAL					£	145,299	
0700 - Pavements							
Enable 2 Lane Exit SB							
Subbase - Type 1							
Pavements - Assumed thickness 300 mm	290	m2	£	70.00	£	20,300	Road - 50m, 2.8m width, Footpath 50m, 1m width. Traffic island 150m2
Footpaths - Assumed thickness 150mm	50	m2	£	40.00	£	2,000	
Pavement							
Assumed thickness 280mm	290	m2	£	100.00	£	29,000	
Surface Treatment							
Anti-slip surfacing or similar	excluded	m2				excluded	
Cold Milling (Planning)							
Planning	excluded	m2	£	55.00		excluded	
Additional Lane to nearside on A1202 SB							
Subbase - Type 1							
Pavements - Assumed thickness 300 mm	102	m2	£	70.00	£	7,140	Path 120m2 thickness 150mm, Road 102m2 thickness 300mm
Footpaths - Assumed thickness 150mm	120	m2	£	40.00	£	4,800	
Pavement							
Assumed thickness 280mm	102	m2	£	100.00	£	10,200	
Surface Treatment							
Anti-slip surfacing or similar	excluded	m2				excluded	

3.8 COST BUILD-UP - Treacle Mine Roundabout

Cold Milling (Planning)							
Planning	excluded	m2	£	55.00		excluded	
Widening to Northen circulating to 4 Lanes							
Subbase - Type 1							
Pavements - Assumed thickness 300 mm	105	m2	£	70.00	£	7,350	
Footpaths - Assumed thickness 150mm	81	m2	£	40.00	£	3,240	
Pavement							
Assumed thickness 280mm	105	m2	£	100.00	£	10,500	
Surface Treatment							
Anti-slip surfacing or similar	excluded	m2				excluded	
Cold Milling (Planning)							
Planning	excluded	m2	£	55.00		excluded	
Provision of Flared lane to A1306 eastbound approach							
Subbase - Type 1							
Pavements - Assumed thickness 300 mm	15	m2	£	70.00	£	1,050	
Footpaths - Assumed thickness 150mm		m2	£	40.00	£	-	
Pavement							
Assumed thickness 280mm	15	m2	£	100.00	£	1,500	
Surface Treatment							
Anti-slip surfacing or similar	excluded	m2				excluded	
Cold Milling (Planning)							
Planning	excluded	m2	£	55.00		excluded	
	0700 - Pavements - SUBTOTAL				£	97,080	
1100 - Kerbs, Footways and Paved Areas							
Enable 2 Lane Exit SB							
Kerbs, Channels, Edgings							
Half Battered concrete kerb	84	m	£	100.00	£	8,400	
Combined Drainage Kerbs/ Linear Drainage (	excluded	m				excluded	
Footways and Paved Areas							
Footpaths	50	m2	£	60.00	£	3,000	Type 1 measured separately.
Additional Lane to nearside on A1202 SB							
Kerbs, Channels, Edgings							
Half Battered concrete kerb	60	m	£	100.00	£	6,000	
Combined Drainage Kerbs/ Linear Drainage (	excluded	m				excluded	

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ROUGH ORDER OF COST ESTIMATE
Thurrock Local Plan

3.8 COST BUILD-UP - Treacle Mine Roundabout

Footways and Paved Areas							
Footpaths	120	m2	£	60.00	£	7,200	Type 1 measured separately.
Widening to Northen circulating to 4 Lanes							
Kerbs, Channels, Edgings							
Half Battered concrete kerb	210	m	£	100.00	£	21,000	
Combined Drainage Kerbs/ Linear Drainage (	excluded	m				excluded	
Footways and Paved Areas							
Footpaths	81	m2	£	60.00	£	4,860	Type 1 measured separately.
Provision of Flared lane to A1306 eastbound approach							
Kerbs, Channels, Edgings							
Half Battered concrete kerb	30	m	£	100.00	£	3,000	
Combined Drainage Kerbs/ Linear Drainage (	excluded	m				excluded	
Footways and Paved Areas							
Footpaths		m2	£	60.00	£	-	Type 1 measured separately.
1100 - Kerbs, Footways and Paved Areas - SUBTOTAL					£	53,460	
1200 - Traffic Signs, Road Markings and Barriers							
Traffic Signs							
Allowance for removal of signs							
Enable 2 Lane Exit SB							
Removal of Signage	2	nr	£	1,000.00	£	2,000	
Additional Lane to nearside on A1202 SB							
Removal of Signage	2	nr	£	1,000.00	£	2,000	
Widening to Northen circulating to 4 Lanes							
Removal of Signage	2	nr	£	1,000.00	£	2,000	
Provision of Flared lane to A1306 eastbound approach							
Removal of Signage	1	nr	£	1,000.00	£	1,000	
1200 - Traffic Signs, Road Markings and Barriers - SUBTOTAL					£	7,000	
1300 - Road Lighting Columns and Brackets, CCTV Masts and Cantilever Masts							
Enable 2 Lane Exit SB							
Removal of existing lighting columns		nr	£	3,000.00	£	-	
Installation of new lighting columns		nr	£	3,000.00	£	-	
Installation of Traffic Bollards	2	nr	£	1,100.00	£	2,200	
Additional Lane to nearside on A1202 SB							
Removal of existing lighting columns	1	nr	£	3,000.00	£	3,000	
Installation of new lighting columns	1	nr	£	3,000.00	£	3,000	
Installation of Traffic Bollards		nr	£	1,100.00	£	-	
Widening to Northen circulating to 4 Lanes							

