



YOUR HOME - OUR VISION

Ashwood Homes
1 Goodison Road
Lincs Gateway Business Park
Spalding
Lincolnshire
PE12 6FY

Tel: 01406 490590
Email: info@ashwoodhomes.co
Website: www.ashwoodhomes.co

20th May 2026

FAO: Mark Niland

South Holland District Council
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Dear Mark,

RE: H14-0083-26 – Yews Farm Phase 2 – Viability – Response to Thornton Firkin “Commentary Abnormals”

In response to the request for further information (in relation to above referenced viability report) from the independent viability assessor CPV and their supporting cost consultants, Thornton-Firkin (TF), Ashwood Homes set out below/ within our responses to points raised, with supporting evidence for review. We also append updated scenario 1, 2 and 3 viability appraisals (Appendix 1-3), to reflect updated costs.

During preparation of our response the final detail of the Future Homes Standard has been announced (as of 24th March 2026), and the conflict in Iran has continued to unfold, with knock on impacts for build cost inflation, buyer sentiment and mortgage rates. Since receipt of the request from TF, Ashwood Homes have been assessing the impacts of these recent events on our business operations, both live and forthcoming, to give an updated position on viability for Yews Farm Phase 2, as set out within.

Appraisal Updates

BCIS Build Cost

Within the February 2026 appraisals, Ashwood Homes had adopted a September 2025 BCIS lower quartile build cost, as had been used in a recent CPV assessment, then uplifted by 2% to bring up to date in February (at £1,308m²). The published figure for March 2026 (at £1,328m²) has now been incorporated within the appraisal, as the most up to date figure.

Future Homes Standard

It is anticipated that the FHS will apply to all plots across the development. The plots were proposed to make use of ASHP, but to assist with development costs, no PV had been proposed on the site. The introduction of FHS will require the deployment of PV on all plots and at an increased level to that previous met by Ashwood Homes developments, to align with the requirement for PV coverage equivalent to 40% coverage of the floor area.

Set out within are Ashwood Homes costs for the additional PV required, as well as the costs of waste water heat recovery (WWHR) and enhanced window specifications required to meet the FHS.

These costs amount to an additional cost burden of £1,435,250 for the development.

Contingency

Due to the high volatility of costs experienced at present, arising as a result of the conflict in Iran, as well as an increased demand for the supply and install of ASHP, PV, WWHR arising from the Future Homes Standard, in addition to the high abnormal cost burden of the site overall, Ashwood Homes require a contingency allowance of 5% to cover the substantial risk of developing the site.

It should be noted that the recent increase in live build costs experienced across sites at present is not reflected at all by a corresponding increase in BCIS build costs, further justifying the need for an increased contingency requirement.

Sales Costs

Within the February 2026 appraisals, Ashwood Homes adopted a 3% of revenues cost for sales and marketing, plus a £1,000 per plot allowance for legals per home, also advising that this was at the lower end of our anticipated costs.

Due to the increase in borrowing costs for our buyers arising from the conflict in Iran, and declining buyer sentiment, we have increased our sales costs allowance from 3% to 3.5%, to better reflect our anticipated costs and reflecting the more challenging sales environment, with increased requirement for extensive sales and marketing campaigns.

Abnormal Costs

Set out within is Ashwood Homes response to abnormal build costs queried by TF, with cost breakdowns and supporting evidence.

As a result of this review, our abnormal costs have increased by £608,021, a cost which is almost wholly attributable to retaining wall and gravel board retaining, which had not been fully picked up on initial review.

Within their review, TF have omitted numerous costs on the basis that they do not consider the costs to be abnormal for the area. It must be noted, however, that the abnormal costs form part of the actual build cost for the site, and so can not be omitted as TF seem to be suggesting. All build costs need to be accounted for within the appraisal.

Ashwood Homes proposed approach (which is typical of viability assessments) is to work from the BCIS Lower Quartile build cost rate and add all specific abnormal costs for the site separately, for review. Should TF omit some site costs on the basis that they are costs "often incurred in the locality", it is no longer appropriate to use the Lower Quartile data and a significantly higher figure will need to be utilised in relation to the construction build rate. Indeed, the rate would need to increase to a level equivalent to our abnormal cost burden.

Summary

Set out within is Ashwood Homes response to abnormal build costs queried by TF, with cost breakdowns and supporting evidence.

As a result of this review, our abnormal costs have increased by £608,021.

As a result of the announcement on detail and timescales for the implementation of the Future Homes Standard, we have also added our cost estimate for meeting the FHS to all appraisal scenarios, at an additional cost of £1.4m.

As a result of the conflict in Iran, and the knock-on impact on live build cost inflation, buyer sentiment and mortgage rates, we have also increased our contingency allowance and revised our assessment of sales and marketing costs, with a combined cost increase of £563,876.

Sales revenues have been retained at the level proposed, with no increase achievable in the challenging market environment.

Within our updated appraisals we have continued with the approach of using the Lower Quartile data (updated to March 2026), adding the site specific abnormal costs, with evidence provided.

The updated Scenario 3 appraisal now demonstrates a potential loss of c.£2.5m, supporting the need to remove the policy costs of affordable housing and financial contributions.

Abnormal Costs Commentary – Ashwood Homes Response

E/O Piled Plots & Garages (4.01 & 4.02)

As requested, we contain the site topographical survey at Appendix 4, including existing site level data.

Set out at Appendix 5 is third party data from Ecotech Engineers Ltd which details the necessary foundation solution for each plot and garage, showing that all plots and garages are to be piled.

Our E/O cost breakdown to assist with TF verification:

	Quants	Unit	Rate	Total
E/O costs for Piling to Houses	218	nr	£ 6,015.00	£1,311,270.00
E/O costs for Piling to Garages				
	49	nr	£ 3,002.00	£ 147,098.00
	16	nr	£ 4,121.00	£ 65,936.00
	41	nr	£ 4,121.00	£ 168,961.00
E/O costs for Piling Mat	13,350	m3	£ 65.10	£ 869,085.00
(600mm installed in 2 layers + Geotextile Membrane)				
				£2,562,350.00

E/O fill to raise levels (4.11)

Contained with Appendix 5 (third party data from Ecotech Engineers Ltd) is data on the proposed finished levels for the site and the level of fill required.

We contain the Flood Levels Plan at Appendix 6, which shows minimum levels requirements on site, which has been taken into consideration in site design.

Our E/O cost breakdown to assist with TF verification:

Average level raise	1.01	Plots 101-165
	0.85	Plots 166-221
	1.27	Plots 222-248
	1.06	Plots 249-277
	1.12	Plots 278-305
	1.13	Plots 306-318
	1.1 m	average level raise across site
Roads	0.95 m	average level raise across site
Road build up	0.04 m	Surface Course
	0.13 m	Binder Course
	0.62 m	Sub base with geotextile
	0.51 m	Capping layer inclusive of topsoil strip of 0.35m

		Quants	Unit	Rate	Total
Additional Fill import to raise levels					
Importation of additional fill material (spoil) to raise overall site levels, due to flood risk requirement / FRA - average plot raise of 1.1m					
1.1 m raise	Average plot - rear garden, front garden & driveway = 260 m2	62,348	m3	£ 40.98	£ 2,554,834.00
0.65m raise	Add shared drives total area = 4,344 m2 x 0.95m level raise (1.1m less 150mm, less a further 300mm for stone) = 0.65m	2,824	m3	£ 40.98	£ 115,702.66
	All additional import requirement, due to no spoil generation from normal site related excavation works				
					£ 2,670,536.65

This extent of levels raising is not achievable at Lower Quartile BCIS build costs and represents a significant challenge to the site. The abnormal cost needs to be fully accounted for when assessing site viability.

Raising of slab levels (4.12)

As illustrated by the evidence shown above and at Appendix 5 and 6, site levels are required to be lifted due to flood risk, as are slab levels, as a cost efficient solution.

Our E/O cost breakdown to assist with TF verification:

Raising of slab levels as per FRA				
Additional underbuild due to flood risk -	218	item	£250.00	£ 54,500.00
e/o average costs per plot				£ 54,500.00

E/O road fill 6P5 to road below capping layer (4.03)

As referenced above in response to “4.11” and considering the evidence supplied at Appendix 4-6, there is a significant quantum of levels raising required on site. The site levels raising figures refer to levels raising for plots and shared drives. The site adoptable roads similarly require raising for a coherent development and this item has been costed as a separate abnormal item (0.51m depth noted in above table – Road build up).

