



**H11-0017-25 – Land between Seagate Road and Wisbech Road**

**Viability – Commentary on Abnormal Costs**

1. Overhead cable diversion along Seagate Road – Please see attached folder nr 1 which shows the Western Power invoice paid in relation to these works, bearing the description of what works are involved. There is also a drawing enclosed which shows the work carried out.
2. Diversion of 33Kv and 11Kv power lines across the site – Please see attached folder nr 2 which shows the accepted Western Power quotation in relation to these works, along with a works plan showing the severe extent of works involved and photos of the existing power lines obstructing the development at pre-start.
3. Additional cost of electrical connections due to capacity issues – Please find attached in folder nr 3:
  1. Overlay of the substantial reinforcement works required in Long Sutton to facilitate the site
  2. Quote detailing the connection costs for the site
  3. Acceptance of quotation
  4. Guidance on what is involved as part of a Reservation of Capacity

It is beneficial to provide a comparison against other sites to clearly evidence how much more this site is in relation to others without the abnormal requirements.

Total cost of electrical connections for Brunswick Fields-

|  |   |
|--|---|
| • Overhead diversion to Seagate Road - | £42,099.88                              |
| • Connection costs for 1-9 -           | £11,066.31                              |
| • Connection costs for 10-180 -        | £497,672.12                             |
| • Overhead cable diversion -           | £126,915.50                             |
| <b>Total -</b>                         | <b>£677,753.81 (£3,765.29 per plot)</b> |

Electrical costs relating to a 100nr unit development at Keston Fields, Pinchbeck commenced a similar time - **£104,119.59 including gas (£1,041.19 per plot)**

Electrical costs relating to a 135nr unit development at Toot Lane, Boston commenced at a similar time - **£264,290.99 (£1,957.71 per plot)** which includes 1x substation and reinforcement works)

4. Additional water infrastructure charges by Anglian Water – Please find attached in folder nr 4 :
  1. AWA charges breakdown for 2024/25
  2. As the above is difficult to ascertain what is/isn't included, this attachment provides a direct email from AWA confirming the old rate of **£616 per plot** for ease
  3. AWA charges breakdown for 2025/26
  4. As item 2, we have attached a copy of the new breakdown **showing £1,345 per plot**. Along with an example of where we have been charged this on a current project elsewhere (we have not had these charges incurred yet, which is why the breakdown provided only multiplies the increase by 164nr properties yet to charge for, not the 20nr already built on the old rate)





5. Justification for piled foundations – Please find attached in folder nr 5:

1. Ground investigation report. The Executive Summary on pages 4 & 5 makes reference to piled foundations being required, which is why we carried out further individual plot by plot borehole testing to confirm foundation types. See below
2. Subsequent plot testing on phase 2, showing those required to be piled
3. Subsequent plot testing on phase 3, showing those required to be piled
4. Overall site plan denoting the exact plots that are needed to be piled



In terms of the rates, we presented a blanket rate of 34nr plots at £20,000 plot average. On reflection when comparing this to recent viabilities, we believe this would be best presented in line with the accepted viability for Old Butterfly Park, Long Sutton, where an average extra over rate of £16,142.85 per plot was accepted. **This would make the revised total to be entered within the viability of:**



**34nr x £16,142.85 = £548,857.14 (Adjusted site abnormalities summary supplied to correlate)**

6. Offsite drainage connection – Because of the unsatisfactory condition of current storm water assets on site, we were required by AWA and the IDB install a new storm water mains down Seagate Road, connecting into an IDB manhole which was located in a private property which eventually finds its way to the main IDB watercourse. Enclosed within folder nr 6 is:

1. Approved AWA S104 drawing showing the extent of offsite works already completed
2. Photos during the works
3. IDB approval of the works carried out, again detailing the extent of the work required



The figure presented is the figure we were quoted by our subcontractor to carry out the work £91,000 following a competitive tender process, plus £10,000 which was the payment made to the homeowner for connecting into their main drain. Included within the works cost was 89m of new mains pipework, 3nr manholes, 1nr 3m wide hydrobrake manhole, traffic management, tarmac reinstatement and road closure costs.



7. Dewatering – In folder nr 7, we have provided the dewatering location drawing which relates predominately to the foul water sewers which were laid at a depth of circa 3-3.5m to suit the current invert level of the AWA drain ref 7405 as per the attached approved S104 plan.



In total, a linear length of 410.3m of dewatering has been carried out at rate of £186 per m supplied and installed, with the rates provided by our subcontractor following competitive tender. Photos are attached within the folder also of the dewatering installed.

8. Raising of site levels – We have presented our costs in line with the following:

- Raising of properties due to flood risk levels, on average 1m above existing ground levels. Rates used of £3,000 per house x 140nr and £5,500 per bungalow x 44nr (including the additional 4 properties as part of this application). This rate is commensurate with the agreed rate provided as part of the Old Butterfly Park viability.
- Raising of external areas – 53,000m<sup>3</sup> x £15/m<sup>3</sup> = £795,000. This is the same rate that was previously submitted and agreed as part of the very first viability assessment produced by Maxey Grounds.

