



# Newsletter - 01

June 2024

Valentine Park, Lynnsport 1, King's Lynn



Welcome to the first newsletter for our Valentine Park project, delivered in partnership with the Borough Council of King's Lynn and West Norfolk.

The key message from this newsletter is to let you know that this scheme will start in July. The first few months will see major earthworks happen, with construction works expected to start in the autumn.

The overall project will run until Spring 2027 with the first homes ready for autumn 2025.

If you have any questions or concerns during this construction project the best person to speak with is Mark Bond, Senior Site Manager, on 07970 953862 08:00-16:30 Monday-Friday.

Alternatively, you can pop to site and ask the gate person to contact the team so your question or concerns can be addressed.

In case of an emergency please ring **0800 600 7695**.

Regards,  
The Lovell Team

## WHAT ARE WE BUILDING

The project consists of 96 new homes, made up of a mix of tenures as follows -

- 63 Open Market Sale
- 19 Private Rental
- 10 Affordable Rent
- 1 Shared Ownership
- 3 First Homes

Together with these new homes, we will be completing new roads, footpaths, cycleways and protecting the current tree groups within the site and enhancing these areas to provide open space.

## WHAT'S COMING UP

So far, we have been working on designs, approvals and procurement so no physical changes have occurred on site. Over the next few months, we will be working on ground stabilisation, which involves stripping vegetation and topsoil, excavating the site to various levels, mixing the soil with lime and then re-laying and compacting it to form a crust to work on. Groundworks and foundations will follow, and we will provide you more information on this in the next newsletter.

Note, all construction traffic will access the site via Lynnsport way and Front Way. Aconite Road will be used for customers once our show homes have opened.

## INTERESTING FACTS

The development was the former home of King's Lynn's Hockey club, "The Pelicans" who played here on their artificial pitch from 1996 to 2015. The Pelicans took their name from the bird that sits above King's Lynn's Town Crest.



48,688m<sup>3</sup> of soil will be mixed and stabilised as part of the initial phase of works. This is enough soil to fill 19 Olympic sized swimming pools, which can each hold 2,500,000 litres of water.

## SCHEME BENEFITS

This scheme will be the first of our developments that incorporates First Homes. There will be 3 first homes at Valentine Park. First Homes is a government-backed scheme designed to help first-time buyers own their own home in England.

Under the scheme, homes are offered for sale with a discount of at least 30% of market value. The discount will apply to the future sales of the property. This means the same percentage discount as applied to the original sale will be passed on to the new buyer every time the property is sold to help other first-time buyers in the future.

## DANGERS OF BUILDING SITES

We know building sites hold great interest for some people, especially youngsters, and we would ask you to remind children of the dangers of building sites, in particular young children and teenagers.

Please be particularly aware of the lorries delivering to and leaving the site. Please make sure you are seen, and we can see you!

Lovell Partnerships take care to ensure the site perimeter is safe and secure and the site is fully locked up at the end of each day. Our gateman works tirelessly to ensure public safety at the site entrance and cleans all vehicles leaving site.

## MINIMISING DISRUPTION

We would like to thank you in advance for your patience regarding construction vehicle movement into and out of site, particularly with the size of some of our deliveries.

We appreciate that construction projects have an impact on our neighbours and surrounding residents.

The designated site working hours are:

7:30am - 5:00pm Monday to Friday, with occasional Saturday mornings (if necessary). Main deliveries are between 8:00am and 4:00pm.



## Typical House-types



## MINIMISING LANDFILL

As a partnership that cares about the impact of construction on the environment, we are always striving to eliminate the waste we create during the construction process. This in turn reduces the amount of waste that goes to landfill. Typically, Lovell will use this approach:

**REDUCE:** can we prevent and reduce waste generation in the first place?

**REUSE:** can we give the products a second life before they become waste?

**RECYCLE:** can waste materials be re-processed into products, materials, or substances whether for the original or other purposes?

**RECOVERY:** if we can't reuse or recycle, can we incinerate to produce alternative energy?

**DISPOSAL:** as a last resort, some waste is sent to landfill. Currently only 0.28% of Lovell waste goes to landfill. 99.72% gets reused/recycled etc.

## CONSIDERATE CONSTRUCTORS SCHEME



The site has been registered with the Considerate Constructors Scheme (CCS), which means that how we interact with our neighbours and operate our site will be assessed by an independent body. More information on CCS can be found at [www.ccscheme.org.uk](http://www.ccscheme.org.uk).

CCS is an independent scheme that monitors our construction site against a code of considerate practice, designed to encourage best practice beyond statutory requirements.

There are three main areas monitored:

- **Respect the Community** - Constructors should give utmost consideration to their impact on neighbours and the public
- **Care for the Environment** - Constructors should protect and enhance the environment
- **Value their Workforce** - Constructors should provide a supportive and caring working environment

At Lovell we pride ourselves on community engagement. Throughout this development we will be looking for local projects or charities to support: if you have any suggestions for this please contact us.

If you want to comment on our site or workforce, please contact Lovell Partnerships on 01603 709800 or the Considerate Constructors Scheme on 0800 783 1423, quoting our registration number **SRO35848**

# LOVELL

## MEET THE TEAM



**MICHAEL SAUNDERS**  
OPERATIONS MANAGER



**RUSSELL EDWARDS**  
CONTRACTS MANAGER



**MARK BOND**  
SENIOR SITE  
MANAGER



**BRADLEY IRESON**  
QUANTITY SURVEYOR



**DAVID BULFORD**  
MANAGING  
QUANTITY SURVEYOR



**HOLLY BAKER**  
H&S ADVISOR  
& CCS SUPPORT

## LYNNSPORT 1, KINGS LYNN