The adoption requirements of Lincolnshire County Council are as follows:

Raising the ground Where the subgrade beneath the road is to be raised, re-used material may be used or, new material shall be used, as a capping layer. The capping layer material shall be laid in layers not exceeding 225mm compacted thickness or appropriate to the compaction plant used, whichever is less. Reused material shall be appropriately tested and classified as either 6F5 or sub-base material. A suitably qualified engineering consultant shall be instructed as early as possible to allow sufficient time for testing and classification and all works shall be in accordance with series SHW Series 600-Earthworks. The following process is provided for guidance: • Pre-testing - Samples should be taken and tested at UKAS accredited laboratory to classify the material in accordance with table 6/1 and table 6/2 in series 600 SHW. Contaminated or made ground cannot be used as an acceptable fill material. • Earthworks method statement - should be prepared by a consultant and should detail the material to be used, the testing carried out to prove it meets a series 600 material, and how the material will be compacted on site. • Earthworks validation report completed by consultant. This details the material used, where it has been used, thicknesses and compaction. New material classified as 6F5 should comprise crushed rock, crushed concrete, crushed slag or combinations thereof.
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Our E/O cost breakdown to assist with TF verification:

Road Fill make up due to levels -				
Road and footpath area	7,253	m3	£ 77.16	£559,629.98
14,221 m2 x 0.51 m depth				
				£559,629.98

Triax Geogrid to Roads and Footpaths (4.04)

Third party data from Ecotech Engineers Ltd (copied below) requires the use of geogrid where CBR values are less than 1.5%.

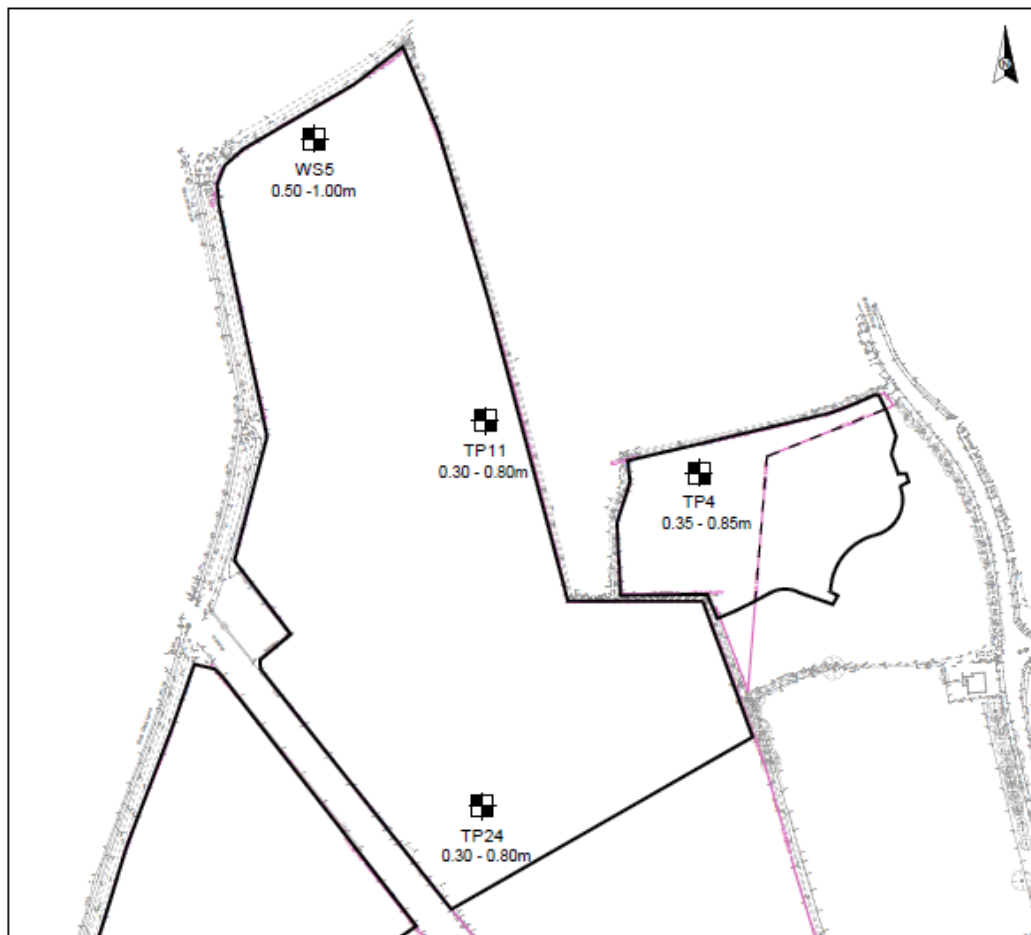
3b. Road build tables

Soft spots and sub-grades with less than 1.5% CBR shall be laid with both an approved geotextile and geogrid or an approved geo-composite of both and the sub-base may be reduced to 300mm over an additional 410mm of 6F5 capping layer granular fill.

From our experience of conditions on the Phase 1 site, CBR values are below 1.5%.

Testing prior to commencing works on the phase 2 site suggested values ranging from 0.9% to 4.7% (data and locations shown on the below plan from Ecotech.

TABLE 10 – SUMMARY OF LABORATORY CBR TEST RESULTS				
Sample Ref.	Depth (m begl)	Initial Moisture Content (%)	CBR Value Sample Top (%)	CBR Value Sample Bottom (%)
WS1 (CLAY)	0.50-1.00	19	1.0	0.9
TP4 (CLAY / SILT)	0.35-0.85	22	4.3	4.7
TP11 (CLAY / SILT)	0.30-0.80	25	1.9	1.6
TP24 (CLAY / SAND)	0.30-0.80	26	1.0	1.0



Of the four test locations, TP4 gave the highest reading of 4.3%-4.7%, however, in practice Ashwood Homes have found CBRs consistent at sub 1.5% across the area, which is more consistent with the readings for the Phase 2 area, where test locations indicate CBRs of 0.9% to 1.9%.

Our E/O cost breakdown to assist with TF verification:

Triax Geogrid to Roads & Footpaths				
Road and footpath area 14,221 m2	14221	m2	£ 6.59	£93,737.72
				£93,737.72

Concrete protection to shallow drainage (4.05)

To clarify, the concrete protection to shallow drainage is for concrete capping, situated above the drainage pipes where there is insufficient cover, within adoptable roads. This cost is not for concrete beds, as TF have interpreted.

Our E/O cost breakdown to assist with TF verification:

Concrete Protection to shallow drainage / insufficient cover level				
Mains drainage within road requiring concrete protection, due to insufficient cover level (in addition to standard bed & surround)				
requirements	965	m	£125.00	£ 120,625.00
				£ 120,625.00

Dewatering and shoring excavations (4.07)

It is acknowledged that the site is an in area of known high groundwater.

TF do not consider that the cost is an abnormal site cost, however, the cost of dewatering and shoring excavations are actual costs and must be accounted for if relying upon the Lower Quartile BCIS build cost rates.

We have retained the figure of £150,000 within our abnormal costs.

Storm attenuation crates (4.08)

TF consider the use of £1,004,900 of attenuation crates to be a typical site cost.

The volume of storm water attenuation required on site is 3,092m³. Drainage strategy drawings contained at Appendix 7.

Ashwood Homes typically make use of an open basin for the attenuation of storm water.

Due to the invert levels required for drainage at the site, the use of a deep pond would require further levels raising and would not be economical. Additionally, the use of an attenuation basin would result in a loss of developable land, worsening viability.

For safety and maintenance, we are typically requested to ensure a 1 in 3 slope to attenuation basins, plus a maintenance area of 3m to the top of basins.

Simply assuming an average depth of 1m, to achieve the storage volume alone would require 3,092m². Allowing for the 3m buffer around the basin would take the land area required up to 3,759m². Accounting for the 1 in 3 sloped sides, would require a deep pond (not feasible due to inverts) or a larger shallower pond. Further calculations could be provided, if helpful.

Accommodating only the 3,092m² of surface area for an attenuation basin (with no buffer) would require c.0.76 acres of developable land, resulting in the loss of 10 dwellings, equating to £2,516,640 of lost revenue.

Allowing for a 3m buffer and/or a shallower basin would worsen the impact. For a site of this size, a minimum of two attenuation basins would be more typical, which would result in a yet greater surface area/ land take to achieve the same storage volume and would equate to a greater quantum of lost revenue and more significant impact upon viability.

It has therefore been preferable, on this occasion, to make use of attenuation crates rather than an attenuation basin, to improve scheme viability through improved site revenue.

The cost of the provision of crates must be accounted for within the viability appraisal.

