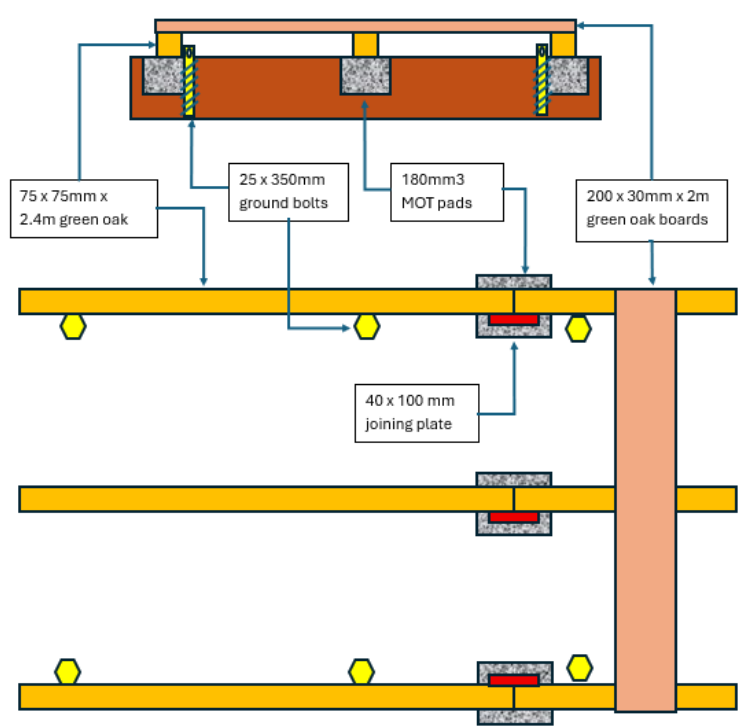


MOCKETT’S WOOD PATH OPTIONS – OCTOBER 2025

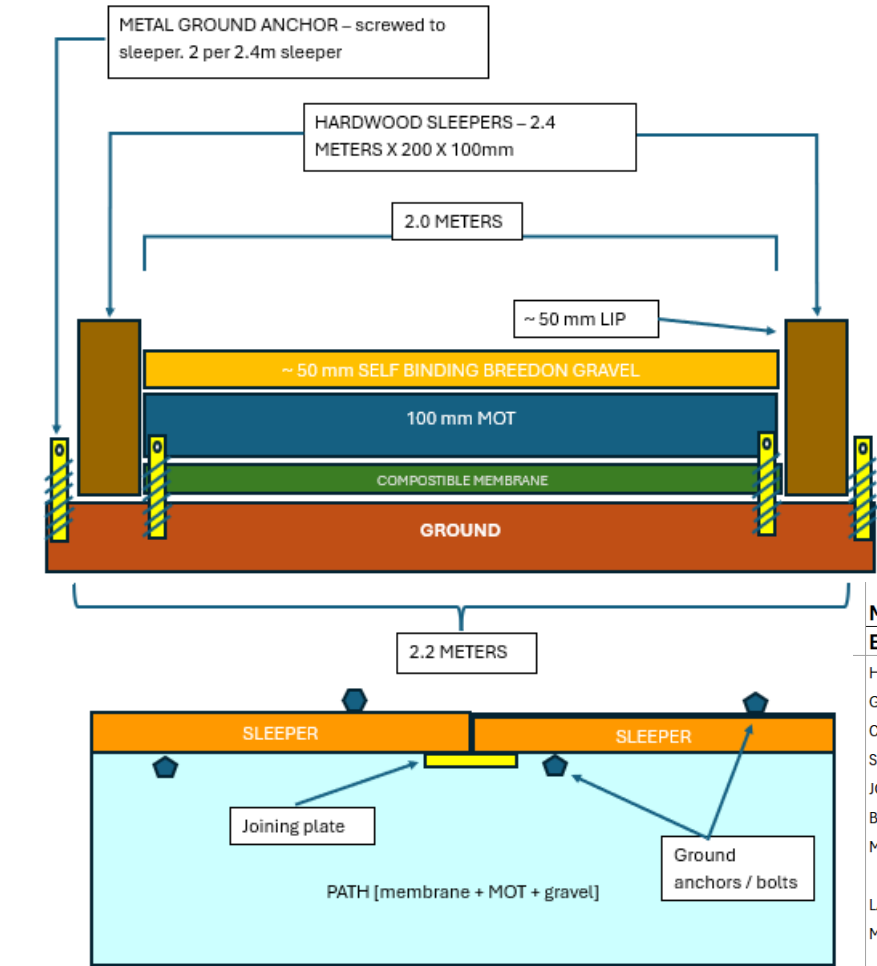
1. CROSS SECTION & PLAN VIEW.