3.8 COST BUILD-UP - Treacle Mine Roundabout

Removal of existing lighting columns	3	nr	£	3,000.00	£	9,000
Installation of new lighting columns	3	nr	£	3,000.00	£	9,000
Installation of Traffic Bollards		nr	£	1,100.00	£	-
Provision of Flared lane to A1306 eastbound approach						
Removal of existing lighting columns		nr	£	3,000.00	£	-
Installation of new lighting columns		nr	£	3,000.00	£	-
Installation of Traffic Bollards	2	nr	£	1,100.00	£	2,200
1300 - Road Lighting Columns and Brackets, CCTV Masts and Cantilever Masts					£	28,400
1400 - Electrical Work for Road Lighting and Traffic Signs						
Enable 2 Lane Exit SB						
Traffic Signs	2	sum	£	2,000.00	£	4,000
Additional Lane to nearside on A1202 SB						
Traffic Signs	2	sum	£	2,000.00	£	4,000
Widening to Northen circulating to 4 Lanes						
Traffic Signs	2	sum	£	2,000.00	£	4,000
Provision of Flared lane to A1306 eastbound approach						
Traffic Signs	1	sum	£	2,000.00	£	2,000
Traffic Light System						
Allowance of revision to Traffic llght System, to accommodation new road network. Part Realignment, part New.	1	sum	£	500,000.00	£	500,000
1400 - Electrical Work for Road Lighting and Traffic Signs - SUBTOTAL					£	514,000
3000 - Landscaping and ecology						
Allowance for seeding/ wildflower	1	sum	£	2,000.00	£	2,000
3000 - Landscaping and ecology - SUBTOTAL					£	2,000
Construction Costs - SUBTOTAL						1,042,239
Contractor's Preliminaries	20%			1,042,239	£	208,448
Notional allowance for delivery risks	20%			1,042,239	£	208,448
Total Construction Cost @ Q1 2026 Price Levels						1,459,135

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ROUGH ORDER OF COST ESTIMATE
Thurrock Local Plan

3.9 COST BUILD-UP - Marshfoot Road

Description	Qty	Unit	Rate	Total Cost (£)	Notes
0100 - Preliminaries					
Vehicles					Assumed programme.
Contractor's Vehicles	30	wk.	£ 900.00	£ 27,000	
Overseeing Organisation's Vehicles	excluded	wk.		excluded	
Traffic Management					
Cones/ temporary signage etc	30	wk.	£ 500.00	£ 15,000	
Night checking/ watch	30	wk.	£ 500.00	£ 15,000	
Statutory Undertakers					
Allowance for diverting telecoms	excluded	sum	£ 5,000.00	excluded	
Allowance for diverting water	excluded	sum	£ 5,000.00	excluded	
Allowance for diverting HV	excluded	sum	£ 10,000.00	excluded	
0100 - Preliminaries - SUBTOTAL				£ 57,000	
0200 - Site Clearance					
General Site Clearance	1	Item	£ 4,000.00	£ 4,000	
0200 - Site Clearance - SUBTOTAL				£ 4,000	
0400 - Road Restraint Systems					
0400 - Road Restraint Systems - SUBTOTAL				£ -	
0500 - Drainage and Service Ducts					
Drainage					
Allowance for moving manholes	excluded			excluded	
Allowance for deep drainage	excluded			excluded	
Allowance for attenuation systems	excluded			excluded	
Allowance for additional gulleys and connections to existing manholes	3	nr	£ 2,000.00	£ 6,000	assumed every 40m
Allowance for combined kerb drainage	224	nr	£ 250.00	£ 56,000	assumed all kerb lengths; 1 per metre
Service Ducts					
Allowance for relocating existing ducting (in verge)	excluded	m	£ 600.00	excluded	
Allowance for relocating existing chambers (in verge)	excluded	nr	£ 2,000.00	excluded	
Allowance for relocating ducting to street lighting	excluded	m	£ 70.00	excluded	
				£ -	
0500 - Drainage and Service Ducts - SUBTOTAL				£ 62,000	
0600 - Earthworks					
Excavation					
Breaking out existing tarmac	279	m3	£ 50.00	£ 13,965	Road - Assumed depth 300mm Footpath - Assumed depth 150mm
Breaking out existing kerbs	186	m	£ 50.00	£ 9,300	
Excavation of existing hardstanding/ traffic islands/ kerbing	5	m3	£ 200.00	£ 1,000	Traffic Island, assumed 200mm depth
Excavation of existing granular fill	504	m3	£ 50.00	£ 25,175	Assumed 500mm depth
Class 1/2 - assumed inert	-	m3	£ 50.00	£ -	
Remove saturated soil for roundabout	224	m3	£ 35.00	£ 7,828	Soil to be reused on site