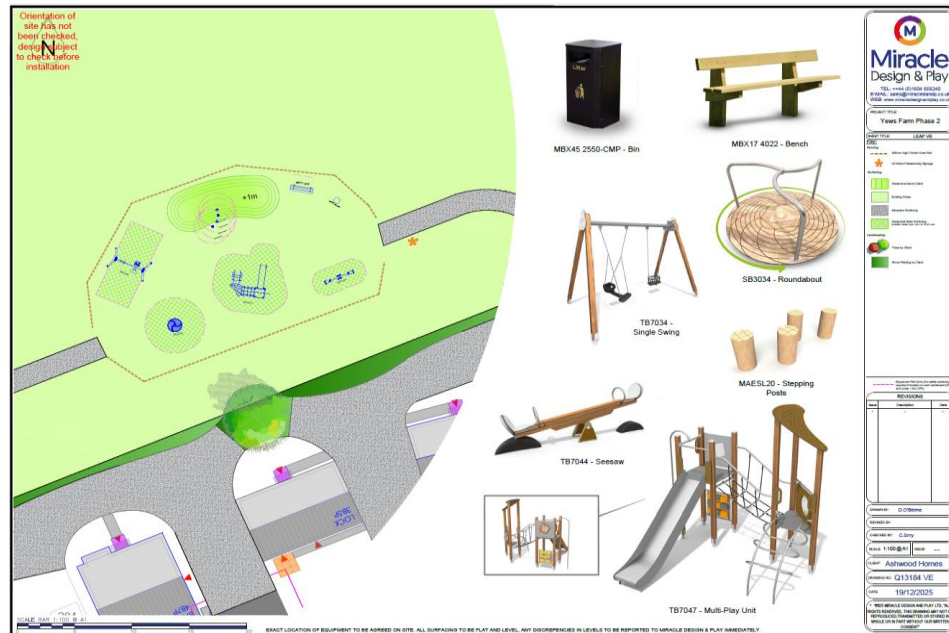
Our E/O cost breakdown to assist with TF verification:

<u>E/O for Storm Water Attenuation Crates</u>						
Attenuation crates to private drive area's as show on the drainage strategy						
Phase 2	1291	m3	£325.00	£ 419,575.00		
Phase 3	1801	m3	£325.00	£ 585,325.00		
				<u>£1,004,900.00</u>		

LEAP (4.14 & 4.15)

TF note that they do not have sight of the LEAP details, but that a cost of c.£30,000 would be typical for equipment and seating, and £10,990 is appropriate for the fencing.

The provisional layout and total E/O cost provision are set out below to assist with TF verification.



LEAP costs - all as per Miracle				
LEAP installation works inclusive of supply, install, management, independent inspection & adoption costs				
Play Equipment	1	item	£ 32,899.00	£ 32,899.00
Fencing works	1	item	£ 10,990.00	£ 10,990.00
Preliminaries / management of scheme	1	item	£ 6,094.00	£ 6,094.00
Inspections	1	item	£ 4,575.00	£ 4,575.00
Finishing works, to include rotovate, prep, level & turf	1	item	£ 5,000.00	£ 5,000.00
Topsoil - supply of & placement within LEAP area	1	item	£ 1,500.00	£ 1,500.00
Daily watering to turfed area for initial 2 wks	14	days	£ 150.00	£ 2,100.00
Hoggin Footpaths to access play area	70	m	£ 95.00	£ 6,650.00
				£ 69,808.00

Acoustic Fencing (4.19)

TF consider the rate used in our assessment to be reasonable, but have measured at 360m. We include the plan below as well as our E/O cost provision to assist with TF verification.

Drawing 1.1 below shows an excerpt from the architects drawing for the layout of Phase 2. It shows the 3 principal noise sources affecting the site, the railway at the west of the site, the gas pumping station on the east and the Spalding West Relief Road to the south of the site.



Drawing 1.1 – Layout of Phase 2.

It also shows the footprint of an acoustic fence running along the south and west of the site which was recommended by the initial noise assessment (green dashed line).

Acoustic Fencing, as per latest acoustic report dated Feb 2026				
Acoustic fence to side / rear of:				
Plots 124 - 147 and upto Cadent Gas Easement	130	m	£ 80.00	£ 10,400.00
Plots 148 - 172	210	m	£ 80.00	£ 16,800.00
Plots 172 - 177	35	m	£ 80.00	£ 2,800.00
Plots 177 - 215	29	m	£ 80.00	£ 2,320.00
Plot 268	28	m	£ 80.00	£ 2,240.00
				£ 34,560.00

Acoustic Glazing and Ventilation (4.20)

Within our initial appraisal, a cost of £66,000 had been set out in relation to acoustic ventilation.

TF have reviewed and consider first floor windows only and calculate at a cost of £32,000.

Set out below and overleaf are the recommendations of the acoustic report and corresponding plan, followed by a colour coded plot schedule setting out which elevations of plots are affected, whether ground floor, first floor or both, as well as detailing the number of windows and extent of mechanical ventilation required. This data has then been used to set out our workings of the E/O cost.

Recommendations on noise mitigation measures for the Yew Tree Farm residential development residential development – Phase 2

4 RECOMMENDATIONS

4.1 The following table details the recommendations for glazing and ventilation for the facades marked in Drawing 4.1.

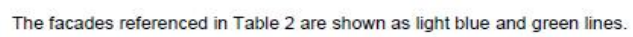
Façade (see Drawing 4.1)	Minimum glazing spec R_w (C_{tr})dB	Ventilation recommended for Document F	Specification for wall vents	Open windows for ventilation/overheating
Blue and green first floor	38 (-5) e.g. 6/16/6.8 mm	System 3 (System 1 may be feasible – see Note 1)	Acoustic trickle vents $D_{n,ew}$ 40 (-2) dB or greater – Maximum equivalent area 4000 mm ² for bedrooms and 8000 mm ² for lounges.	No (Note 2)
Green ground floor	31 (-6) e.g. 4/16/4 mm	System 1	Trickle vents achieving a $D_{n,ew}$ 34(-1) dB	No
Blue ground floor	31 (-6) e.g. 4/16/4 mm	System 1	Trickle vents achieving a $D_{n,ew}$ 34(-1) dB	Yes (Note 3)

Note 1 – System 1 is feasible with Acoustic trickle vents if the equivalent area maximum is not exceeded for the trickle vents recommended. However, the design team should note AVOG states “relying on the use of open trickle vents without opening windows may give rise to poor indoor air quality in airtight dwellings outside the winter period.”

Note 2 – The design team should not rely on open windows to control overheating because noise levels will be excessive under those conditions.

Note 3 – Daytime noise levels may exceed the BS 8233 criterion of L_{Aeq} 35 dB(A) but the exceedance will be less than 5 dB.

Table 2 – Ventilation and glazing recommendations



The facades referenced in Table 2 are shown as light blue and green lines.

Plot Schedule / Requirement					
Accounting for orientation					
Plot	Type	Elevations	# G/F Windows	# F/F Windows	Mechanical Extraction
123	Dee	Front, Rear & Side	3	3	Yes - G/F & F/F req'ment
124	Dee	Front, Rear & Side	3	5	Yes - G/F & F/F req'ment
125	Aire	Front, Rear & Side	3	5	Yes - G/F & F/F req'ment
126	Aire	Front, Rear & Side	3	4	Yes - G/F & F/F req'ment
127	Aire	Front, Rear & Side	3	4	Yes - G/F & F/F req'ment
144	Aire	Front & Sides	2	3	Yes - G/F & F/F req'ment
145	Aire	Front & Sides	2	3	Yes - G/F & F/F req'ment
146	Aire	Front, Rear & Side	3	4	Yes - G/F & F/F req'ment
147	Aire	Front, Rear & Side	3	5	Yes - G/F & F/F req'ment
148	Dee	Front, Rear & Side	3	5	Yes - G/F & F/F req'ment
149	Dee	Front, Rear & Side	3	3	Yes - G/F & F/F req'ment
150	Dee	Front, Rear & Side	3	3	Yes - G/F & F/F req'ment
151	Dee	Front, Rear & Side	3	3	Yes - G/F & F/F req'ment
152	Aire	Rear & Sides	2	3	Yes - G/F & F/F req'ment
153	Aire	Rear & Sides	2	2	Yes - G/F & F/F req'ment
154	Aire	Rear & Sides	2	3	Yes - G/F & F/F req'ment
155	A902	Rear & Sides	2	3	Yes - F/F only
156	A902	Rear & Sides	2	3	Yes - F/F only
157	Aire	Rear & Sides	2	3	Yes - F/F only
158	Aire	Rear & Sides	2	3	Yes - F/F only
159	Dee	Rear & Sides	2	4	Yes - F/F only
160	Dee	Rear & Sides	2	2	Yes - F/F only
161	Dee	Rear & Sides	2	4	Yes - F/F only
162	Aire	Rear & Sides	2	3	Yes - F/F only
163	Aire	Rear & Sides	2	3	Yes - F/F only
164	Aire	Rear & Sides	2	3	Yes - F/F only
165	Aire	Rear & Sides	2	3	Yes - F/F only
166	A902	Rear & Sides	2	3	Yes - F/F only
167	A902	Rear & Sides	2	3	Yes - F/F only
168	Aire	Rear & Sides	2	3	Yes - F/F only
169	Aire	Rear & Sides	2	3	Yes - F/F only
170	Dee	Rear & Sides	2	4	Yes - F/F only
171	Dee	Rear & Sides	2	4	Yes - F/F only
172	A732	All	3	5	Yes - G/F & F/F req'ment
173	A732	All	3	3	Yes - G/F & F/F req'ment
174	A732	All	3	5	Yes - G/F & F/F req'ment
175	Dee	Rear & Sides	2	4	Yes - G/F & F/F req'ment
176	Dee	Rear & Sides	2	2	Yes - G/F & F/F req'ment
177	Dee	Rear & Sides	2	4	Yes - G/F & F/F req'ment
178	Dee	Front, Rear & Side	3	5	Yes - F/F only
179	Dee	Front, Rear & Side	3	3	Yes - F/F only
180	Dee	Front, Rear & Side	3	3	Yes - F/F only
181	Dee	Front & Side	1	3	Yes - F/F only
182	Dee	Front & Side	1	1	Yes - F/F only
183	Dee	Front & Side	1	3	Yes - F/F only
184	A732	Front & Side	3	5	Yes - F/F only
185	A732	Front & Side	3	3	Yes - F/F only
204	Aire	Rear & Sides	2	3	Yes - F/F only
205	Aire	Rear & Sides	2	3	Yes - F/F only
206	Mere	Rear & Sides	4	5	Yes - F/F only
207	Dee	Rear & Sides	2	4	Yes - G/F & F/F req'ment
208	Dee	Rear & Sides	2	2	Yes - G/F & F/F req'ment
209	Dee	Rear & Sides	2	4	Yes - G/F & F/F req'ment
210	Rutland	Rear & Sides	3	3	Yes - F/F only
211	Humber	Rear & Sides	6	5	Yes - F/F only
212	Humber	Front, Rear & Side	8	7	Yes - F/F only
213	Bain	Front, Rear & Side	4	6	Yes - F/F only
214	Severn	Front, Rear & Side	5	7	Yes - F/F only
215	Lock	Front, Rear & Side	4	6	Yes - G/F & F/F req'ment
268	Ribble	Front, Rear & Side	4	6	Yes - F/F only
269	Stamford	Front, Rear & Side	4	6	Yes - F/F only
270	Tay	Front, Rear & Side	6	7	Yes - F/F only
271	Bain	Front, Rear & Side	4	6	Yes - F/F only
272	Ribble	Front, Rear & Side	4	6	Yes - F/F only
64 nr effected plots			176	247	

