



Newsletter - 05

January 2026

Valentine Park



Welcome to the fifth newsletter for our Valentine Park project, delivered in partnership with the Borough Council of Kings Lynn and West Norfolk.

If you have any questions or concerns during this construction project the best contacts are:

Mark Bond, Site Manager Tel: 07970 953862

Vic Smith, Site Manager Tel: 07976817719

08:00 - 16:30 Monday - Friday

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

In case of an emergency please ring **0845 600 7695**.

Regards, Lovell Team

SHOW HOME OPENING

Our show home and marketing suite are now open!

It was exciting to be able to open our show home in mid-December, showcasing the new homes on offer. Valentine Park is the final site in our 10-year development partnership with the Borough Council and by the time this 96-home site is finished we will have built more than 800 new homes in West Norfolk. There's more information about how to visit the show home later on in the newsletter.

COMPLETED WORKS AND WHAT'S COMING UP

Main Road and Access

Works have taken place to an area of Aconite Road to finish that piece of highway and allow the show home to open. As the build progresses the road will open up more through the site.

Services

Key services, including electricity and water, have now been made live on the development. This has allowed us to bring live connections to 24 of the new properties under construction.

Construction Progress

Brickwork has started on 46 plots, with 24 roofs completed and scaffolds dropped. Bricklayers are currently working with 6 different 'gangs'. For us, a 'gang' is a team of bricklayers, often made up of 2 bricklayers and one labourer.

Piling Schedule

- **Phase 1** - Plots 1-15 and 18-47: Complete
- **Phase 2** - Plots 16-17 and 88-96: Complete
- **Phase 3** - Plots 48-59, 61-64 and 84-87: Complete
- **Phase 4** - Plots 60 and 65-83: Planned end of March / early April (weather permitting).

As mentioned above the final phase of piling is due to start at the end of March / early April. Apologies in advance for any inconvenience this may cause but it should hopefully be completed within 3 weeks. Please let the site team know as soon as possible if you have any problems or concerns about the piling so we can try to do something about it.

Show homes

As mentioned above, the show home and marketing suite are now completed and open for visitors. These show two of the house types on offer, and details of the added extras available. If you would like to visit the show home you can get to it by car or on foot via Aconite Road coming from Winter Nelis Way, or Wootton Road then Marsh Lane.

The show home and marketing suite are open Thursday to Monday, 10 am - 5 pm.

All construction traffic will continue through to the site from Front Way / Lynnsport Way and Edward Benefer Way.





INTERESTING FACT

On average, building a new home uses roughly 150,000 to 300,000 litres of water. A 4-person household uses around 410 to 450 litres of water per day, which is a yearly equivalent of 157,000 litres.

An average 25-meter swimming pool holds 100,000 litres of water, while an adult elephant can hold 10 litres of water in its mouth!



RECENT SITE PHOTOGRAPHS





CREATING COMMUNITIES

On Monday 15th December we held our first Creating Communities event at Valentine Park.

We opened the show home and marketing suite to our neighbours, and we invited those who live close to the site to pop in. It was an opportunity to see what fantastic new homes we have on offer and talk to us about anything relevant to the site.

We had some neighbours visit - and we hope they found it useful. It was wonderful to see people pop along.

We will be holding another event soon - keep an eye out for details. If you have any queries in the meantime, please don't hesitate to contact the Creating Communities team - creatingcommunities@west-norfolk.gov.uk

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.

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 **512272**.

Charity Events

We recently hosted a site visit with the Lighthouse Trust as part of the **#makeitvisible** campaign. The event had a fantastic turnout, with around 50 members of our site staff attending. It was a great opportunity to learn more about the incredible work this charity does to support mental health and wellbeing across the construction industry. The session sparked meaningful conversations and reinforced the importance of looking out for one another on site.

On the same day, we were privileged to have Adrian Boulter, one of Lovell's Mental Health First Aiders, kindly prepare two homemade curries in the canteen. All staff were invited to join in, enjoy a warm meal and take a moment to connect with colleagues. Donations were collected, with all proceeds going directly to the Lighthouse Charity in support of their vital work.



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 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.

MINIMISING DISRUPTION

We would like to thank you 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). Deliveries are between 8:00am and 4:00pm.

LOVELL

MEET THE TEAM



MICHAEL SAUNDERS
OPERATIONS MANAGER



TOMMY SALMON
CONTRACTS MANAGER



VIC SMITH
SENIOR SITE MANAGER



MARK BOND
SENIOR SITE MANAGER



RYAN HARRIS-SMITH
TECHNICAL CO-ORDINATOR



LINAS SAKAVICIUS
GATEMAN



BRADLEY IRESON
QUANTITY SURVEYOR



DAVID BULFORD
MANAGING
QUANTITY SURVEYOR



ADRIAN BOULTER
HEALTH, SAFETY &
ENVIRONMENTAL MANAGER



VALENTINE PARK

KING'S LYNN

Show Home & Marketing Suite now open!



Valentine Park, Kings Lynn
Aconite Road, Kings Lynn,
Norfolk, PE30 3PJ



Opening Hours

Thursday : 10am - 5pm

Friday : 10am - 5pm

Saturday : 10am - 5pm

Sunday : 10am - 5pm

Monday : 10am - 5pm



For more information
Sales & Marketing Suite
01553 348 120

Valentine Park is an exciting new development of thoughtfully designed two, three, and four-bedroom homes, delivered by Lovell in partnership with the Borough Council of King's Lynn & West Norfolk.

Named in honour of John Sutherland Valentine, the railway engineer instrumental in the 1860s expansion of the King's Lynn to Hunstanton line, the development celebrates the area's rich heritage while offering high-quality modern homes for today's buyers.

The show home & marketing suite is now open, inviting visitors to experience the design, craftsmanship, and lifestyle Valentine Park has to offer.

RESERVE YOUR DREAM HOME, TODAY



**Make
2026
your best
year yet**

2, 3 & 4 bed homes available now

**Tailored offers available
to help you move**