ROUGH ORDER OF COST ESTIMATE

Thurrock Local Plan

3.9 COST BUILD-UP - Marshfoot Road

Deposition of fill							
Class 1/2 - assumed inert	excluded	m3				excluded	
Stockpile existing granular fill	excluded	m3				excluded	
Traffic Management associated with above	excluded	m3				excluded	
Disposal							
Class 1/2 - assumed inert	-	m3	£	45.00	£	-	
Existing Granular Fill	504	m3	£	60.00	£	30,210	
Existing hardstanding/ traffic islands/ kerbing	5	m3	£	45.00	£	225	
Tarmac - Inert	279	m3	£	60.00	£	16,758	
Hydrocarbon impacted	excluded	m3				excluded	
Asbestos impacted	excluded	m3				excluded	
Tarmac - Tar impacted	excluded	m3				excluded	
Geotextiles							
Assumed excluded	excluded	m2				excluded	
Completion of Formation and Sub-Formation							
Formation	1,529	m2	£	10.00	£	15,290	In line with the above
Sub-Formation	1,529	m2	£	10.00	£	15,290	
Imported Fill							
Capping - 6F2 - Allowance	459	m3	£	100.00	£	45,870	
Roundabout Adjustments							
Allowance for Earthworks to facilitate realigned of Roundabout Island.	1	Sum	£	90,000.00	£	90,000	
				0600 - Earthworks - SUBTOTAL	£	270,911	
0700 - Pavements							
Subbase - Type 1							
Pavements - Assumed thickness 300 mm	839	m2	£	70.00	£	58,730	1529m2 Deduct footpath area (200m2) Deduct Roundabout island based on a 25m diameter(490m2)
Footpaths - Assumed thickness 150mm	200	m2	£	40.00	£	8,000	
Pavement							
Assumed thickness 280mm	839	m2	£	100.00	£	83,900	
Surface Treatment							
Anti-slip surfacing or similar	excluded	m2				excluded	
Cold Milling (Planning)							
Planning	excluded	m2	£	55.00		excluded	
				0700 - Pavements - SUBTOTAL	£	150,630	
1100 - Kerbs, Footways and Paved Areas							
Kerbs, Channels, Edgings							
Half Battered concrete kerb	224	m	£	100.00	£	22,400	
Combined Drainage Kerbs/ Linear Drainage Channels	excluded	m				excluded	
Footways and Paved Areas							
Footpaths	200	m2	£	60.00	£	12,000	

ROUGH ORDER OF COST ESTIMATE
Thurrock Local Plan

3.9 COST BUILD-UP - Marshfoot Road

1100 - Kerbs, Footways and Paved Areas - SUBTOTAL					£	34,400
1200 - Traffic Signs and Road Markings						
Traffic Signs						
Allowance for removal of signs	1	sum	£	2,000.00	£	2,000
Road Markings						
White Lining	1	sum	£	2,000.00	£	2,000
Traffic Signals	excluded	sum				excluded
1200 - Traffic Signs and Road Markings - SUBTOTAL					£	4,000
1300 - Road Lighting Columns and Brackets, CCTV Masts and Cantilever Masts						
Road Lighting Columns						
Removal of existing lighting columns	9	nr	£	3,000.00	£	27,000
Installation of new lighting columns	9	nr	£	3,000.00	£	27,000
1300 - Road Lighting Columns and Brackets, CCTV Masts and Cantilever Masts -					£	54,000
1400 - Electrical Work for Road Lighting and Traffic Signs						
Allowance for connections						
Road Lighting Columns	9	sum	£	1,000.00	£	9,000
Traffic Signs; Allowance	1	sum	£	5,000.00	£	5,000
1400 - Electrical Work for Road Lighting and Traffic Signs - SUBTOTAL					£	14,000
3000 - Landscaping and ecology						
Allowance for seeding and topsoil to the roundabout island	490	m2	£	15.00	£	7,350
3000 - Landscaping and ecology - SUBTOTAL					£	7,350
Construction Costs - SUBTOTAL					£	658,291
Contractor's Preliminaries	20%		£	658,290.75	£	131,658
Notional allowance for delivery risks	20%		£	658,290.75	£	131,658
Total Construction Cost @ Q1 2026 Price Levels					£	921,607