Acoustic reqs, as per latest acoustic report dated Feb 2026					
Acoustic rated windows					
	To Ground Floor windows	176	nr	£ 200.00	£ 35,200.00
	To First Floor windows	247	nr	£ 200.00	£ 49,400.00
Mechanical Purge Ventilation, as per acoustic report & Building Regs					
Part O - assumed as 1 unit per floor, not per room.					
	To First Floor only	64	nr	£ 1,500.00	£ 96,000.00
					£ -
					£ 180,600.00

Retaining (4.22)

To assist TF in verifying our costs for retaining, we include a marked-up plan below identifying the location and extent of retaining, as well as our cost breakdown to assist with TF verification.



Additional Retaining to certain Boundaries, due raising site levels				
500mm Retaining Walls - annotated Blue	510	m	£ 375.00	£ 191,250.00
1000mm Retaining Walls - annotated Pink	320	m	£ 750.00	£ 240,000.00
1500mm Retaining Wall, due to drainage ditch - annotated Green	250	m	£ 1,050.00	£ 262,500.00
				£ 693,750.00

Future Homes Standard

To assist TF and CPV in assessing our allowances for the Future Homes Standard, we set out our cost breakdown below.

<u>Future Homes PV</u>				
Supply and install 3.3 KWh PV system to 2 beds	60	item	£ 2,500.00	£ 150,000.00
Supply and install 4.13 KWh PV system to 3 beds	115	item	£ 4,100.00	£ 471,500.00
Supply and install 8.5 KWh PV system to 4 beds	43	item	£ 6,250.00	£ 268,750.00
Supply and install 14 KWh PV system to 5 beds	0	item	#####	£ -
	218			
<u>Future Homes Waste Water Heat Recovery</u>				
Supply and install WWHR to all units	218	item	£ 1,500.00	£ 327,000.00
<u>Future Homes Enhanced window specification (1.2 u-value & 0.44 BFRC rated)</u>				
Supply and install enhanced windows to all plots	218	item	£ 1,000.00	£ 218,000.00
				<u>£1,435,250.00</u>

Appendix I – Scenario 1 Viability Appraisal (May 2026 update)

APPRAISAL SUMMARY

Land at Yews Farm, Phase 2
H14-1218-21 (Outline) & H14-0083-26 (Reserved Matters)

(218 units)

Appraisal Summary

Scenario 1 May 2026 update
(7% affordable housing and £8,028 per home s106 financial contributions, as per Phase 1)

Currency in £

REVENUE					
Sales Valuation	Units	ft²	Sales Rate ft²	Unit Price	Gross Sales
Market Value	203	205,329	252.66	255,563	51,879,288
Affordable Rent	11	8,540	119.39	92,691	1,019,599
Shared ownership	4	3,268	170.17	139,026	556,104
Totals	218	217,137			53,454,991

NET REALISATION

53,454,991

OUTLAY

ACQUISITION COSTS			
Residualised Price (12.63 Ha @ 250,000/Ha)		3,473,250	
			3,473,250
Stamp Duty		163,163	
Effective Stamp Duty Rate	4.70%		
Legal Fee	0.63%	22,000	
			185,163

CONSTRUCTION COSTS			
Construction	ft²	Build Rate ft²	Cost
Market Value	205,329	123.93	25,446,423
Affordable Rent	8,540	123.93	1,058,362
Shared ownership	3,268	123.93	405,003
Totals	217,137		26,909,788
Contingency		5%	1,345,489
EV charging	218	750	163,500
ASHP	218	6,962	1,517,716
Future Homes Standard - PV	218	4,084	890,251
Future Homes Standard - Glazing	218	1,000	218,000
Future Homes Standard - WWHR	218	1,500	327,000
Building Safety Levy	22010	22.79	501,608
Garages spaces	153	12,176.47	1,863,000
Abnormals			8,570,663
s106 contributions	218	8,028	1,750,104
s106 Indexation			0
			44,057,120
Other Construction			
Externals			6,623,692
			6,623,692

PROFESSIONAL FEES			
Professional fees		1,825,442	
			1,825,442

DISPOSAL FEES			
Marketing & sales		3.5%	1,815,775
Legals - Market Value	203	1000	203,000
Legals - Affordable			10,000
			2,028,775

Additional Costs			
Arrangement Fee & valuation		20,000	
			20,000

FINANCE			
Debit Rate X%, Credit Rate Y% (Nominal)			
Land			
Construction			
Total Finance Cost			798,000

TOTAL COSTS

59,011,441

PROFIT

-5,556,450

Performance Measures	
Profit on Cost%	-9.42%
Profit on GDV%	-10.39%

Appendix II – Scenario 2 Viability Appraisal (May 2026 update)

APPRAISAL SUMMARY

Land at Yews Farm, Phase 2

(218 units)

H14-1218-21 (Outline) & H14-0083-26 (Reserved Matters)

Appraisal Summary

Scenario 2 May 2026 update

(0% affordable housing and £5,000 per home s106 financial contributions)

Currency in £

REVENUE					
Sales Valuation	Units	ft²	Sales Rate ft²	Unit Price	Gross Sales
Market Value	218	217,137	252.66	251,664	<u>54,862,746</u>
Totals	218	217,137			54,862,746

NET REALISATION

54,862,746

OUTLAY

ACQUISITION COSTS			
Residualised Price (12.63 Ha @ 250,000/Ha)		3,473,250	
			3,473,250
Stamp Duty		163,163	
Effective Stamp Duty Rate	4.70%		
Legal Fee	0.63%	22,000	
			185,163

CONSTRUCTION COSTS			
Construction	ft²	Build Rate ft²	Cost
Market Value	217,137	123.93	26,909,788
Totals	217,137		26,909,788
Contingency		5%	1,345,489
EV charging	218	750	163,500
ASHP	218	6,962	1,517,716
Future Homes Standard - PV	218	4,084	890,251
Future Homes Standard - Glazing	218	1,000	218,000
Future Homes Standard - WWHR	218	1,500	327,000
Building Safety Levy	23107	22.79	526,609
Garages spaces	153	12,176.47	1,863,000
Abnormals			8,570,663
s106 contributions	218	5,000	1,090,000
s106 Indexation			0
			43,422,016
Other Construction			
Externals			6,623,692
			6,623,692

PROFESSIONAL FEES			
Professional fees		1,825,442	
			1,825,442

DISPOSAL FEES			
Marketing & sales		3.5%	1,920,196
Legals - Market Value	218	1000	218,000
Legals - Affordable			0
			2,138,196

Additional Costs			
Arrangement Fee & valuation		20,000	
			20,000

FINANCE			
Debit Rate X%, Credit Rate Y% (Nominal)			
Land			
Construction			
Total Finance Cost			798,000

TOTAL COSTS

58,485,759

PROFIT

-3,623,013

Performance Measures	
Profit on Cost%	-6.19%
Profit on GDV%	-6.60%

Appendix III – Scenario 3 Viability Appraisal (May 2026 update)

APPRAISAL SUMMARY

Land at Yews Farm, Phase 2(218 units)

H14-1218-21 (Outline) & H14-0083-26 (Reserved Matters)

Appraisal Summary

Scenario 3May 2026 update
(0% affordable housing and £0 in s106 financial contributions)

Currency in £

REVENUE					
Sales Valuation	Units	ft²	Sales Rate ft²	Unit Price	Gross Sales
Market Value	218	217,137	252.66	251,664	54,862,746
Totals	218	217,137			54,862,746

