



Florence Fields, King's Lynn

LOVELL

A MORGAN SINDALL GROUP COMPANY

working in partnership
with

Borough Council of
**King's Lynn &
West Norfolk**



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10. Any questions?

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Meet the team

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The Lovell Team

Operations Manager

Michael Saunders

Site Manager

Andy Harris

Contracts Manager

Chris Nelson

Technical Manager

Danton De Lucchi

Assistant Contracts Manager

Kyle Farr

Technical Director

Sam Sinclair

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Who are Lovell?



Previous, current
and potential future
schemes

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Social value



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Meet the borough council team

Interim Projects Technical and Delivery Advisor

Russell Eacott

Assistant Director

David Ousby

Principal Project Manager

James Grant

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Contact information

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Key contacts

- The scheme will be registered with the Considerate Constructors Scheme and their number and unique project reference will be available on the site hoarding
- Other contact details that will be displayed on the hoarding are:
 - Lovell – site management phone numbers and e-mail addresses, plus regional office number 01603 709800
 - Lovell out of hours 24/7 number for emergencies
 - Borough Council contacts 01553 616200
corporateprojects@west-Norfolk.gov.uk
 - More information found at www.west-norfolk.gov.uk/parkway
- **Note: Lovell are the first point of contact for all site-related queries**



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Site location

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Site location



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Development layout



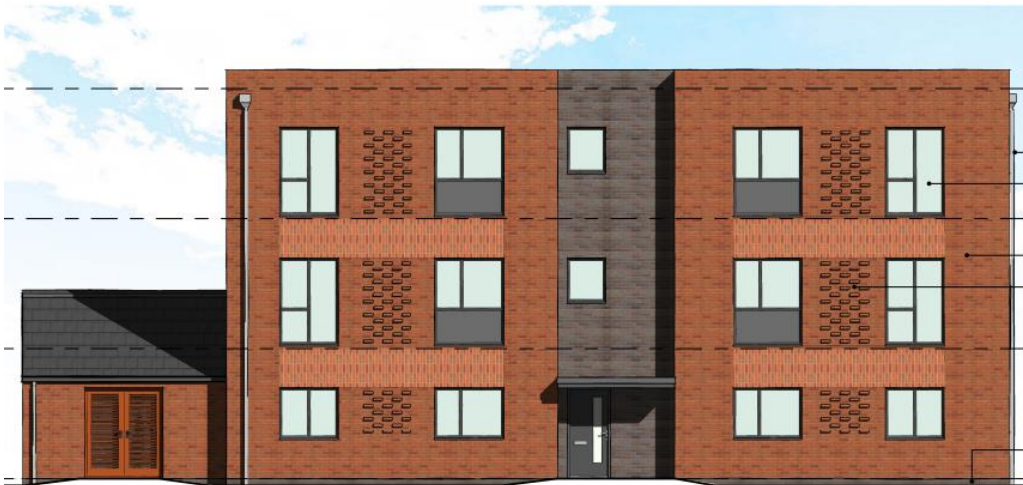
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What are we building?



What are we building?