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ROUGH ORDER OF COST ESTIMATE
Thurrock Local Plan

3.10 COST BUILD-UP - West Horndon

Description	Qty	Unit		Rate		Total Cost (£)
Roads						
New Roads	8,893	m				
Secondary - width 4.1m - assumed 33% of total length	2,965	m	£	3,820	£	11,326,300
Primary Road - width 5.5m - assumed 33% of total length	2,965	m	£	5,000	£	14,825,000
Bus Route - width 6.0m - assumed 33% of total length	2,965	m	£	5,350	£	15,862,750
Footpaths - to all above - 2nr, 1 to each side	17,786	m	£	812	£	14,437,963
Upgrade of existing Roads	5,540	m				
Secondary - width 4.1m - assumed 33% of total length	1,847	m	£	3,562	£	6,579,383
Primary Road - width 5.5m - assumed 33% of total length	1,847	m	£	4,956	£	9,153,732
Bus Route - width 6.0m - assumed 33% of total length	1,847	m	£	5,340	£	9,862,057
Footpaths - to all above - 2nr, 1 to each side	11,080	m	£	812	£	8,994,301
Rate assumes rural road with no existing footpath(s)						
				Roads - SUBTOTAL	£	91,041,486
Active Travel						
Traffic Free						
Assumed width 4.0m	4,926	m				
Assumed 50% new-build (assumed 1nr total, not either side of existing road)	2,463	m	£	2,044	£	5,034,372
Assumed 50% upgrade (assumed 1nr total, not either side of existing road)	2,463	m	£	1,398	£	3,444,087
On-street / advisory routes to LTN1/20 standards						
Assumed width 3.0m	13,294	m				
Assumed 50% new-build (assumed 1nr total, not either side of existing road)	6,647	m	£	1,533	£	10,189,851
Assumed 50% upgrade (assumed 1nr total, not either side of existing road)	6,647	m	£	1,049	£	6,971,025
				Active Travel - SUBTOTAL	£	25,639,334
					£	-
Structures						
Childerditch Lane						
Upgrade all models						
Existing bridge: assumed 35 x 7m						
Proposed bridge: 35m x 7m - Walking Cycle - 3m, 4m						
Assumed resurfacing existing structure	1	sum	£	1,000,000	£	1,000,000
St Marys Lane						
Upgrade all models						
Existing bridge: assumed 38 x 5m						
38m x 10.5 - All modes - 5.5m, 3m, 2m						
Assumed total replacement of bridge	1	sum	£	14,000,000	£	14,000,000
				Structures - SUBTOTAL	£	15,000,000

3.10 COST BUILD-UP - West Horndon

Bus Route						
Additional allowance for bus stops and associated street furniture to new bus route.						
Measure approximated from screenshot of Figure 6-6.						
Measured along red dashed line in areas with no existing bus services.						
West Purfleet	2	km				
North Stifford - North Ockendon	4	km				
West Horndon	6	km				
Allowance for bus stop per 400m	30	nr	£	12,000	£	360,000
Bus Route - SUBTOTAL					£	360,000
Construction Costs - SUBTOTAL					£	132,040,820
Contractor's Preliminaries - included in rates	0%		£	132,040,820	£	-
Notional allowance for delivery risks and undefined scope	50%		£	132,040,820	£	66,020,410
Total Construction Cost @ Q1 2026 Price Levels					£	198,061,231

