



Newsletter - 06

May 2026

Valentine Park



Welcome to the sixth 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

COMPLETED WORKS AND WHAT'S COMING UP

Main Road and Access

As progress on site continues, more of the site has become accessible, opening a wider and more welcoming street scene for new homeowners.

Services

Key services, including electricity and water, have now been made live on the development. This has allowed us to bring live connections to 37 of the new properties being built. We have also now installed 3 streetlights to the main spine road of the development.

Construction Progress

Works have progressed well over the last few months, with around 21 homes near completion and ready for occupation. By the time we send our next newsletter in the autumn, we hope that some of the people who have reserved a new home will have completed their purchase and moved in.

Brickwork has started on 63 plots, with 47 roofs completed and scaffolding now taken down. Bricklayers are currently operating across four separate teams, which means we can work on several houses at the same time. We are targeting the brickwork completion of all 96 homes by December and completion of the full scheme is currently targeted for next summer.

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 60-71: Completed. Plots 72-83 progressing.

As we said in an earlier newsletter, the last set of piling works were split into two phases. They are nearly complete and that will then be the end of piling works for the whole scheme.

Show homes

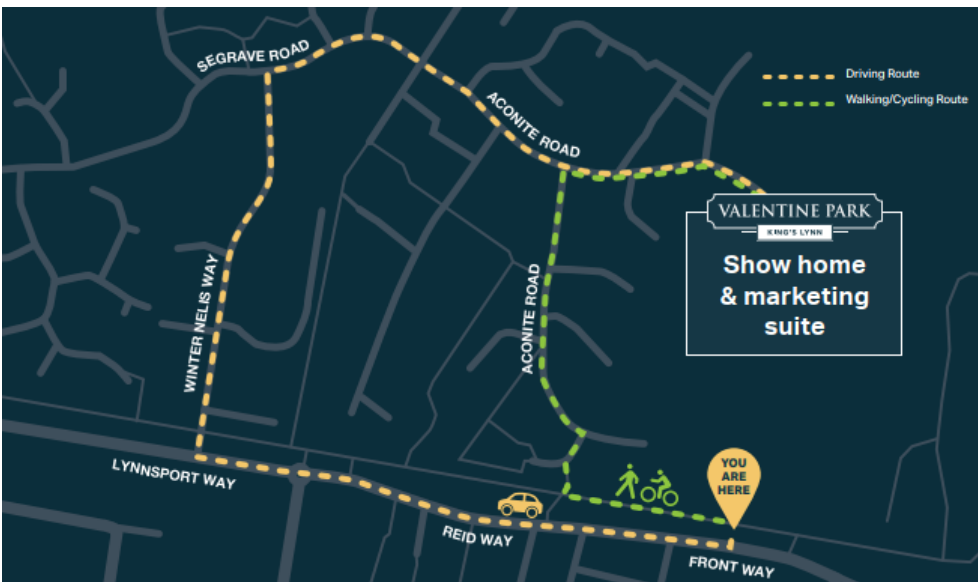
As mentioned above, the show home and marketing suite are now completed and open for visitors. These show two of the house types on offer, and details of the added extras available. If you would like to visit the show home you can get to it by car or on foot via Aconite Road coming from Winter Nelis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



Construction site entrance on Front Way. This is not for public access - see map below for access to the show home.



Map showing access route to site.

INTERESTING FACT

The scheme benefited from early engagement with the local planning authority, with a focus on preserving and encouraging the rich wildlife present in the area.

Across all 96 properties, garden boundary fencing has been designed to incorporate dedicated hedgehog pathways, including bespoke cut-outs to allow these precious mammals safe movement through the site. In addition, the scheme includes the installation of five sparrow boxes, six general bird boxes, ten bat boxes, and ninety swallow boxes throughout the development.

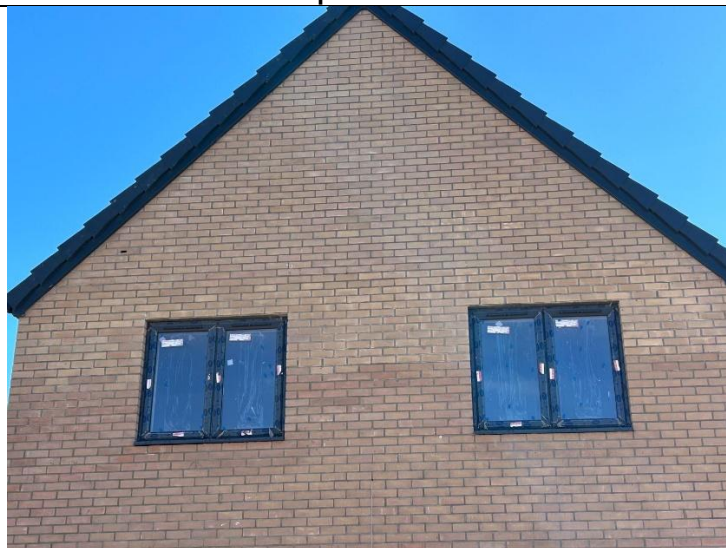
In addition, the scheme will include the planting of approximately 50 established trees across the development, further enhancing the landscape and ecological value of the site.



Bird box pre-installation



Example of hedgehog highway



Bird box in situ



Bird box in situ

RECENT SITE PHOTOGRAPHS



CHARITY EVENTS

Lovell and the Borough Council have decided to take on the 24 Hour Track Challenge round 2!

Colleagues from Lovell and the Council will be taking part in a continuous 24 hour challenge at Lynnsport on 5th & 6th June.

For this event, we need to keep people moving on the track continuously for 24 hours (walking or running), with participants able to do as little or as much as they wish.

This is the second time the team are holding this event. The overnight hours were the hardest to fill last time, particularly from midnight to 6 am as I'm sure you can imagine.



24HR TRACK CHALLENGE
Take 2!

Walk or run, day or night, help us complete the challenge and book a 30 min slot!
Friends and family welcome to join in at Lynnsport

START:
12pm on Friday 5 June

FINISH:
12pm on Saturday 6 June

Contact Corporateprojects@west-norfolk.gov.uk to book a slot or support others by becoming a marshal.

Event organised in conjunction with Lovell.

Money raised will be split between The purfleet trust and St Martins charities.

Scan for Charity link.

LOVELL

the purfleet trust
supporting homeless people

St Martins
more than a home
for the homeless

Borough Council of King's Lynn & West Norfolk

CONSIDERATE CONSTRUCTORS SCHEME

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**.

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

CONSIDERATE
CONSTRUCTORS
SCHEME



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**