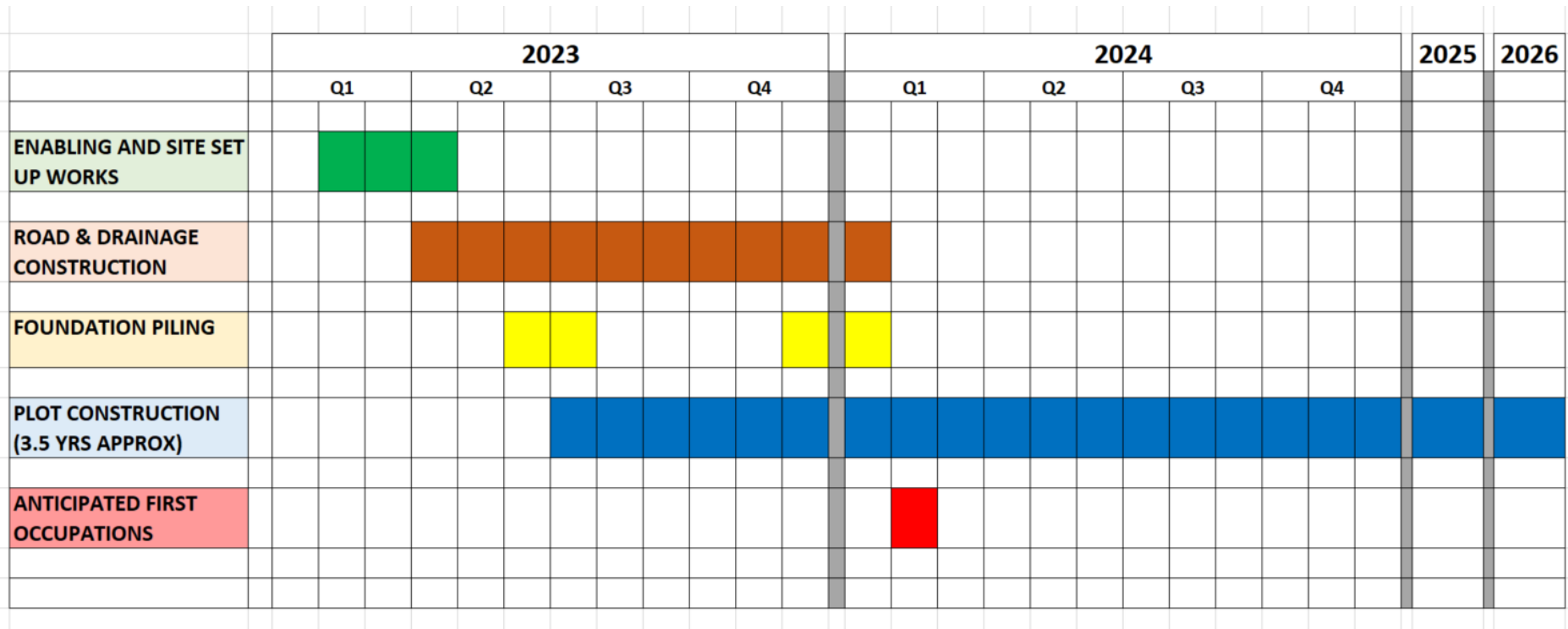


Programme

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Programme - key activities



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Disruptive works

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What works might be considered as disruptive?

- **Working hours and days**

Planning consent restricts working hours to 7.30-6.00 Monday to Friday, and 7.30-12.30 on Saturdays.

- **Increased vehicle movements**

There will be an unavoidable increase in vehicle movements due to the volume of materials in and waste away from site. Heavy vehicle movements must avoid busy school times of 8.15-9.00 and 3.00-4.00. Construction traffic will all be directed to follow the agreed route as we will show shortly.

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What works might be considered as disruptive?

- **Contractors' parking**

Contractors' parking will be on site. We will set up a temporary car park and compound until sufficient roads are constructed, at which time the main compound and parking will be sited at the south of the site.

- **Noise and vibration**

Modern construction plant is much quieter, however the constant background noise from the scheme will be a factor. Environmental Health have set guidance that we need to stay within. Piling operations tend to be the thing that worries most neighbours, whilst the noise is inconvenient, the vibrations can cause concerns. With this in mind, all close neighbours will be offered property surveys at no expense to themselves, prior to and after the works for their peace of mind.

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What works might be considered as disruptive?

- **Dust**

Our CEMP contains a requirement to provide two dust monitoring points. These can be actively monitored by the EHO as well as our client and Lovell. Damping down, dust suppression and weathered soil heaps will help to reduce and contain dust.

- **Dirty roads**

Our gate person will be responsible for ensuring that vehicles do not carry excessive dirt onto the roads. We will also use an on-site mechanical road sweeper and include off site sweeping as necessary.