NET REALISATION

54,862,746

OUTLAY

ACQUISITION COSTS					
Residualised Price (12.63 Ha @ 250,000/Ha)			3,473,250		
				3,473,250	
Stamp Duty			163,163		
Effective Stamp Duty Rate		4.70%			
Legal Fee		0.63%	22,000		
				185,163	

CONSTRUCTION COSTS					
Construction	ft²	Build Rate ft²	Cost		
Market Value	217,137	123.93	26,909,788		
Totals	217,137		26,909,788		
Contingency		5%	1,345,489		
EV charging	218	750	163,500		
ASHP	218	6,962	1,517,716		
Future Homes Standard - PV	218	4,084	890,251		
Future Homes Standard - Glazing	218	1,000	218,000		
Future Homes Standard - WWHR	218	1,500	327,000		
Building Safety Levy	23107	22.79	526,609		
Garages spaces	153	12,176.47	1,863,000		
Abnormals			8,570,663		
s106 contributions	218	0	0		
s106 Indexation			0		
				42,332,016	
Other Construction					
Externals			6,623,692		
				6,623,692	

PROFESSIONAL FEES					
Professional fees			1,825,442		
				1,825,442	

DISPOSAL FEES					
Marketing & sales		3.5%	1,920,196		
Legals - Market Value	218	1000	218,000		
Legals - Affordable			0		
				2,138,196	

Additional Costs					
Arrangement Fee & valuation			20,000		
				20,000	

FINANCE					
Debit Rate X%, Credit Rate Y% (Nominal)					
Land					
Construction					
Total Finance Cost				798,000	

TOTAL COSTS

57,395,759

PROFIT

-2,533,012

Performance Measures			
Profit on Cost%		-4.41%	
Profit on GDV%		-4.62%	
Profit on NDV%			
IRR% (without Interest)			
Profit Erosion (finance rate)			

Appendix IV – Topographic Survey

KEY:	
	BUILDING
	FENCE
	HEDGE
	CHANNEL
	WALL
	BANK EDGE
	STORM DRAIN
	FOUL DRAINAGE
	EDGE OF SURFACE
	OVERHEAD ELECTRIC
	OVERHEAD TELEPHONE
	TREE
	BOREHOLE
	RAILROAD STATION
	ROLL
	BIN
	BUTTERFLY TELECOM
	PIPE CROWN
	CABLE BOX
EL	ELECTRIC
EX	ELECTRIC POLE
PH	PIPE HYDRANT
OV	OVERHEAD
GA	GAZ VALVE
CH	CHIMNEY CHAMBER
IL	INVERT LEVEL
KH	KIDNEY OFFSET
LH	LAMP HOUSE
LP	LAMP POST
MR	MARKER POST
RE	RE RIDE
RD	ROAD
SP	SPRING POST
ST	STAY
SV	STEEL VALVE
TM	TRENCH MARK
TH	THRESHOLD
TL	TRAFFIC LIGHT
TR	TRANSFORMER
TS	TRAFFIC SIGNAL
VE	VEGETATION LEVEL
VP	VENT
WT	WATER LEVEL
WD	WIDE DETECTOR
WU	WALL TOP

NOTES:
1. Survey plotted to OS National Grid.
2. All levels related to OS Datum.
3. GPS/GLONASS ETR589 observations transformed to OSGB36 using OSTN15 Transformation.
4. ETR589 ellipsoid heights converted to heights above mean sea level using National Geoid Model OSGM15.

Initial Survey Date:	21 AUG 2017
-----------------------------	-------------

[illegible]

Client:

ASHWOOD HOMES

Project Title:
**YEWS FARM
SPALDING
LINCOLNSHIRE**

Drawing Title:

OGL SURVEY

Scale: 1:500		Date: 21 DEC 2017	
Drawing No: AS2314/1		Rev:	A0
C.A.D. Title: ASHWOODSPAL2427291117			
Drawn By: D.J.SMITH			

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office@axissurveys.co.uk

[illegible]

NOTES:

1. Survey plotted to OS National Grid.
2. All levels related to OS Datum.
3. GPS/GLONASS ETR589 observations transformed to OSQB36 using OSTN15 Transformation.
4. ETR589 ellipsoid heights converted to heights above mean sea level using National Geoid Model OSGM15.

Initial Survey Date:	21 AUG 2017
-----------------------------	-------------

[illegible]

Client:

ASHWOOD HOMES

Project Title:
YEWS FARM
SPALDING
LINCOLNSHIRE

Drawing Title:

OGL SURVEY

Scale:	1:500	Date:	21 DEC 2017
Drawing No:	AS2314/2	Rev:	A0
C.A.D. Title: ASHWOODSPAL2427291117			
Drawn By:	D.J.SMITH		

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KEY:	
	BUILDING
	FENCE
	HEDGE
	WALL
	BANK EDE
	STRONG DRAINAGE
	FOUL DRAINAGE
	CHANGE OF SURFACE
	OVERHEAD ELECTRIC
	OVERHEAD TELEPHONE
	ROD & MANHOLE
CONTROL STATION	
	B BOLLARD
	BN BIN
	BT BELL TELEPHONE
	CP CABLE PITCH
	C CABLE TELEVISION
	E EARTH
	F FIRE
	EP ELECTRIC POLE
	EV EAVES
	G GATE VALVE
	GU GULLY
	I INVERT
	IC INSPECTION CHAMBER
	L LAMP HOLE
	KO KEOB STOP
	P POST BOX
	RP RAMP POST
	S SIGN
	R RIDE
	ST STAY
	SV STOP VALVE
	TM TRENCH MARK
	TL TRAIL LIGHT
	TG TELEPHONE POLE
	TR TRAFFIC SIGNAL
	VC VENT COLUMN
	V VENT PIPE
	W WATER LEVEL
	WT WENT WATER
	WP WALL TOP

NOTES:

1. Survey plotted to OS National Grid.
2. All levels related to OS Datum.
3. GPS/GLONASS ETRS89 observations transformed to OSGB36 using OSTN15 Transformation.
4. ETRS89 ellipsoid heights converted to heights above mean sea level using National Geoid Model OSGM15.

Initial Survey Date:	21 AUG 2017
-----------------------------	-------------

[illegible]

Client:

ASHWOOD HOMES

Project Title:

**YEWS FARM
SPALDING
LINCOLNSHIRE**

Drawing Title:

OGL SURVEY

Scale: 1 2 3 4

1:500

21 DEC 2017

Drawing No: **A**

14

MS	MS	MS

ASHWOOD

By: **D. J. SMITH**

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Appendix V – Foundation Schedule



Preliminary Foundation Schedule

for

Yews Farm Phase 2

for

Ashwood Homes

Job No. E25326

Revision – 0 (JAN 26)

Plot	DPC Level	Proposed level	Existing Level	Level of Foundation AOD	Bottom of Foundation (450mm thk)	Depth from existing ground level	Depth from DPC	Resultant Foundation Type
No.		m	m	m		m	m	
101	4.05	3.900	2.800	1.900	1.450	0.900	2.600	PILED
101-102 GARAGE	4.15	4.000	2.850	1.950	1.500	0.900	2.650	PILED
102	4	3.850	2.850	1.950	1.500	0.900	2.500	PILED
103	4	3.850	2.900	2.000	1.550	0.900	2.450	PILED
103-104 GARAGE	4	3.850	2.950	2.050	1.600	0.900	2.400	PILED
104-105	3.85	3.700	2.950	2.000	1.550	0.950	2.300	PILED
105-106 GARAGE	4	3.850	2.950	2.050	1.600	0.900	2.400	PILED
106	3.75	3.600	2.900	2.000	1.550	0.900	2.200	PILED
107	3.75	3.600	2.900	2.000	1.550	0.900	2.200	PILED
107 GARAGE	3.9	3.750	2.900	2.000	1.550	0.900	2.350	PILED
108 GARAGE	3.75	3.600	2.900	2.000	1.550	0.900	2.200	PILED
108-109	3.6	3.450	2.900	1.950	1.500	0.950	2.100	PILED
109-110 GARAGE	3.75	3.600	2.900	2.000	1.550	0.900	2.200	PILED
110-111	3.6	3.450	2.900	2.000	1.550	0.900	2.050	PILED
111-112 GARAGE	3.75	3.600	2.950	1.600	1.150	1.350	2.600	PILED
112	3.95	3.800	2.950	2.050	1.600	0.900	2.350	PILED
113	4	3.850	2.950	2.050	1.600	0.900	2.400	PILED
113 GARAGE	4.1	3.950	2.950	2.050	1.600	0.900	2.500	PILED
114-116	3.6	3.450	2.950	2.050	1.600	0.900	2.000	PILED
117	4	3.850	2.800	1.900	1.450	0.900	2.550	PILED
117 GARAGE	4.15	4.000	2.800	1.900	1.450	0.900	2.700	PILED
118-119 GARAGE	4.15	4.000	2.800	1.900	1.450	0.900	2.700	PILED
118	4	3.850	2.800	1.900	1.450	0.900	2.550	PILED
119	4	3.850	2.800	1.900	1.450	0.900	2.550	PILED
120	4	3.850	2.850	1.950	1.500	0.900	2.500	PILED
120 GARAGE	4.15	4.000	2.800	1.900	1.450	0.900	2.700	PILED
121-122	4.15	4.000	2.800	1.850	1.400	0.950	2.750	PILED
123-124	3.6	3.450	2.800	1.900	1.450	0.900	2.150	PILED
125-127	3.6	3.450	2.950	2.050	1.600	0.900	2.000	PILED
128-130	4.2	4.050	2.850	1.950	1.500	0.900	2.700	PILED
131-132	4.25	4.100	2.900	2.000	1.550	0.900	2.700	PILED
133-135	4.05	3.900	2.950	1.700	1.250	1.250	2.800	PILED
136-137	3.6	3.450	2.900	2.000	1.550	0.900	2.050	PILED
138-140	3.7	3.550	2.950	2.000	1.550	0.950	2.150	PILED
141-143	3.6	3.450	2.950	2.050	1.600	0.900	2.000	PILED
144-145	3.6	3.450	2.900	2.000	1.550	0.900	2.050	PILED
146-147	3.95	3.800	2.850	1.950	1.500	0.900	2.450	PILED
148-149	4	3.850	2.800	1.700	1.250	1.100	2.750	PILED
150-151	4	3.850	2.850	1.950	1.500	0.900	2.500	PILED
152-154	3.7	3.550	2.850	1.950	1.500	0.900	2.200	PILED
155-156	3.75	3.600	2.800	1.650	1.200	1.150	2.550	PILED
157-158	3.75	3.600	2.850	1.650	1.200	1.200	2.550	PILED
159-161	3.85	3.700	2.850	1.950	1.500	0.900	2.350	PILED
162-163	3.8	3.650	2.850	1.950	1.500	0.900	2.300	PILED
164-165	3.75	3.600	2.900	2.000	1.550	0.900	2.200	PILED