OPTION 1 – BOARDWALK [WOODLAND OFFICER RECOMMENDATION]

1. Low impact – contact points with the ground are just the beam supports. Ground under path can be seeded / re-wilded & used as habitat [small gaps will be left between boards].
2. Hardwood parts will be durable & long lasting. 15 – 20+ years for green oak.
3. Can be built with in house labour [in 6 months to 1 year] focussing spending on high quality materials. Spending can be phased. Also, easy to repair sections if damaged.
4. Natural materials that will age & look suitable / appropriate for the woodland.
5. Ground anchors should secure beams & path materials making it vandal resistant.
6. More accessible & wheelchair friendly. Path surface can be treated / modified if needed e.g. for more grip.

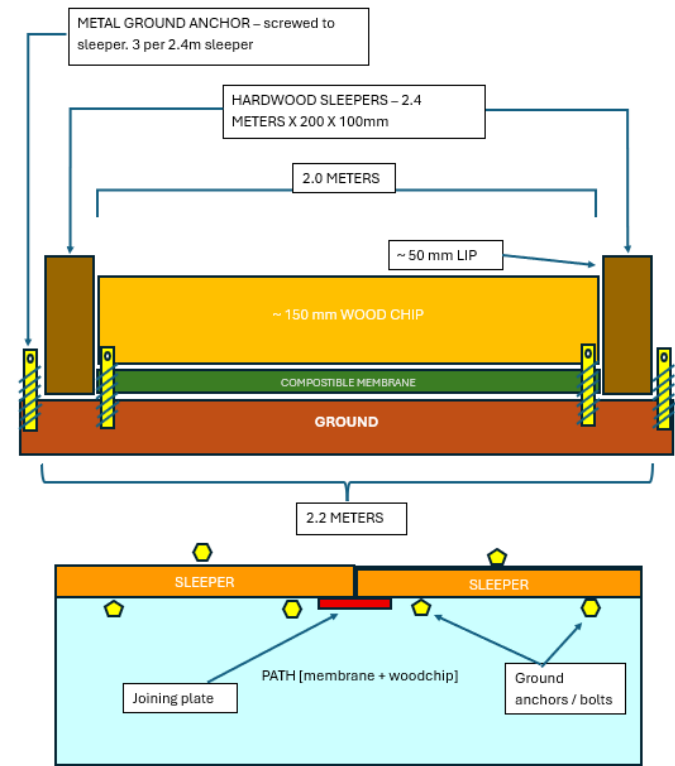
| MAIN PATH COST ESTIMATE - BOARDWALK | | Estimated | | Estimated cost per linear meter | |
|--------------------------------------|-----------------|-------------|--------|--|--|
| | Length [meters] | 240 | 24,987 | 104.11 | |
| ELEMENT | AMOUNT / UNITS | COST / UNIT | COST | NOTES / INFO | |
| GREEN OAK BEAMS [75mm x 75mm x 2.4m] | 300 | 15.00 | 4,500 | Prices from Orlestonbe Oak in Ashford | |
| GREEN OAK PLANKS [30mm x 200mm x 2m] | 1,100 | 15.00 | 16,500 | Prices from Orlestonbe Oak in Ashford | |
| GROUND ANCHORS | 400 | 6.00 | 2,400 | 25 X 350mm Erdanker ground bolts- 2 per edge beam | |
| JOINING PLATES | 300 | 0.84 | 252 | Galvanised joining plates 40 x 100 x 2 mm | |
| MOT Type 1 [20kg bags] | 390 | 2.85 | 1,112 | For pads / supports. | |
| Screws | 7,800 | 0.024 | 187 | Black drywall & turbo gold screws. 6 per plank & 6 per beam. | |
| Resin filler [to fill screw holes] | 3 | 12.00 | 36 | 50g tins | |



OPTION 2 –SELF BINDING GRAVEL PATH.