If you have any complaints, and you feel they are not being dealt with appropriately by Lovell, the planning or environmental health departments can be contacted.

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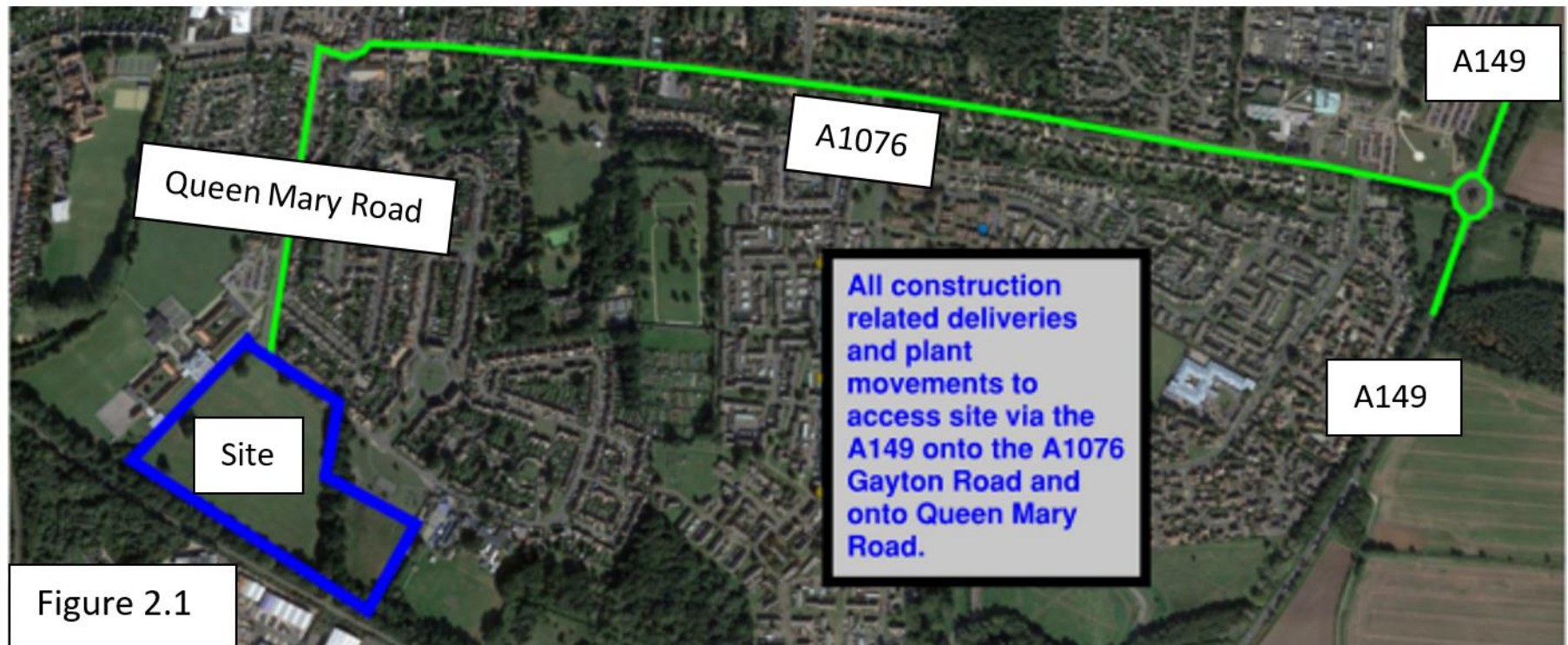
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Construction traffic

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Agreed route to site



At this point, we cannot be accurate with numbers of deliveries per day, however across the project we estimate an average of 60 HGV deliveries per week, with higher numbers in the first 6-9 months

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On-site traffic routes and points of access