Plot	DPC Level	Proposed level	Existing Level	Level of Foundation AOD	Bottom of Foundation (450mm thk)	Depth from existing ground level	Depth from DPC	Resultant Foundation Type
No.		m	m	m		m	m	
166-167	3.75	3.600	3.000	2.100	1.650	0.900	2.100	PILED
168-169	3.75	3.600	3.050	2.150	1.700	0.900	2.050	PILED
170-171	3.7	3.550	3.100	2.200	1.750	0.900	1.950	PILED
172-174	3.4	3.250	3.150	2.000	1.550	1.150	1.850	PILED
175-177	3.65	3.500	3.050	1.700	1.250	1.350	2.400	PILED
178-180	3.9	3.750	3.000	1.850	1.400	1.150	2.500	PILED
181-183	3.7	3.550	2.900	2.000	1.550	0.900	2.150	PILED
184-185	3.75	3.600	2.950	2.050	1.600	0.900	2.150	PILED
186-189	3.6	3.450	2.750	1.850	1.400	0.900	2.200	PILED
190-191	3.85	3.700	2.900	2.000	1.550	0.900	2.300	PILED
192-193	3.85	3.700	2.900	2.000	1.550	0.900	2.300	PILED
194-195	3.75	3.600	2.900	2.000	1.550	0.900	2.200	PILED
196-197	3.7	3.550	2.900	2.000	1.550	0.900	2.150	PILED
198	3.6	3.450	2.950	1.950	1.500	1.000	2.100	PILED
198 GARAGE	3.75	3.600	2.950	2.050	1.600	0.900	2.150	PILED
199-200	3.6	3.450	2.950	2.050	1.600	0.900	2.000	PILED
201 GARAGE	3.75	3.600	2.950	2.050	1.600	0.900	2.150	PILED
201-202	3.6	3.450	2.900	2.000	1.550	0.900	2.050	PILED
202 GARAGE	3.75	3.600	2.950	1.950	1.500	1.000	2.250	PILED
203	3.65	3.500	2.800	1.900	1.450	0.900	2.200	PILED
203-204 GARAGE	3.8	3.650	2.850	1.950	1.500	0.900	2.300	PILED
204-205	3.65	3.500	2.850	1.950	1.500	0.900	2.150	PILED
205-206 GARAGE	3.8	3.650	2.850	1.950	1.500	0.900	2.300	PILED
206	3.75	3.600	2.850	1.950	1.500	0.900	2.250	PILED
207-209	3.6	3.450	2.850	1.950	1.500	0.900	2.100	PILED
210	3.65	3.500	2.900	2.000	1.550	0.900	2.100	PILED
210 GARAGE	4.15	4.000	2.850	1.950	1.500	0.900	2.650	PILED
211	4	3.850	3.000	2.100	1.650	0.900	2.350	PILED
211 GARAGE	4.15	4.000	2.950	2.050	1.600	0.900	2.550	PILED
212	4	3.850	3.000	2.100	1.650	0.900	2.350	PILED
212 GARAGE	4.15	4.000	3.000	2.100	1.650	0.900	2.500	PILED
213	4	3.850	2.850	1.950	1.500	0.900	2.500	PILED
213 GARAGE	4.15	4.000	2.850	1.950	1.500	0.900	2.650	PILED
214	3.6	3.450	2.850	1.950	1.500	0.900	2.100	PILED
215	3.6	3.450	2.900	2.000	1.550	0.900	2.050	PILED
215 GARAGE	3.75	3.600	2.900	2.000	1.550	0.900	2.200	PILED
216	3.6	3.450	3.000	2.100	1.650	0.900	1.950	PILED
217	4	3.850	3.000	2.100	1.650	0.900	2.350	PILED
217 GARAGE	4.15	4.000	3.000	2.100	1.650	0.900	2.500	PILED
218	4	3.850	3.050	2.150	1.700	0.900	2.300	PILED
218 GARAGE	4.15	4.000	3.000	2.100	1.650	0.900	2.500	PILED
219	3.6	3.450	3.000	2.100	1.650	0.900	1.950	PILED
219 GARAGE	3.75	3.600	3.050	2.150	1.700	0.900	2.050	PILED
220-221	3.6	3.450	3.000	1.950	1.500	1.050	2.100	PILED
222 GARAGE	4.15	4.000	3.000	2.100	1.650	0.900	2.500	PILED

Plot	DPC Level	Proposed level	Existing Level	Level of Foundation AOD	Bottom of Foundation (450mm thk)	Depth from existing ground level	Depth from DPC	Resultant Foundation Type
No.		m	m	m		m	m	
222-223	4	3.850	2.950	2.050	1.600	0.900	2.400	PILED
223-224 GARAGE	4.15	4.000	2.900	2.000	1.550	0.900	2.600	PILED
224	4	3.850	2.900	2.000	1.550	0.900	2.450	PILED
225	4.1	3.950	2.800	1.900	1.450	0.900	2.650	PILED
225 GARAGE	4.25	4.100	2.800	1.900	1.450	0.900	2.800	PILED
226	4.15	4.000	2.750	1.850	1.400	0.900	2.750	PILED
226-227 GARAGE	4.25	4.100	2.800	1.900	1.450	0.900	2.800	PILED
227-228	4.1	3.950	2.800	1.900	1.450	0.900	2.650	PILED
228 GARAGE	4.25	4.100	2.900	2.000	1.550	0.900	2.700	PILED
229	4.15	4.000	2.850	1.950	1.500	0.900	2.650	PILED
229 GARAGE	4.3	4.150	2.850	1.950	1.500	0.900	2.800	PILED
230	3.6	3.450	3.000	2.100	1.650	0.900	1.950	PILED
231	4	3.850	2.950	2.050	1.600	0.900	2.400	PILED
231 GARAGE	4.15	4.000	2.950	2.050	1.600	0.900	2.550	PILED
232	4	3.850	2.900	2.000	1.550	0.900	2.450	PILED
233	4.05	3.900	2.900	2.000	1.550	0.900	2.500	PILED
233 GARAGE	4.2	4.050	2.900	2.000	1.550	0.900	2.650	PILED
234	4	3.850	2.900	2.000	1.550	0.900	2.450	PILED
234 GARAGE	4.15	4.000	2.900	2.000	1.550	0.900	2.600	PILED
235	4	3.850	2.900	1.700	1.250	1.200	2.750	PILED
235 GARAGE	4.15	4.000	2.950	2.050	1.600	0.900	2.550	PILED
236	4	3.850	2.850	1.950	1.500	0.900	2.500	PILED
237	4.05	3.900	2.850	1.950	1.500	0.900	2.550	PILED
237 GARAGE	4.2	4.050	2.900	2.000	1.550	0.900	2.650	PILED
238	4	3.850	2.850	1.950	1.500	0.900	2.500	PILED
238 GARAGE	4.15	4.000	2.850	1.950	1.500	0.900	2.650	PILED
239	4	3.850	2.850	1.950	1.500	0.900	2.500	PILED
239 GARAGE	4.15	4.000	2.800	1.900	1.450	0.900	2.700	PILED
240	4	3.850	2.800	1.900	1.450	0.900	2.550	PILED
240 GARAGE	4.15	4.000	2.850	1.950	1.500	0.900	2.650	PILED
241	4.05	3.900	2.900	2.000	1.550	0.900	2.500	PILED
241 GARAGE	4.2	4.050	3.050	2.150	1.700	0.900	2.500	PILED
242	4.1	3.950	2.850	1.950	1.500	0.900	2.600	PILED
242 GARAGE	4.25	4.100	2.800	1.900	1.450	0.900	2.800	PILED
243	4.05	3.900	2.750	1.850	1.400	0.900	2.650	PILED
243 GARAGE	4.2	4.050	2.750	1.850	1.400	0.900	2.800	PILED
244	4.05	3.900	2.850	1.950	1.500	0.900	2.550	PILED
244 GARAGE	4.2	4.050	2.850	1.950	1.500	0.900	2.700	PILED
245	4.15	4.000	2.950	2.050	1.600	0.900	2.550	PILED
245-246 GARAGE	4.3	4.150	2.800	1.900	1.450	0.900	2.850	PILED
246	4.2	4.050	2.750	1.850	1.400	0.900	2.800	PILED
247	4.15	4.000	2.700	1.800	1.350	0.900	2.800	PILED
247 GARAGE	4.3	4.150	2.750	1.850	1.400	0.900	2.900	PILED
248	4.1	3.950	2.700	1.800	1.350	0.900	2.750	PILED
248 GARAGE	4.25	4.100	2.700	1.800	1.350	0.900	2.900	PILED

