

ABNORMAL COSTS						Comments
1.1	Overhead cable diversion along Seagate Road	1	Item	42,099.88	42,099.88	Western Power Charge Statement dated 14/3/22
1.2	Diversion of 33kV and 11kV power lines across the site	1	Item	126,915.50	126,915.50	Western Power Quote dated
1.3	Additional cost of electrical connections due to capacity issues	1	Item	520,043.72	520,043.72	National Grid Acceptance Agreement ref NGED 1704551/1
1.4	Additional water infrastructure cost from AWA 2025/26 connection rate increase from £616 per plot to £1,345 per	1	Item	119,556.00	119,556.00	164 x £629
1.5	Additional cost of achieving new building regs, announced post land purchase, from Phase 1B onwards (PV panels, car charging, insulation requirements).	1	Item	1,115,825.92	1,115,825.92	£631,802 PV, £120,400 car chargers and £338,264 increased insulation.
1.6	Piling to properties, 34nr total	1	Item	680,000.00	680,000.00	£20k/plot
1.7	Additional cost for offsite mains drainage connection including legal agreement with private landowner	1	Item	101,000.00	101,000.00	
1.8	Additional surveys required to support ground contamination surveys (required 2.5 years after	1	Item	4,320.50	4,320.50	
1.9	Additional compound cost (previously in phase 1 and then moved to phase 2 when land purchased which is where it will remain)	1	Item	35,000.00	35,000.00	
1.10	Enhanced archaeology due to presence of old sea bed and	1	Item	8,474.40	8,474.40	
1.11	Enhanced dewatering encountered	1	Item	76,321.00	76,321.00	
1.12	Flood risk levels - dwellings raised up to 1m above existing ground levels as per EA comments.	1	Item	662,000.00	662,000.00	Houses £3,000 x 140nr and bungalows £5,500 x 44nr
1.13	Additional fill to raise site levels, remains as per original viability as no change to site layout	1	Item	795,000.00	795,000.00	As previous submission
						4,286,556.92
	PRELIMINARIES	0%				0.00
	OVERHEADS & PROFIT	0%				0.00
	TOTAL COSTS OF ABNORMALS			£		4,286,556.92