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Tree protection and fencing



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Public access



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Public access



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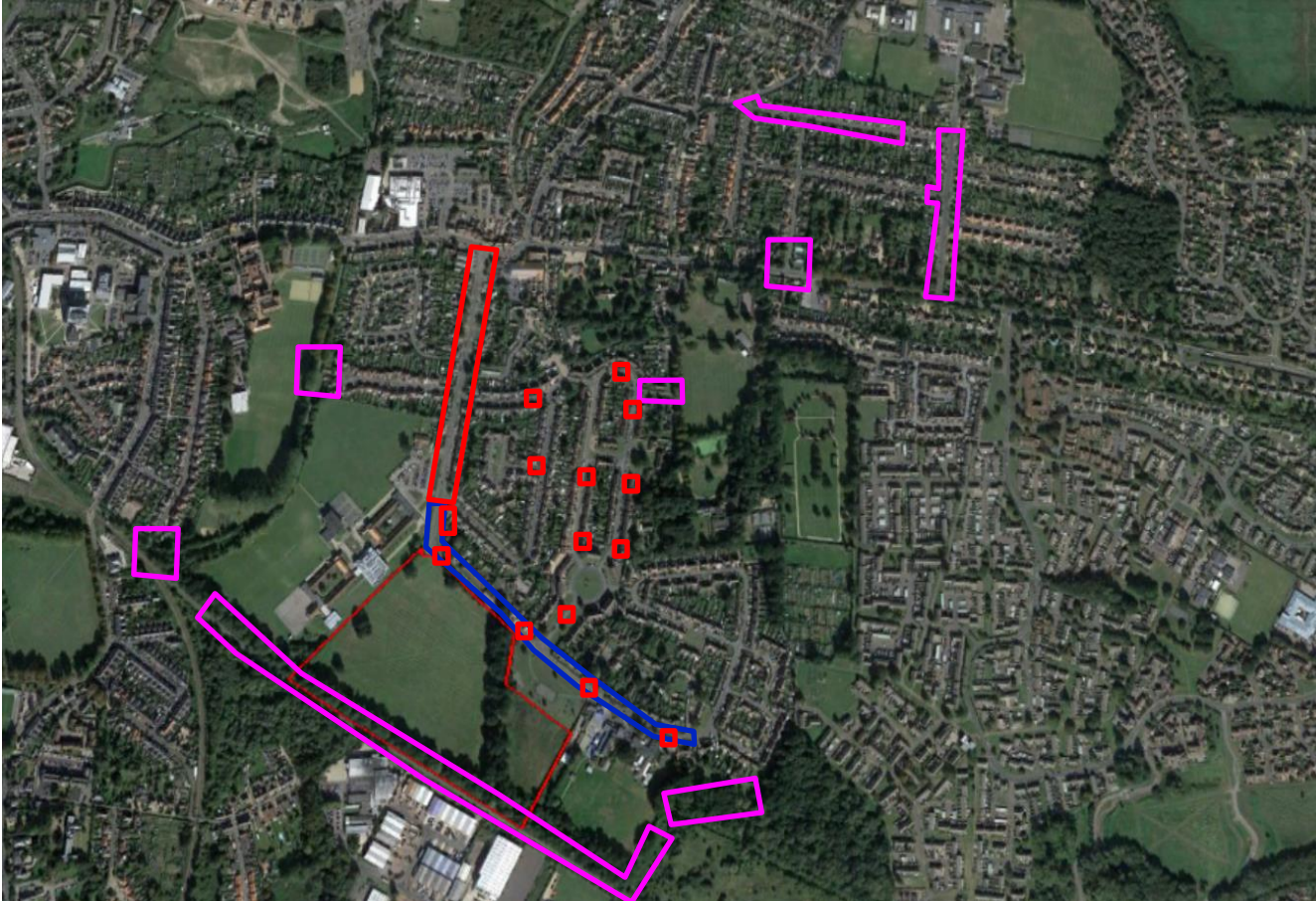
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Local highway improvements

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Highway improvements overview



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Phase 1 - approx timescale June-Dec 2023