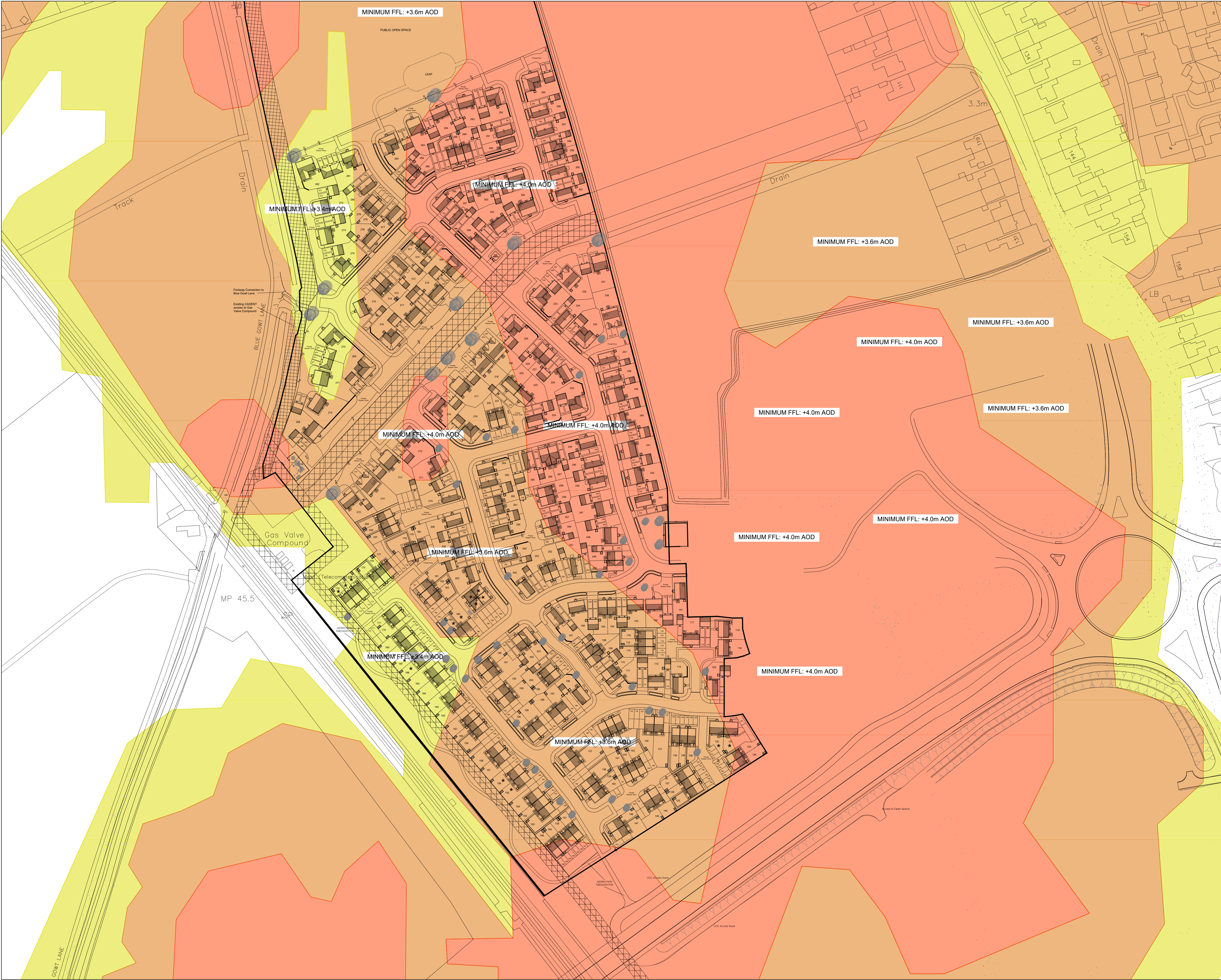
Plot	DPC Level	Proposed level	Existing Level	Level of Foundation AOD	Bottom of Foundation (450mm thk)	Depth from existing ground level	Depth from DPC	Resultant Foundation Type
No.		m	m	m		m	m	
249 GARAGE	4.2	4.050	2.750	1.850	1.400	0.900	2.800	PILED
249-250	4.05	3.900	2.850	1.950	1.500	0.900	2.550	PILED
250 GARAGE	3.9	3.750	2.800	1.900	1.450	0.900	2.450	PILED
251	3.75	3.600	2.850	1.950	1.500	0.900	2.250	PILED
251 GARAGE	3.9	3.750	2.800	1.900	1.450	0.900	2.450	PILED
252-253	3.75	3.600	2.850	1.950	1.500	0.900	2.250	PILED
254	3.65	3.500	2.850	1.950	1.500	0.900	2.150	PILED
254 GARAGE	3.8	3.650	2.850	1.950	1.500	0.900	2.300	PILED
255	3.7	3.550	2.850	1.950	1.500	0.900	2.200	PILED
255 GARAGE	3.85	3.700	2.850	1.950	1.500	0.900	2.350	PILED
256 GARAGE	4.15	4.000	2.750	1.850	1.400	0.900	2.750	PILED
256-257	4	3.850	2.750	1.850	1.400	0.900	2.600	PILED
257-258 GARAGE	4.15	4.000	2.800	1.900	1.450	0.900	2.700	PILED
258-259	4	3.850	2.800	1.900	1.450	0.900	2.550	PILED
260	3.7	3.550	2.800	1.900	1.450	0.900	2.250	PILED
260-261 GARAGE	3.85	3.700	2.800	1.900	1.450	0.900	2.400	PILED
261-262	3.8	3.650	2.850	1.950	1.500	0.900	2.300	PILED
262-263 GARAGE	3.85	3.700	2.900	1.950	1.500	0.950	2.350	PILED
263	3.7	3.550	2.900	2.000	1.550	0.900	2.150	PILED
264	3.6	3.450	2.900	2.000	1.550	0.900	2.050	PILED
264-265 GARAGE	4.15	4.000	2.900	2.000	1.550	0.900	2.600	PILED
265	4	3.850	2.850	1.950	1.500	0.900	2.500	PILED
266 GARAGE	4.15	4.000	2.850	1.950	1.500	0.900	2.650	PILED
266-267	4	3.850	2.800	1.900	1.450	0.900	2.550	PILED
267 GARAGE	4.15	4.000	2.800	1.900	1.450	0.900	2.700	PILED
268	4	3.850	3.100	2.200	1.750	0.900	2.250	PILED
268 GARAGE	4.15	4.000	3.050	2.150	1.700	0.900	2.450	PILED
269	4	3.850	3.000	2.100	1.650	0.900	2.350	PILED
269 GARAGE	4.15	4.000	2.950	2.050	1.600	0.900	2.550	PILED
270	4	3.850	3.100	2.200	1.750	0.900	2.250	PILED
270-271 GARAGE	4.15	4.000	3.000	1.850	1.400	1.150	2.750	PILED
271	4	3.850	2.900	1.850	1.400	1.050	2.600	PILED
272	4	3.850	2.950	2.050	1.600	0.900	2.400	PILED
272 GARAGE	4.15	4.000	3.000	2.100	1.650	0.900	2.500	PILED
273	4	3.850	3.150	2.150	1.700	1.000	2.300	PILED
273 GARAGE	4.15	4.000	3.100	2.050	1.600	1.050	2.550	PILED
274	4	3.850	3.100	2.200	1.750	0.900	2.250	PILED
274 GARAGE	4.15	4.000	3.100	2.150	1.700	0.950	2.450	PILED
275	4	3.850	3.150	2.250	1.800	0.900	2.200	PILED
275 GARAGE	4.15	4.000	3.100	2.200	1.750	0.900	2.400	PILED
276	4	3.850	3.050	2.150	1.700	0.900	2.300	PILED
276 GARAGE	4.15	4.000	3.050	2.150	1.700	0.900	2.450	PILED
277	4	3.850	3.050	2.150	1.700	0.900	2.300	PILED
277 GARAGE	4.15	4.000	3.050	2.150	1.700	0.900	2.450	PILED