ROUGH ORDER OF COST ESTIMATE
Thurrock Local Plan

3.11 COST BUILD-UP - South Ockendon

Description	Qty	Unit		Rate		Total Cost (£)
Roads						
New Roads	2,285	m				
Secondary - width 4.1m - assumed 33% of total length	762	m	£	3,820	£	2,910,840
Primary Road - width 5.5m - assumed 33% of total length	762	m	£	5,000	£	3,810,000
Bus Route - width 6.0m - assumed 33% of total length	762	m	£	5,350	£	4,076,700
Footpaths - to all above - 2nr, 1 to each side	4,570	m	£	812	£	3,709,743
Upgrade of existing Roads	552	m				
Secondary - width 4.1m - assumed 33% of total length	184	m	£	3,562	£	655,445
Primary Road - width 5.5m - assumed 33% of total length	184	m	£	4,956	£	911,904
Bus Route - width 6.0m - assumed 33% of total length	184	m	£	5,340	£	982,468
Footpaths - to all above - 2nr, 1 to each side	1,104	m	£	812	£	896,183
Rate assumes rural road with no existing footpath(s)						
				Roads - SUBTOTAL	£	17,953,283
Active Travel						
Traffic Free						
Assumed width 4.0m	767	m				
Assumed 50% new-build (assumed 1nr total, not either side of existing road)	384	m	£	2,044	£	783,874
Assumed 50% upgrade (assumed 1nr total, not either side of existing road)	384	m	£	1,398	£	536,260
On-street / advisory routes to LTN1/20 standards						
Assumed width 3.0m	4,324	m				
Assumed 50% new-build (assumed 1nr total, not either side of existing road)	2,162	m	£	1,533	£	3,314,346
Assumed 50% upgrade (assumed 1nr total, not either side of existing road)	2,162	m	£	1,049	£	2,267,392
				Active Travel - SUBTOTAL	£	6,901,872
Structures						
New Bridge						
32m x 12m - Walking Cycle - 5.5m, 2m, 2m, 2.5m	1	sum	£	12,000,000	£	12,000,000
				Structures - SUBTOTAL	£	12,000,000
				Construction Costs - SUBTOTAL	£	36,855,155
Contractor's Preliminaries - included in rates	0%		£	36,855,155	£	-
Notional allowance for delivery risks and undefined scope	50%		£	36,855,155	£	18,427,577
				Total Construction Cost @ Q1 2026 Price Levels	£	55,282,732

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ROUGH ORDER OF COST ESTIMATE
Thurrock Local Plan

3.12 COST BUILD-UP - Lower Langdon

Description	Qty	Unit		Rate		Total Cost (£)
Roads						
New Roads						
Tertiary - width 4.1m - quantity provided	2,700	m	£	3,820	£	10,314,000
Secondary - width 4.1m - quantity provided	4,600	m	£	3,820	£	17,572,000
Primary Road - width 5.5m - quantity provided	670	m	£	5,000	£	3,350,000
Bus Route - width 6.0m - quantity provided	-	m	£	5,350	£	-
Footpaths - to all above - 2nr, 1 to each side	7,970	m	£	812	£	6,469,727
Upgrade of existing Roads						
Secondary - width 4.1m - quantity provided	800	m	£	3,562	£	2,849,760
Primary Road - width 5.5m - quantity provided	-	m	£	4,956	£	-
Bus Route - width 6.0m - quantity provided	-	m	£	5,340	£	-
Footpaths - to all above - 2nr, 1 to each side	800	m	£	812	£	649,408
Rate assumes rural road with no existing footpath(s)						
Junctions						
New Junctions						
All Modes						
New access junction: One Tree Hill & Primary Road	1	sum	£	2,700,000	£	2,700,000
New signalised access junction: North Hill B1007	1	sum	£	3,000,000	£	3,000,000
Vehicles, Pedestrian and Cyclists						
New priority access junction: North Hill B1007	1	sum	£	1,000,000	£	1,000,000
Nether Mayne Roundabout	1	sum	£	3,000,000	£	3,000,000
Potential new access between Laindon Road and the northern access junction to the site	1	sum	£	2,000,000	£	2,000,000
Vehicles						
New access: dormant dumbbell junction	1	sum	£	5,100,000	£	5,100,000
Bus Gate						
New bus gate at the junction between internal site road network and One Tree Hill.	1	sum	£	400,000	£	400,000
Upgraded Junctions						
Upgraded Underpass						
Breaking Existing Steps for ramped access; Widening standard pedestrian pathways to a minimum of 4 metres (ideal for Toucan/cyclist share), installing high-friction surfacing, basic drainage, and minor civil works. Signage & Lighting: Basic LED warning signs, yellow box markings, and standard street lighting.	1	sum	£	600,000	£	600,000
Upgrade Rail Crossing						
Pedestrian and Cyclists; Level Crossing : Miniature Stop Lights : MSL : Overlay; Miniature Stop Lights : OMSL or Miniature Warning Lights : MWL; included removal of Existing	1	sum	£	1,200,000	£	1,200,000

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ROUGH ORDER OF COST ESTIMATE
Thurrock Local Plan