PROPOSED PHASE 1 WORKS TO BE
COMPLETE BEFORE FIRST OCCUPANCY

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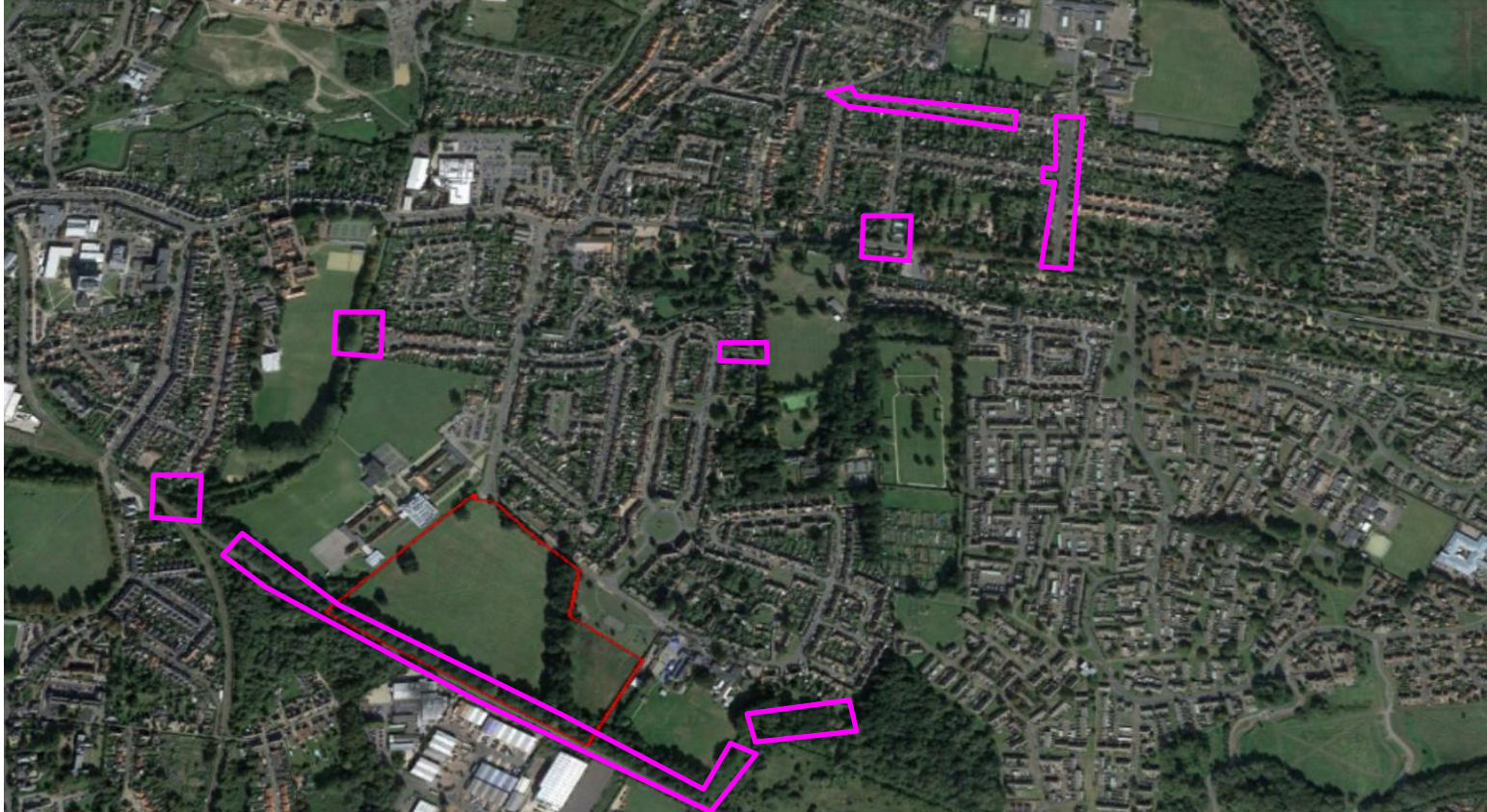
Phase 2 - approx timescale Jan-July 2024



