

Brunswick Fields, Long Sutton
Whole Site Abnormals Costs

	Current 180 unit scheme	Proposed 184 unit scheme
Overhead cable diversion along Seagate Road	£ 42,099.88	£ 42,099.88
Diversion of 33kV and 11kV power lines across the site	£ 126,915.50	£ 126,915.50
Additional cost of electrical connections due to capacity issues	£ 508,738.42	£ 520,043.72
Additional water infrastructure cost from AWA 2025/26 connection rate increase from £616 per plot to £1,345 per plot	£ 116,640.00	£ 119,556.00
Additional cost of achieving new building regs, announced post land purchase, from Phase 1B onwards (PV panels, car charging, insulation requirements).	£ 1,090,466.24	£ 1,115,825.92
Piling to properties, 34nr total	£ 548,857.14	£ 548,857.14
Additional cost for offsite mains drainage connection including legal agreement with private landowner	£ 101,000.00	£ 101,000.00
Additional surveys required to support ground contamination surveys (required 2.5 years after commencement)	£ 4,320.50	£ 4,320.50
Additional compound cost (previously in phase 1 and then moved to phase 2 when land purchased which is where it will stay)	£ 35,000.00	£ 35,000.00
Enhanced archaeology due to presence of old sea bed and railway line	£ 8,474.40	£ 8,474.40
Enhanced dewatering encountered	£ 76,321.00	£ 76,321.00
Flood risk levels - dwellings raised up to 1m above existing ground levels as per EA comments. Houses £3,000 x 141nr and bungalows £5,500 x 39nr	£ 637,500.00	£ 662,000.00
Additional fill to raise site levels, remains as per original viability as no change to site layout	£ 795,000.00	£ 795,000.00
Total site abnormalities costs	£ 4,091,333.08	£ 4,155,414.06