3.12 COST BUILD-UP - Lower Langdon

				Roads - SUBTOTAL	£	60,204,895
Active Travel						
Traffic Free						
Assumed width 4.0m	3,500	m				
Assumed 50% new-build (assumed 1nr total, not either side of existing road)	1,750	m	£	2,044	£	3,577,000
Assumed 50% upgrade (assumed 1nr total, not either side of existing road)	1,750	m	£	1,398	£	2,447,078
On-street / advisory routes to LTN1/20 standards						
Assumed width 3.0m						
Assumed 50% new-build (assumed 1nr total, not either side of existing road)	-	m	£	1,533	£	-
Assumed 50% upgrade (assumed 1nr total, not either side of existing road)	-	m	£	1,049	£	-
				Active Travel - SUBTOTAL	£	6,024,078
Structures						
New Bridge						
Bridge Over Creek: 50m length x 10.5m width	1	sum	£	5,000,000	£	5,000,000
Bridge Over Creek: 50mlength x 7m width	1	sum	£	3,500,000	£	3,500,000
Pedestrian & Cyclists: 80m length x 5.5m width	1	sum	£	12,000,000	£	12,000,000
Upgraded Bridges						
One Tree Hill Bridge	1	sum	£	15,000,000	£	15,000,000
				Structures - SUBTOTAL	£	35,500,000
				Construction Costs - SUBTOTAL	£	101,728,973
Contractor's Preliminaries - included in rates	0%		£	101,728,973	£	-
Notional allowance for delivery risks and undefined scope	50%		£	101,728,973	£	50,864,486
				Total Construction Cost @ Q1 2026 Price Levels	£	152,593,459

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ROUGH ORDER OF COST ESTIMATE
Thurrock Local Plan

3.13 COST BUILD-UP - Thurrock Local Cycling & Walking Infrastructure Plan

Description	Qty	Unit		Rate		Total Cost (£)
Thurrock Local Cycling & Walking Infrastructure Plan						
New/ improved protected cycle facility						
Assumed off carriageway	24	km				
Assumed 2m wide design						
Assumed 50% new	12,000	m	£	812	£	9,744,000
Assumed 50% existing - widening from 1.8m to 2.0m	12,000	m	£	699	£	8,388,000
New/ improved pedestrian path or footway						
Assumed off carriageway	8	km				
Assumed 2m wide design						
Assumed 50% new	4,000	m	£	812	£	3,248,000
Assumed 50% existing - widening from 1.8m to 2.0m	4,000	m	£	699	£	2,796,000
New/ improved shared use path or footway						
Assumed off carriageway	46	km				
Assumed 3m wide						
Assumed 50% new	23,000	m	£	1,533	£	35,259,000
Assumed 50% existing - widening from 1.8m to 3.0m	23,000	m	£	1,049	£	24,127,000
Traffic Management						
Allowance for bus gates/ ANPR systems	2	km	£	80,000	£	160,000
Assumes 2nr per km						
Traffic calmed street						
Allowance per km for speed humps/ chicanes	19	km	£	100,000	£	1,900,000
School Street						
Moveable planters/ bollards either end of street	2	km	£	150,000	£	300,000
Assumes 2nr per km						
Construction Costs - SUBTOTAL					£	85,922,000
Contractor's Preliminaries - included in rates	0%		£	85,922,000	£	-
Notional allowance for delivery risks and undefined scope	50%		£	85,922,000	£	42,961,000
Total Construction Cost @ Q1 2026 Price Levels					£	128,883,000

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ROUGH ORDER OF COST ESTIMATE
Thurrock Local Plan

3.14 COST BUILD-UP - Manorway Roundabout

Description	Qty	Unit		Rate		Total Cost (£)	Notes
0100 - Preliminaries							
Vehicles							Assumed programme.
Contractor's Vehicles	52	wk.	£	900.00	£	46,800	
Overseeing Organisation's Vehicles	excluded	wk.				excluded	
Traffic Management							
Cones/ temporary signage etc	52	wk.	£	500.00	£	26,000	
Night checking/ watch	52	wk.	£	500.00	£	26,000	
Statutory Undertakers							
Allowance for diverting telecoms	excluded	sum	£	5,000.00		excluded	
Allowance for diverting water	excluded	sum	£	5,000.00		excluded	
Allowance for diverting HV	excluded	sum	£	10,000.00		excluded	
0100 - Preliminaries - SUBTOTAL					£	98,800	
0200 - Site Clearance							
General Site Clearance	1	sum	£	20,000.00	£	20,000	
0200 - Site Clearance - SUBTOTAL					£	20,000	
0400 - Road Restraint Systems							
B1007 Downstream Merge							
Safety Barriers							
Removal of Existing Pedestrian Guard rail		m	£	50.00	£	-	
Removal of Existing Crash barrier	125	m	£	50.00	£	6,250	
B1007 ED Approach Flare							
Safety Barriers							
Removal of Existing Pedestrian Guard rail		m	£	50.00	£	-	
Removal of Existing Crash barrier	50	m	£	50.00	£	2,500	
Barriers							
B1007 Downstream Merge							
Crash barrier	125	m	£	200.00	£	25,000	
B1007 ED Approach Flare							
Crash barrier	50	m	£	200.00	£	10,000	
0400 - Road Restraint Systems - SUBTOTAL					£	43,750	

