

**COMMENTARY
ABNORMALS**

KENDALL GROVE, PINCHBECK

CP VIABILITY

THORNTON-FIRKIN LLP
Project Managers/Cost Consultants
137 Newhall Street,
BIRMINGHAM
B3 1SF

Telephone: 0121 236 0505

MARCH 2026

991-24

CONTENTS

1. Introduction
2. Basis of Information
3. Cost Information
4. Commentary
5. Summary Conclusion

Summary Cost Schedule

DOCUMENT CONTROL				
<i>Rev</i>	<i>Comment</i>	<i>Prepared</i>	<i>Reviewed/Approved</i>	<i>Date</i>
Orig	First Issue	RAC	AJ	09-Mar-2026

1.00 INTRODUCTION

- 1.01 Thornton Firkin LLP have been instructed by CP Viability to undertake a review of the Abnormal Costs in relation to a residential development scheme on land at Yew's Farm, Kendall Grove, Spalding, Pinchbeck.
- 1.02 The development comprises 218 Nr dwellings and associated works on a green field site.
- 1.03 For the avoidance of doubt, we have adopted the definition of 'abnormal' – otherwise referred to as 'site abnormalities' in the Homes for England Development Appraisal Tool User Guide as being ONLY items not normally expected for sites of its kind. We consider abnormalities to exclude items typically specified, encountered or considered normal on other development sites. For clarity, we consider abnormal costs to be by their very nature limited in scope and definition.

2.00 BASIS OF INFORMATION

- 2.01 Alongside the Viability Assessment produced by Ashwood Homes (dated 16th February 2026), we have reviewed planning drawings available through the South Holland District Council planning portal relating to Planning Application reference: H14-0083-26.
- 2.02 We have also reviewed the Archaeological Evaluation Report Produced by Kathryn Blythe of Archaeological Project Services submitted against planning application H14-1218-21 relating to the same site, and which informs our comment 4.18 below.

3.00 COST INFORMATION

- 3.01 In reviewing the costs provided by Ashwood Homes we have utilised a combination of the following cost information in compiling our commentary on the abnormal costs:
- T-F cost database for residential projects – Based upon over 350 projects completed within the last 3 years.
 - Spon's Price Book/s
 - BCIS cost databases

4.00 ABNORMAL COSTS

4.01 E/o piled plots; £2,180,000

We do not have sufficient information to verify that this is a necessary requirement, and we would need sight of justifying information, to include a topographical drawing showing existing levels, third party documentation supporting piling as an extra over solution to mitigate the problems with low lying land, and a full cost breakdown to assist us in identifying the extent.

4.02 E/o piled garages; £382,000

We refer to our comments against Item 4.01 E/o piled plots.

4.03 E/o road fill 6P5 to road below capping layer; £559,630

We do not have sufficient information to verify that this is a necessary requirement, and we would need sight of justifying information, to include a topographical drawing showing existing levels, third party documentation supporting the E/o road fill in mitigating the problems with low lying land, and a full cost breakdown to assist us in identifying the extent.

This information would also need to consider how filling/increasing site levels is an abnormal within this locality, as this requirement is commonplace on the majority of construction sites.

4.04 Triax Geogrid to Roads and Footpaths; £93,737

We do not have sufficient information to verify that this is a necessary requirement, and we would need sight of justifying information, to include a topographical drawing showing existing levels, third party documentation supporting the E/o road fill in mitigating the problems with low lying land, as well as areas of proposed fill to enable us to comment further.

4.05 Concrete protection to shallow drainage; £120,625

We would interpret concrete protection in this instance as being to drains with an invert level of less than 1.00 m below finished ground level, and which would typically be satisfied by a concrete bed and surround.

However, we note that the per metre cost of a concrete bed and surround to be lower (or equal) to that for a gravel bed and surround.

We therefore consider there to be no extra over cost for this abnormal civils-based construction work.

4.06 Constrained working due to HP gas main; £55,000

We note the routing of a high-pressure gas main within the site and consider that works adjacent would constitute an abnormal cost. We consider the £55k to be a provisional lump sum inclusive of risk and would consider this to be a reasonable allowance.

-
- 4.07 Dewatering and shoring excavations; £150,000
We note that the site is a level site, and we note that the site is located in an area of known high groundwater. We consider dewatering and groundwater mitigation to be typical well documented requirement for developments in this area, and do not consider this to be an abnormal cost.
- 4.08 Storm attenuation crates; £1,004,900
We note that SUDS are a requirement for residential development schemes and therefore a typical construction cost, and we do not consider this to be an abnormal cost.
- 4.09 Weholite storage to pump station; £30,260
Based upon the low-lying ground levels and resulting falls for underground drainage, we are happy to accept this as an abnormal cost. We are prepared to accept the £30,260 as a reasonable allowance.
- 4.10 Phase 2 pump station to enable foul to be pumped over existing gas main; £180,000
We note a gas mains easement near the north-west and south-west extremities of the site and appreciate that this is not typical. We would accept the £180k as a lump sum including an element of risk and consider this reasonable at this stage in the development.
- 4.11 E/o fill to raise Levels; £2,670,500
We note that the site is located on low lying land, which is common and typical of this and the surrounding area. Whilst we are unable to verify the requirement to raise levels, we consider mitigation measures to be a normal construction cost and not an abnormal for developments in this locality.
- 4.12 E/o to raise slab levels; £54,500
We refer to our comments against Item 4.11 E/o to raise levels above, and do not consider this to be an abnormal cost
- 4.13 Clearance of riparian ditch on site; £10,000
We note the presence of an open drainage ditch along most of the boundary and note that this would need attention. We consider £10k a reasonable allowance to address any issues.
- 4.14 LEAP; £70,000
We note the LEAP is located in the north area of the site, but do not have sight of details. In our experience, we would consider a sum of £30,000 more than reasonable as an allowance to cover typical play and seating provision, especially considering that railing/fencing is included as a separate item below.

