



LOVELL

50 years of partnerships

Crick Road Phasing Plan, Completion Plan & Maintenance & Management Plan

Produced to discharge planning conditions, Outline 4, Outline13, & RM Condition 2.



LOVELL
59 years of partnerships

 Site Area





The Crick Road site currently has been split into 6 work phases and can be summarised below.

Phase 1 – Site set up, off site improvement and service works, Site infrastructure works
Construction of 54 new homes and associated landscaping etc.

Phase 1B – Construction of the 31 bedroom care home.

Phase 2 – Construction of 58 new homes.

Phase 3 – Construction of 77 new homes.

Phase 4 – Construction of 33 new homes.

Phase 5 – Construction of 50 new homes & completion of the project, adoptions of
on site highways & drainage, landscaping etc.



LOVELL

50 years of partnerships



Key Dates.

Start On Site: September/October 2021

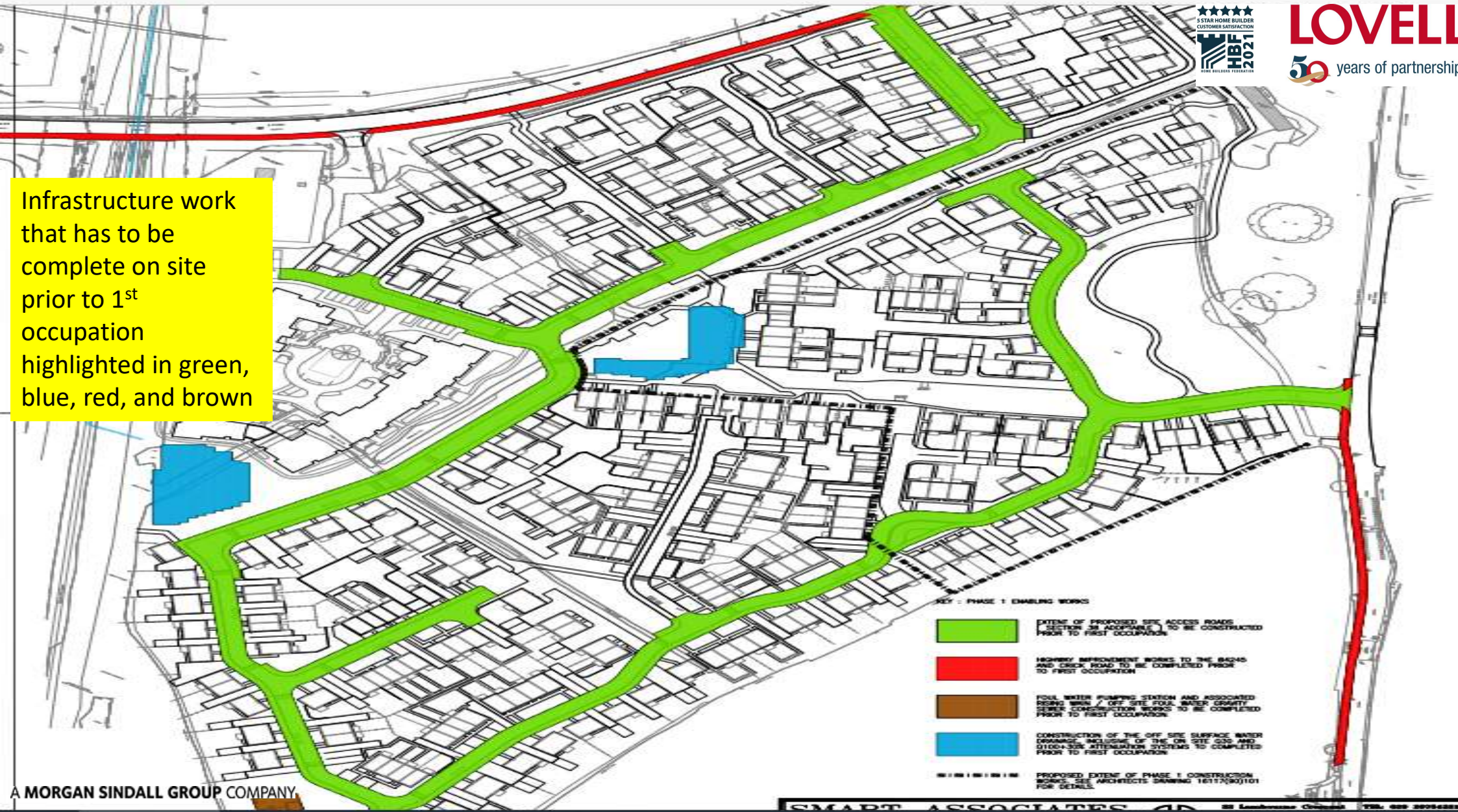
Target Completion Date: April 2026.





