

Wignals Gate, Affordable
Abnormal Cost Breakdown
Date - 12/12/2025

Ref	Item	Description						Comments
1.1	New Building Regs & Client Specification	This item includes the additional measures required to achieve compliance with current Building Regulations (Part L). These enhancements include increased insulation to the floor build-up, upgraded insulation to external walls, additional insulation within loft spaces and cold-bridging mitigation works. Mechanical and electrical upgrades include higher-efficiency boilers, DMEV units, Hive heating controls, and the minimum photovoltaic (PV) provision required for compliance. The allowance also covers carpets throughout the property, rather than the standard provision of floor coverings to wet rooms only as requested by the client.	57	item	£	5,500.00	£	313,500.00
1.2	Vehicle Charging	Electric car charging points and associated mounting stands (where chargers cannot be installed directly on the dwelling) are included within this item.	57	plot	£	700.00	£	39,900.00
1.3	Additional PV	Additional photovoltaic (PV) panels required to achieve EPC A in line with the client's specification for Homes England funding requirements. This exceeds the minimum regulatory requirement and typically results in an average uplift of 5 additional panels per plot, including associated inverters, mounting systems, wiring, and installation.	57	plot	£	1,900.00	£	108,300.00
1.4	De-Watering	Due to groundwater levels across the site, dewatering is required throughout the construction period. This includes temporary and permanent dewatering measures, installation of drainage to manage water ingress, and the provision of oversized drainage infrastructure to ensure adequate discharge capacity.	1	item	£	40,000.00	£	40,000.00
1.5	Pump Station	A surface water pump station is required to enable the proposed drainage strategy to function correctly. The ditch located to the east of the site cannot be used as an outfall, as it does not provide a suitable or compliant flow route to the required discharge location.	1	item	£	135,000.00	£	135,000.00
1.6	Site Clearance	The current condition of the field requires the removal of the existing crop on the farmer's land. This will involve excavating to reduce levels across the affected area and exporting the arising off-site to a licensed tip.	3295.84	m3	£	29.46	£	97,095.45
1.7	Raising of dwellings	The site requires the finished floor levels of the dwellings to be raised by approximately 300-400mm. To achieve this, it will be necessary to import suitable fill material or use approved on-site material to create the required platform levels.	57	plot	£	1,201.58	£	68,490.06
1.8	Raising of shared external areas	ditto comment above	4.371	m2	£	15.00	£	65,570.10
1.9	Attenuation System	An attenuation system is required to support the overall drainage strategy as part of the Sustainable Drainage System (SuDS) design.	1	item	£	143,435.54	£	143,435.54
2.0	BNG	The current scheme is currently in a deficit of biodiversity credits and requires the purchase of 0.9 of a credit to achieve compliance with biodiversity net gain requirements. To satisfy this obligation, we will purchase one off-site biodiversity credit. This ensures the development meets statutory environmental and planning conditions.	1	item	£	42,000.00	£	42,000.00
2.1	Enhanced Landscaping	Enhanced landscaping for BNG - supply and plant Mature trees	51	nr	£	225.00	£	11,475.00
		Enhanced landscaping for BNG - supply and lay of Seedling	4.371	m2	£	1.75	£	7,649.25
		Enhanced Landscaping for BNG - supply and plant Hedging	971	m2	£	7.99	£	7,758.29
2.4	Enhanced Ecology	Enhanced Ecology - Hedge host highways	57	item	£	6.35	£	361.95
		Enhanced Ecology - Additional Water Vole Surveys	1	item	£	2,500.00	£	2,500.00
		Enhanced Ecology - Bird & bat boxes	57	item	£	44.00	£	2,508.00
		Enhanced Ecology - Soil remediation/removal of harmful vegetation species identified on walk over survey.	1	item	£	24,900.00	£	24,900.00
2.7	Electrical Substation	An electrical substation is required to accommodate the energy demand of the development.	1	item	£	97,074.00	£	97,074.00
2.8	French Drains	A French drain is required around the perimeter of the existing dwellings as part of the drainage strategy.	1	item	£	4,639.45	£	4,639.45
2.9	Archaeology dig to site	As required by planning conditions, an archaeological dig is to be carried out on the site.	1	item	£	16,750.00	£	16,750.00
3.1	LAP/LEAP Area	As a planning request / Local Equipped Area for Play (LEAP) is to be provided on site.	1	item	£	33,000.00	£	33,000.00
3.2	Multi Surface Adopted Road	Extra over cost for Multi surface adopted road This includes items such as specialist paving materials (block paving, permeable paving, granite setts), Additional sub-base requirements, Increased labour time, bespoke kerbing/edging, higher maintenance obligations & Increased testing and inspection	763	m2	£	105.00	£	80,115.00
3.3	Highway Swales	Highway Swales - apart of SuDS this works include: Excavation and shaping, Topsoil/engineering soil, Geotextile, Drainage media / infiltration layer, Vegetation (seed mix or turf), Check dams / stone breaks, Outfalls / pipe connections, Maintenance strip.	75	lin m	£	120.00	£	9,000.00
3.4	Off site upgrades / Service relocation / off site drainage connections etc	Off-site upgrades, service relocations (including BT pole diversion) and off-site drainage connections using oversized pipes refer to the abnormal infrastructure works required outside the development boundary to provide suitable access, utilities, and drainage capacity for the development. These works fall outside the standard on-site servicing requirements. Temporary road closures, diversion plans, traffic management and full reinstatement of the highway to adoptable standards. In some cases, enhancements or betterment works are also required by the local authority or utility company as a condition of approval.	1	item	£	55,771.03	£	55,771.03
3.5	Piling	Following receipt of the Ground Investigation Report, the engineer has recommended the use of mini driven piles as the suitable foundation solution. This represents a significant extra-over cost when compared to traditional strip foundations.	57	item	£	1,933.95	£	110,235.22
Total cost of abnormal						£ 1,517,028.34		