We would also note that the provision of a LEAP is not an uncommon planning requirement and as such should not be deemed an abnormal provision for a scheme of this size and value.

4.15 Railing/ fence and gates to LEAP; £10,990

We measure the length of fencing as 80 m, and with our experience, consider the £10,990 a reasonable allowance for such fencing including the fitment of two gates. However, we would refer to our abnormal commentary for Item 4.14 above.

4.16 Electric POC E/o; £109,000

We consider a point of connection to be a standard requirement for residential developments; however, we are unable to verify that this should be an abnormal. We would require sight of documentation supporting the need for a non-standard connection, including as survey drawings, utility quotations, etc.

4.17 Electric substation; £45,000

Provision of substation facility is a typical feature of new residential developments of this size and scope, and which is necessary to provide the increased supply for mandatory EV chargers. We do not consider a substation to be an abnormal cost.

4.18 Archaeology works; £63,405

We have accessed the Archaeological Evaluation Report Produced by Kathryn Blythe of Archaeological Project Services submitted under a separate planning application (re H14-1218-21 relating to the same site, which notes that the site is archaeologically sensitive, as it sits adjacent recent highways works which revealed Roman, late Saxon and early medieval features. We are sufficiently satisfied that this would be an abnormal. We assume that the cost is based on a quotation, a copy of which has not been made available to us, but which sum of £63,405 does not appear unreasonable in the circumstances.

4.19 Acoustic fencing; £30,720

We consider the rate to be reasonable; however, we have measured 360 m using the Acoustic Measures Plan drawing and therefore calculate this cost to be £28,800.

4.20 Acoustic ventilation; £66,000

We note this is based on 44 Nr plots, and agree with this, however we note the measure applies to first floor windows only. We consider the extra over cost for acoustic-rated windows to be an average of £200 per window unit, and with 200 Nr windows across the applicable Ribble, Lock, Dee & Aire house types affected, we calculate the extra over cost, and therefore abnormal cost, to be £32,000.

4.21 Network Rail spec fence along railway boundary; £27,000

We note that the site sections record an existing Network Rail fence, and we are unable to verify the requirement for a new Network Rail fence.

However, in our experience, Network Rail are governed by safety considerations, and they may require a new fence for one or more of a variety of reasons, such as poor current condition or unsafe or unsatisfactory location. Such decisions are not normal at this stage in the development lifecycle.

We would therefore accept this to be an abnormal cost, and we agree with the 225m length used in the calculation. We consider the rate of £120 per m to be reasonable and are therefore happy to accept the cost of £27,000.

4.22 Retaining. Gravel board/slab an edge; £39,375

We are unable to verify this as a requirement, since we note the site is relatively level.

We do not consider this to be an abnormal.

5.00 SUMMARY CONCLUSION

5.01 We consider the value of abnormalities to be £432,645.00 against the £7,952,642.00 proposed by Ashwood Homes, and as shown in the Summary Cost Schedule appended.

5.02 We would be prepared to review our comments should the requested further information be provided.

SUMMARY COST SCHEDULE



Ref	Item	£	£
1	E/o piled plots	2,180,000.00	-
2	E/o piled garages	382,000.00	-
3	E/o road fill 6P5 to road below capping layer	559,630.00	-
4	Triax Geogrid to Roads and Footpaths	93,737.00	-
5	Concrete protection to shallow drainage	120,625.00	-
6	Constrained working due to HP gas main	55,000.00	55,000.00
7	Dewatering and shoring excavations	150,000.00	-
8	Storm attenuation crates	1,004,900.00	-
9	Wheolite storage to pump station	30,260.00	-
10	Phase 2 pump station	180,000.00	-
11	E/o fill to raise Levels	2,670,500.00	216,440.00
12	E/o to raise slab levels	54,500.00	-
13	Clearance of riparian ditch on site	10,000.00	10,000.00
14	LEAP	70,000.00	-
15	Railing/ fence and gates to LEAP	10,990.00	-
15	Electric POC E/o	109,000.00	-
17	Electric substation	45,000.00	-
18	Archaeology works	63,405.00	63,405.00
19	Acoustic fencing	30,720.00	28,800.00
20	Acoustic ventilation	66,000.00	32,000.00
21	Network Rail spec fence along railway boundary	27,000.00	27,000.00
22	Retaining. Gravel board/slab an edge	39,375.00	-
TOTAL		£ 7,952,642.00	£ 432,645.00