PROPOSED PHASE 2 WORKS TO
COMMENCE UPON 20%
OCCUPANCY OF DEVELOPMENT

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Phase 3 - approx timescale Sept 2024-Feb 2025

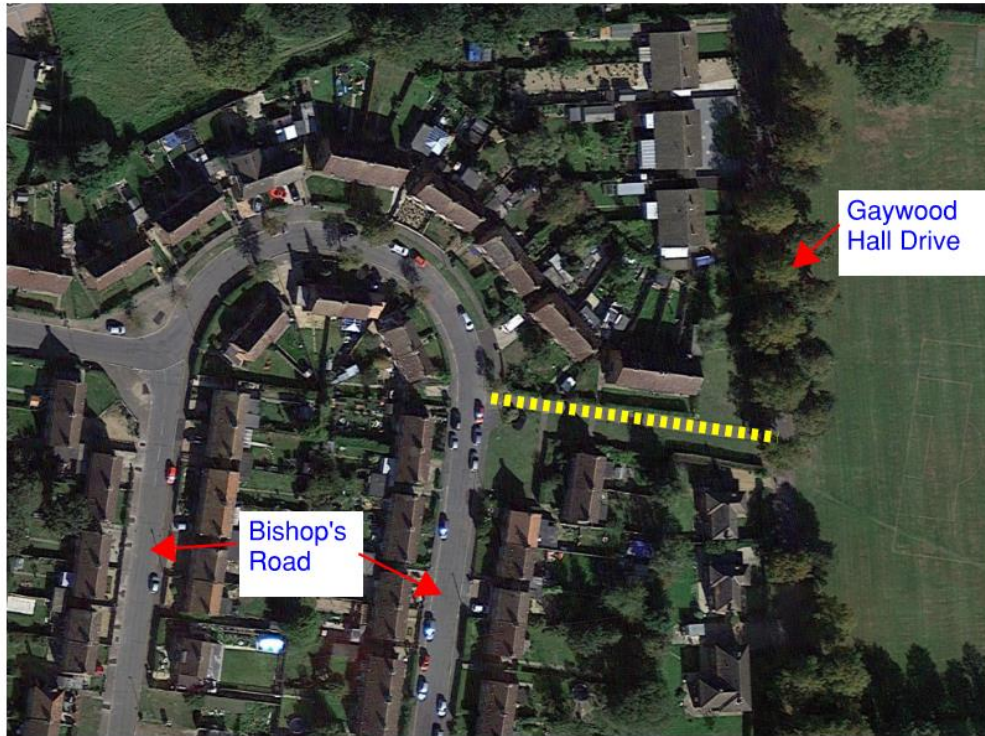


PROPOSED PHASE 3 WORKS TO
COMMENCE UPON 50%
OCCUPANCY OF DEVELOPMENT

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Potential emergency link to Gaywood Hall Drive