Plot	DPC Level	Proposed level	Existing Level	Level of Foundation AOD	Bottom of Foundation (450mm thk)	Depth from existing ground level	Depth from DPC	Resultant Foundation Type
No.		m	m	m		m	m	
278-279	4	3.850	3.050	2.150	1.700	0.900	2.300	PILED
280	4	3.850	3.050	2.150	1.700	0.900	2.300	PILED
280 GARAGE	4.15	4.000	3.050	2.150	1.700	0.900	2.450	PILED
281	4	3.850	3.100	2.200	1.750	0.900	2.250	PILED
281-282 GARAGE	4.15	4.000	3.100	2.200	1.750	0.900	2.400	PILED
282	4	3.850	3.100	2.200	1.750	0.900	2.250	PILED
283	4	3.850	3.000	2.000	1.550	1.000	2.450	PILED
283 GARAGE	4.15	4.000	3.000	2.100	1.650	0.900	2.500	PILED
284	4	3.850	3.000	2.100	1.650	0.900	2.350	PILED
284 GARAGE	4.15	4.000	3.000	2.100	1.650	0.900	2.500	PILED
285 GARAGE	4.15	4.000	3.000	2.100	1.650	0.900	2.500	PILED
285-286	4	3.850	2.950	2.050	1.600	0.900	2.400	PILED
286 GARAGE	4.15	4.000	3.000	2.100	1.650	0.900	2.500	PILED
287-289	4	3.850	2.900	2.000	1.550	0.900	2.450	PILED
290	4	3.850	2.900	2.000	1.550	0.900	2.450	PILED
290 GARAGE	4.15	4.000	2.900	1.950	1.500	0.950	2.650	PILED
291	4	3.850	2.900	1.950	1.500	0.950	2.500	PILED
291 GARAGE	4.15	4.000	2.900	1.500	1.050	1.400	3.100	PILED
292	4	3.850	2.950	1.950	1.500	1.000	2.500	PILED
292 GARAGE	4.15	4.000	2.900	2.000	1.550	0.900	2.600	PILED
293	4	3.850	2.950	2.050	1.600	0.900	2.400	PILED
293-294 GARAGE	4.15	4.000	2.950	1.950	1.500	1.000	2.650	PILED
294	4	3.850	2.950	2.050	1.600	0.900	2.400	PILED
295	4	3.850	2.900	2.000	1.550	0.900	2.450	PILED
295 GARAGE	4.15	4.000	2.900	2.000	1.550	0.900	2.600	PILED
296	4	3.850	2.950	2.050	1.600	0.900	2.400	PILED
296 GARAGE	4.15	4.000	2.950	2.050	1.600	0.900	2.550	PILED
297	4	3.850	2.950	2.050	1.600	0.900	2.400	PILED
297 GARAGE	4.15	4.000	2.950	2.050	1.600	0.900	2.550	PILED
298 GARAGE	4.15	4.000	2.900	2.000	1.550	0.900	2.600	PILED
298-299	4	3.850	2.900	2.000	1.550	0.900	2.450	PILED
299 GARAGE	4.15	4.000	2.950	2.050	1.600	0.900	2.550	PILED
300	4	3.850	3.000	2.100	1.650	0.900	2.350	PILED
300-301 GARAGE	4.15	4.000	3.050	2.150	1.700	0.900	2.450	PILED
301	4	3.850	3.050	2.150	1.700	0.900	2.300	PILED
302	4	3.850	2.850	1.950	1.500	0.900	2.500	PILED
302 GARAGE	4.15	4.000	2.900	2.000	1.550	0.900	2.600	PILED
303	4	3.850	2.850	1.950	1.500	0.900	2.500	PILED
303 GARAGE	4.15	4.000	2.850	1.950	1.500	0.900	2.650	PILED
304	4	3.850	2.850	1.950	1.500	0.900	2.500	PILED
304 GARAGE	4.15	4.000	2.850	1.950	1.500	0.900	2.650	PILED
305	4	3.850	2.850	1.950	1.500	0.900	2.500	PILED
305 GARAGE	4.15	4.000	2.850	1.950	1.500	0.900	2.650	PILED

E25326 YEWS FARM PHASE 2

Plot	DPC Level	Proposed level	Existing Level	Level of Foundation AOD	Bottom of Foundation (450mm thk)	Depth from existing ground level	Depth from DPC	Resultant Foundation Type
No.		m	m	m		m	m	
306	4	3.850	2.950	1.950	1.500	1.000	2.500	PILED
306 GARAGE	4.15	4.000	2.900	2.000	1.550	0.900	2.150	PILED
307	4	3.850	2.950	2.050	1.600	0.900	1.950	PILED
307 GARAGE	4.15	4.000	2.900	2.000	1.550	0.900	2.150	PILED
308	4	3.850	2.900	2.000	1.550	0.900	2.000	PILED
308 GARAGE	4.15	4.000	2.900	2.000	1.550	0.900	2.150	PILED
309	4	3.850	2.900	2.000	1.550	0.900	2.000	PILED
309 GARAGE	4.15	4.000	3.000	1.950	1.500	1.050	2.200	PILED
310 GARAGE	4.15	4.000	2.850	1.950	1.500	0.900	2.200	PILED
310-311	4	3.850	2.850	1.950	1.500	0.900	2.050	PILED
311 GARAGE	4.15	4.000	2.900	1.950	1.500	0.950	2.200	PILED
312	4	3.850	2.900	2.000	1.550	0.900	2.000	PILED
312 GARAGE	4.15	4.000	2.900	2.000	1.550	0.900	2.150	PILED
313-314	4	3.850	2.950	2.050	1.600	0.900	1.950	PILED
315	4	3.850	3.050	2.150	1.700	0.900	1.850	PILED
315 GARAGE	4.15	4.000	3.050	2.150	1.700	0.900	2.000	PILED
316	4	3.850	3.000	2.100	1.650	0.900	1.900	PILED
316 GARAGE	4.15	4.000	3.000	2.100	1.650	0.900	2.050	PILED
317	4	3.850	3.000	2.100	1.650	0.900	1.900	PILED
317-318 GARAGE	4.15	4.000	3.000	2.100	1.650	0.900	2.050	PILED
318	4	3.850	3.000	2.100	1.650	0.900	1.900	PILED

Appendix VI – Flood Levels Plan



THIS DOCUMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE SCOPE OF INSPIRE DESIGN & DEVELOPMENT LTD'S APPOINTMENT WITH ITS CLIENT AND IS SUBJECT TO THE TERMS OF THAT APPOINTMENT. INSPIRE DESIGN & DEVELOPMENT LTD ACCEPTS NO LIABILITY FOR ANY USE OF THIS DOCUMENT OTHER THAN BY ITS CLIENT AND ONLY FOR THE PURPOSES FOR WHICH IT WAS PREPARED AND PROVIDED. © INSPIRE DESIGN & DEVELOPMENT LTD 2025

NOTES:

- DO NOT SCALE FROM THIS DRAWING.
- ALL MEASUREMENTS ARE IN METERS UNLESS OTHERWISE STATED.
- DRAWING NOT ISSUED FOR CONSTRUCTION.
- THIS DRAWING IS AN INDICATIVE PRELIMINARY DRAINAGE STRATEGY, FURTHER DETAILS SHOULD BE INCLUDED AT THE DETAIL DESIGN STAGE.
- THE DRAINAGE STRATEGY DRAWING SHOULD BE READ IN CONJUNCTION WITH THE FLOOD RISK ASSESSMENT & DRAINAGE STRATEGY REPORT AHL-1673-01-FRA-001
- IDB DISCHARGE FOR PHASE 1 TO BE AMENDED TO INCREASE IMPERMEABLE AREA

KEY:

- 0.00m - 0.25m / GL + 300mm
- 0.25m - 0.50m / GL + 500mm
- 0.50m - 1.00m / GL + 1.0m
- 1.00m - 2.00m
- 2.00m+
- SITE BOUNDARY

REV	DATE	NAME	CHECK	NOTE
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DRAWING STATUS:

FOR APPROVAL



CLIENT
ASHWOOD HOMES
CONTRACTING LTD



PROJECT

VERNATT'S STRATEGIC
URBAN EXTENSION
PHASE 2 - YEWS FARM

DRAWING TITLE

FLOOD LEVELS PLAN
PHASE 2 & 3

DRAWN	CHECKED	APPROVED
CR	CR	LDB

DATE	SCALE @ A1
31/08/2025	1:500

DRAWING No.	REVISION No.
AHL-1673-02-DR-003	

Appendix VII – Drainage Strategy



AHL-1673-02-DR-005