3.14 COST BUILD-UP - Manorway Roundabout

0500 - Drainage and Service Ducts							
Drainage							
Allowance for moving manholes	excluded					excluded	
Allowance for deep drainage	excluded					excluded	
Allowance for attenuation systems	excluded					excluded	
Allowance for additional gulleys and connections to existing manholes	4	nr	£	2,000.00	£	8,000	assumed every 40m
Allowance for combined kerb drainage	175	m	£	250.00	£	43,750	
Service Ducts							
Allowance for relocating existing ducting (in verge)	excluded	m	£	600.00		excluded	
Allowance for relocating existing chambers (in verge)	excluded	nr	£	2,000.00		excluded	
Allowance for relocating ducting to street lighting	175	m	£	70.00	£	12,250	
0500 - Drainage and Service Ducts - SUBTOTAL					£	64,000	
0600 - Earthworks							
B1007 Downstream Merge Excavation							
Breaking out existing tarmac	38	m3	£	50.00	£	1,875	Assume area of Existing Road to be taken up 1m strip to each side. 125 x 1m
Breaking out existing kerbs	125	m	£	50.00	£	6,250	
Excavation of existing hardstanding/ traffic islands/ kerbing	32	m3	£	200.00	£	6,300	Assumed width 300mm, Depth 700mm, disposal cost included.
Excavation of existing granular fill	-	m3	£	50.00	£	-	
Class 1/2 - assumed inert	-	m3	£	50.00	£	-	
Remove soil for Motorway Widening	563	m3	£	35.00	£	19,688	125 x 2.5m x 1.8m
Deposition of fill							
Class 1/2 - assumed inert	excluded	m3				excluded	
Stockpile existing granular fill	excluded	m3				excluded	
Traffic Management associated with above	excluded	m3				excluded	

3.14 COST BUILD-UP - Manorway Roundabout

Disposal							
Class 1/2 - assumed inert	-	m3	£	45.00	£	-	
Existing Granular Fill	-	m3	£	60.00	£	-	
Existing hardstanding/ traffic islands/ kerbing	32	m3	£	45.00	£	1,418	
Tarmac - Inert	38	m3	£	60.00	£	2,250	
Soil - assumed inert	563	m3	£	35.00	£	19,688	
Hydrocarbon impacted	excluded	m3				excluded	
Asbestos impacted	excluded	m3				excluded	
Tarmac - Tar impacted	excluded	m3				excluded	
Geotextiles							
Assumed excluded	excluded	m2				excluded	
Completion of Formation and Sub-Formation							
Formation	438	m2	£	10.00	£	4,375	313m2 For New Road, 125m2 for resurfacing existing
Sub-Formation	438	m2	£	10.00	£	4,375	
Imported Fill							
Capping - 6F2	650	m3	£	100.00	£	65,000	200mm thick, and backfill to excavations, 1.8m
B1007 ED Approach Flare							
Excavation							
Breaking out existing tarmac	15	m3	£	50.00	£	750	Assume area of Existing Road to be taken up 1m strip to each side. 50 x 1m
Breaking out existing kerbs	50	m	£	50.00	£	2,500	50m for approach Flare
Excavation of existing hardstanding/ traffic islands/ kerbing	11	m3	£	200.00	£	2,100	Motorway kerb, assumed width 300mm, Depth 700mm, disposal cost included
Excavation of existing granular fill	-	m3	£	50.00	£	-	
Class 1/2 - assumed inert	-	m3	£	50.00	£	-	
Remove soil for Motorway Widening	288	m3	£	35.00	£	10,080	40 x 4m x 1.8m
Deposition of fill							
Class 1/2 - assumed inert	excluded	m3				excluded	
Stockpile existing granular fill	excluded	m3				excluded	
Traffic Management associated with above	excluded	m3				excluded	
Disposal							
Class 1/2 - assumed inert	-	m3	£	45.00	£	-	
Existing Granular Fill	-	m3	£	60.00	£	-	
Existing hardstanding/ traffic islands/ kerbing	11	m3	£	45.00	£	473	
Tarmac - Inert	15	m3	£	60.00	£	900	
Soil - assumed inert	288	m3	£	35.00	£	10,080	
Hydrocarbon impacted	excluded	m3				excluded	
Asbestos impacted	excluded	m3				excluded	
Tarmac - Tar impacted	excluded	m3				excluded	