1. Highly durable option with a larger footprint & impact compared to boardwalk. Similar life to boardwalk – at least 15 to 20 years.
2. MOT base will create a solid structure to cover / hide ground bolts.
3. Self-binding gravel surface will be attractive & reasonably durable. Some repair & top up will be needed.
4. Gravel surface may not be as wheelchair friendly as wooden boards.
5. Cost is much higher [£43 – 53k]. Just the labour & margin costs for approx. 2 – 3 weeks work would fund an officer role full time for a year.
6. Wood would have to be closed for duration of work [not required for boardwalk] & disturbance to site from machinery & works would be higher than other options.

| MAIN PATH COST ESTIMATE - MOT & GRAVEL | | | 35,256 | | | |
|--|----------------|-------------|--------|---|--------|---------|
| ELEMENT | AMOUNT / UNITS | COST / UNIT | COST | NOTES / INFO | QUOTES | |
| HARDWOOD SLEEPERS | 200 | 29.00 | 5,800 | 100 X 200MM X 2.4 M | | |
| GROUND ANCHORS | 400 | 6.21 | 2,484 | 25 X 350MM ERDANKER GROUND BOLTS | | |
| COMPOSTIBLE MEMBRANE | 8 | 25.00 | 200 | ECOMAT 2 X 30M ROLL | | |
| SCREWS | 1,200 | 0.02 | 29 | Black drywall & turbo gold screws. | | |
| JOINING PLATES | 200 | 0.84 | 168 | GALVANISED 170 X 80 X 2 MM PLATES | | |
| BREEDON SBG 50mm | 48 | 129.00 | 6,192 | 24 CUBIC METERS / 38,400KG / 48 BULK BAGS | | |
| MOT / STONE BASE 100mm | 96 | 57.00 | 5,472 | 48 CUBIC METERS / 101,000 KG / 96 BULK BAGS | | |
| MATERIALS | | | | | 20,345 | 20,345 |
| LABOUR [Estimated] | 400 | 30.00 | 12,000 | 10 DAYS, TEAM OF 6 - £1,200 PER DAY | | |
| MARGIN [Estimated] | 9% | | 2,911 | MARGIN ON COSTS | CK | Ovenden |
| LABOUR + MARGIN | | | | | 14,911 | 23,619 |
| TOTAL | | | | | 35,256 | 43,964 |



OPTION 3 – BASIC WOODCHIP PATH [PER MANAGEMENT PLAN].

1. The cheapest option. Saves around £7k compared to boardwalk.
2. Can be build using in house labour over time [6 – 12 months similar to boardwalk].
3. Larger footprint than boardwalk due to suppressant membrane.
4. Will require a high level of maintenance & regular wood chip top ups.
5. Not a good surface for wheelchair users so less accessible.
6. Sleepers may be more vulnerable to theft / vandalism thanks to more easily exposed ground bolts.

| MAIN PATH COST ESTIMATE - BASIC [PER MANAGEMENT PLAN] | | | 18,677 | | | |
|---|----------------|-------------|--------|---|--------|--|
| ELEMENT | AMOUNT / UNITS | COST / UNIT | COST | NOTES / INFO | | |
| HARDWOOD SLEEPERS | 200 | 27.00 | 5,400 | 100 X 200MM X 2.4 M | | |
| GROUND ANCHORS | 600 | 6.00 | 3,600 | 25 X 350mm Erdanker ground bolts- 3 per edge beam | | |
| COMPOSTIBLE MEMBRANE | 8 | 24.00 | 192 | Ecomat 2 X 30M roll | | |
| SCREWS | 1,200 | 0.0240 | 29 | Black drywall & turbo gold screws | | |
| JOINING PLATES | 200 | 0.84 | 168 | Galvanised joining plates 40 x 100 x 2 mm | | |
| WOODCHIP | 72 | 129.00 | 9,288 | 240m x 2m x 150mm depth - 72 cubic meters | | |
| MATERIALS | | | | | 18,677 | |