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Environmental enhancements

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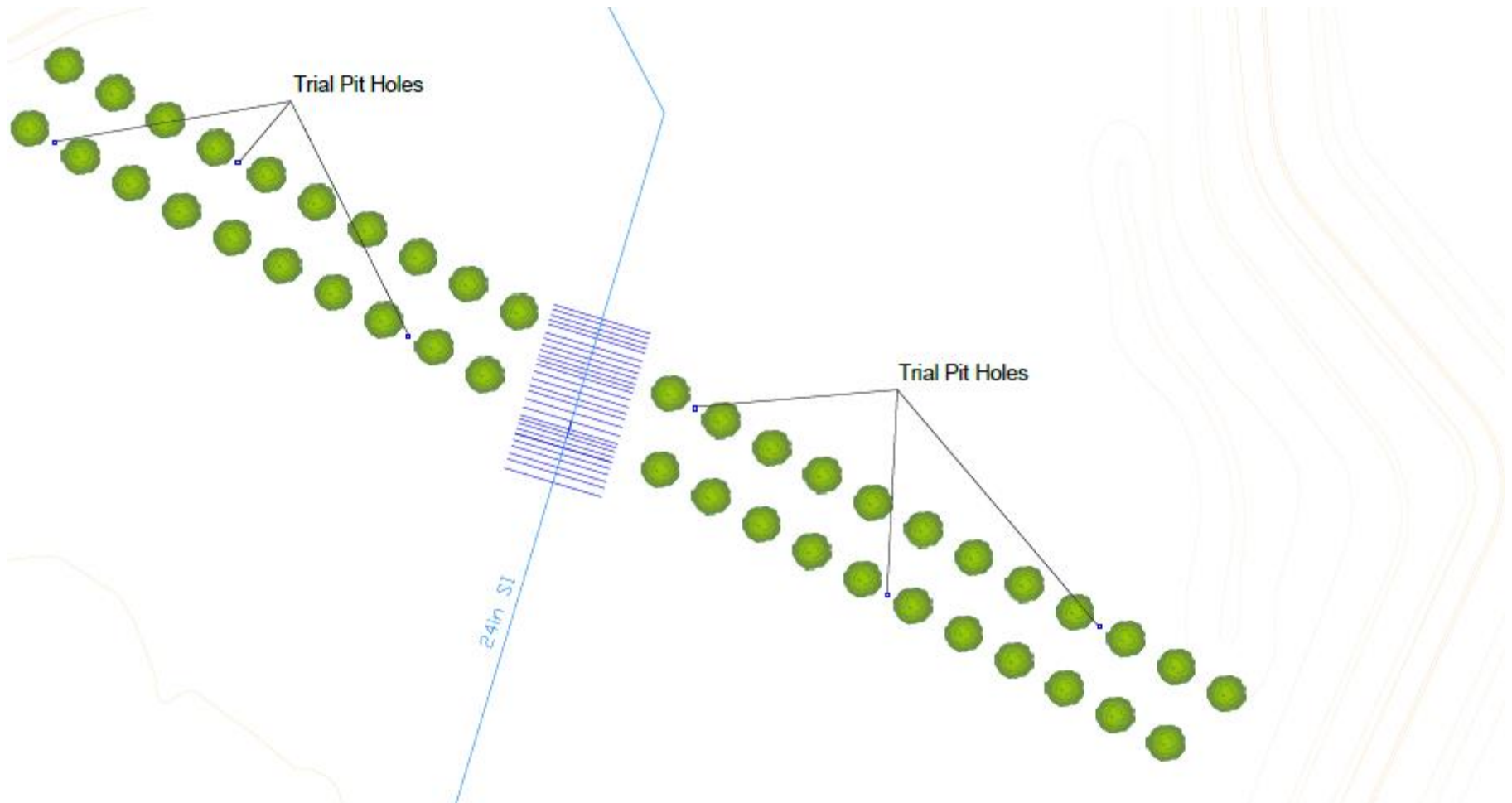
Landscaping overview