3.14 COST BUILD-UP - Manorway Roundabout

Geotextiles							
Assumed excluded	excluded	m2				excluded	
Completion of Formation and Sub-Formation							
Formation	200	m2	£	10.00	£	2,000	
Sub-Formation	200	m2	£	10.00	£	2,000	
Imported Fill							
Capping - 6F2	400	m3	£	100.00	£	40,000	200mm thick and backfill to excavations, 1.8m
				0600 - Earthworks - SUBTOTAL	£	202,100	
0700 - Pavements							
B1007 Downstream Merge							
Subbase - Type 1							
Pavements - Assumed thickness 300 mm	313	m2	£	70.00	£	21,875	Road - 125 x 2.5m thickness 300mm
Footpaths - Assumed thickness 150mm	-	m2	£	40.00	£	-	
Pavement							
Assumed thickness 280mm	313	m2	£	100.00	£	31,250	
Surface Treatment							
Anti-slip surfacing or similar	excluded	m2				excluded	
Cold Milling (Planning)							
Planning	excluded	m2	£	55.00		excluded	
B1007 ED Approach Flare							
Subbase - Type 1							
Pavements - Assumed thickness 300 mm	200	m2	£	70.00	£	14,000	
Footpaths - Assumed thickness 150mm	-	m2	£	40.00	£	-	
Pavement							
Assumed thickness 280mm	200	m2	£	100.00	£	20,000	
Surface Treatment							
Anti-slip surfacing or similar	excluded	m2				excluded	
Cold Milling (Planning)							
Planning	excluded	m2	£	55.00		excluded	
				0700 - Pavements - SUBTOTAL	£	87,125	

3.14 COST BUILD-UP - Manorway Roundabout

1100 - Kerbs, Footways and Paved Areas						
B1007 Downstream Merge						
Kerbs, Channels, Edgings						
Half Battered concrete kerb	125	m	£	100.00	£	12,500
Combined Drainage Kerbs/ Linear Drainage Channels	excluded	m				excluded
B1007 ED Approach Flare						
Kerbs, Channels, Edgings						
Half Battered concrete kerb	50	m	£	100.00	£	5,000
Combined Drainage Kerbs/ Linear Drainage Channels	excluded	m				excluded
1100 - Kerbs, Footways and Paved Areas - SUBTOTAL					£	17,500
1200 - Traffic Signs, Road Markings and Barriers						
Traffic Signs						
Allowance for removal of signs						
B1007 Downstream Merge						
Removal of Signage	-	nr	£	1,000.00	£	-
B1007 ED Approach Flare						
Removal of Signage	-	nr	£	1,000.00	£	-
1200 - Traffic Signs, Road Markings and Barriers - SUBTOTAL					£	-
1300 - Road Lighting Columns and Brackets, CCTV Masts and Cantilever Masts						
B1007 Downstream Merge						
Removal of existing lighting columns	3	nr	£	3,000.00	£	9,000
Installation of new lighting columns	3	nr	£	3,000.00	£	9,000
Installation of Traffic Bollards		nr	£	1,100.00	£	-
B1007 ED Approach Flare						
Removal of existing lighting columns	2	nr	£	3,000.00	£	6,000
Installation of new lighting columns	2	nr	£	3,000.00	£	6,000
Installation of Traffic Bollards		nr	£	1,100.00	£	-
1300 - Road Lighting Columns and Brackets, CCTV Masts and Cantilever Masts -					£	30,000
1400 - Electrical Work for Road Lighting and Traffic Signs						
Traffic Light System						
Allowance of revision to Traffic light System, to accommodation new road network. Part Realignment, part New.	1	sum	£	300,000.00	£	300,000
1400 - Electrical Work for Road Lighting and Traffic Signs - SUBTOTAL					£	300,000

3.14 COST BUILD-UP - Manorway Roundabout

3000 - Landscaping and ecology						
Allowance for seeding/ wildflower	1	sum	£	2,000.00	£	2,000
3000 - Landscaping and ecology - SUBTOTAL					£	2,000
Construction Costs - SUBTOTAL						865,275
Contractor's Preliminaries	20%			865,275	£	173,055
Notional allowance for delivery risks	20%			865,275	£	173,055
Total Construction Cost @ Q1 2026 Price Levels						1,211,385