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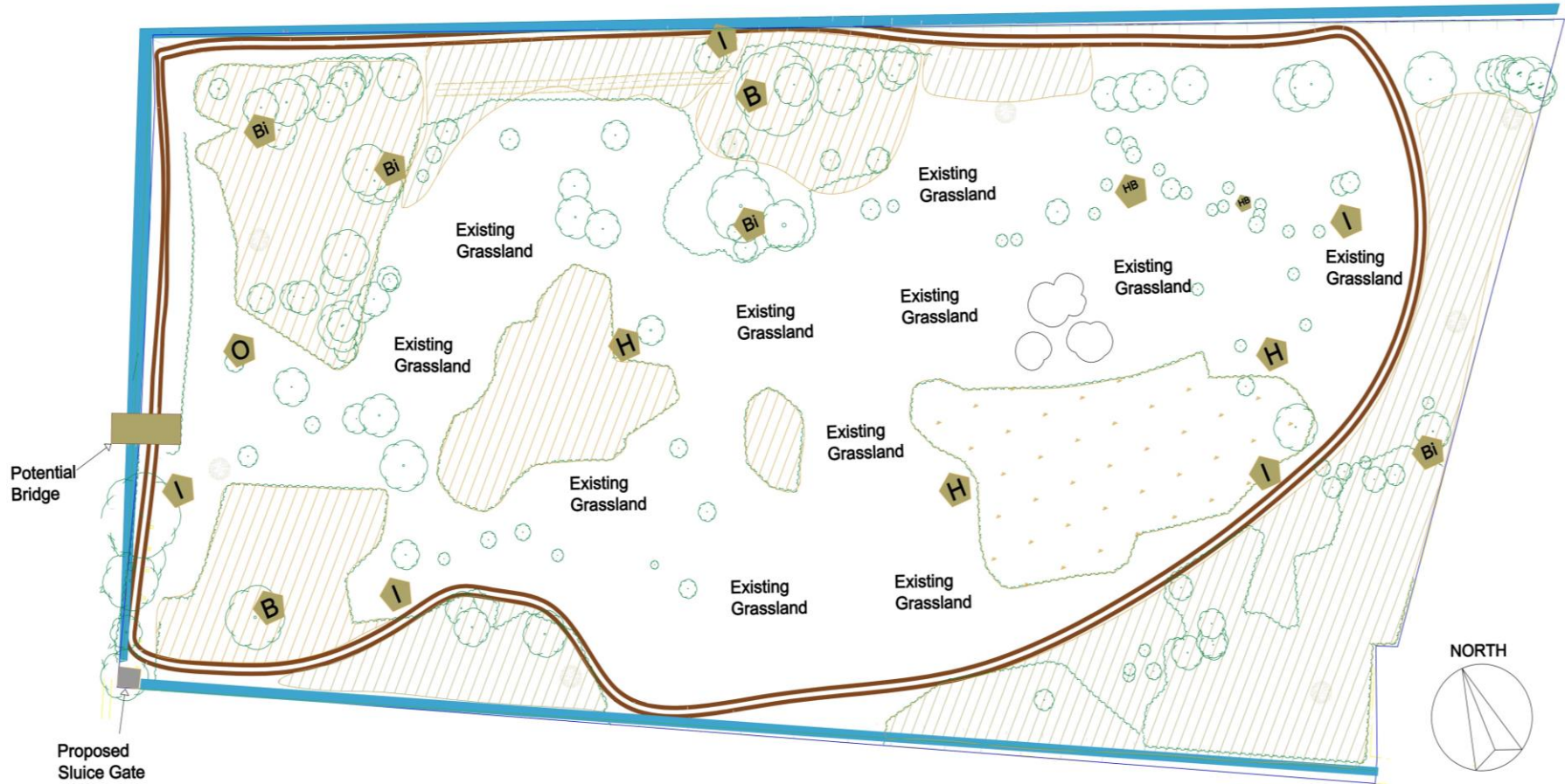
Site 1



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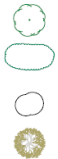
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Site 2



Key

Existing Tree Positions
Existing Tree and Shrub Mass Groups
Scrape cluster
Proposed *Populus nigra* subsp. *betulifolia* Planting



Proposed Footpath
Site Boundary
Proposed Bat Box
Proposed Bird Box
Proposed Hibernacula



Proposed Owl Box
Proposed Information Boards
Proposed Hibernacula Banks
Proposed Riparian Management
Proposed Areas for Coppicing and scrub management



Proposed Area to be Reverted to Fen



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How to keep in touch

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What works best for you?

Our usual methods for keeping in touch with neighbours would include:

- Notices on the site notice board
- Residents' newsletters – typically quarterly
- Updates on the borough council's website

Each plan for keeping in touch can be tailored to the development – what works for you?

Let us know today or contact the team at
corporateprojects@west-norfolk.gov.uk

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Any Questions?

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