Target Sectional Completion Dates Listed Below:

<u>Infrastructure, On & Off Site:</u>	Start: Sept/Oct 2021	Finish: April/May 2023
<u>Phase 1:</u>	Start: April/May 2022	Finish: June 2023
<u>Phase 1B:</u>	Start: November 2021	Finish: March 2023
<u>Phase 2:</u>	Start: January 2022	Finish: March 2024
<u>Phase 3:</u>	Start: August 2023	Finish: January 2025
<u>Phase 4:</u>	Start: March 2024	Finish: July 2025
<u>Phase 5:</u>	Start: December 2024	Finish: March 2026



Infrastructure work that has to be complete on site prior to 1st occupation highlighted in green, blue, red, and brown



- KEY - PHASE 1 ENABLING WORKS
-  EXTENT OF PROPOSED SITE ACCESS ROADS (SECTION 28 ACCESSIBLE) TO BE CONSTRUCTED PRIOR TO FIRST OCCUPATION
 -  HIGHWAY IMPROVEMENT WORKS TO THE B4245 AND CRICK ROAD TO BE COMPLETED PRIOR TO FIRST OCCUPATION
 -  FOLL WATER PUMPING STATION AND ASSOCIATED PIPING MAIN / OFF SITE FOLL WATER DENSITY SEWER CONSTRUCTION WORKS TO BE COMPLETED PRIOR TO FIRST OCCUPATION
 -  CONSTRUCTION OF THE OFF SITE SURFACE WATER DRAINAGE, INCLUDING OF THE ON SITE SWS AND D1100+S300 ATTENUATION SYSTEMS TO COMPLETED PRIOR TO FIRST OCCUPATION
 -  PROPOSED EXTENT OF PHASE 1 CONSTRUCTION WORKS. SEE ARCHITECTS DRAWING 16117(20)101 FOR DETAILS.

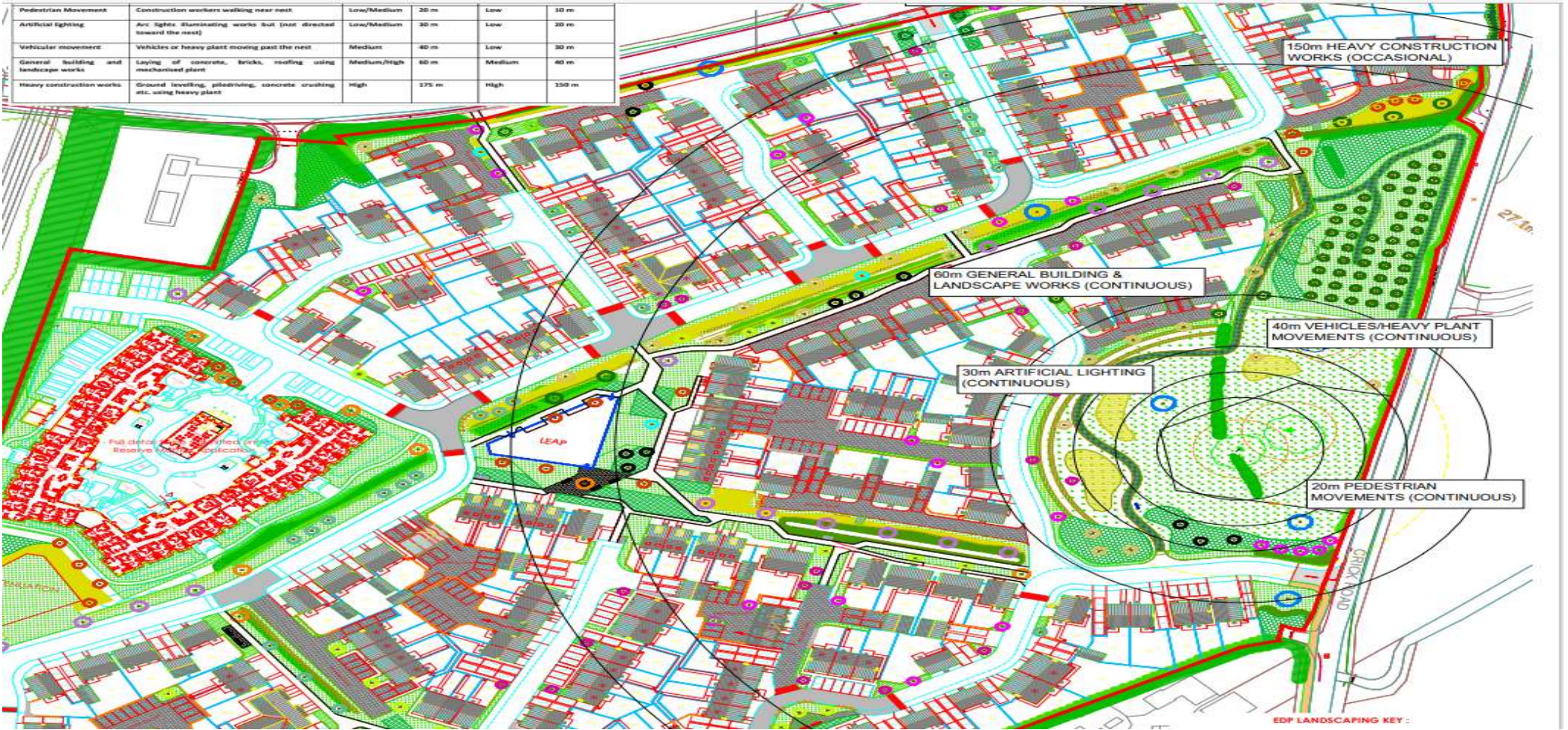


Barn Owl Considerations –

Timings of the commencement of construction in close proximity to the Barn Owl nest to avoid the breeding period (March-August inclusive) and phase development from south to north to allow the birds to become gradually conditioned to human activity. Where this is not practical, the following minimum protection zones will be maintained.

Activity Type	Example	Disturbance risk (displacement from nest)	Min protection zone	Disturbance risk (displacement from nest)	Min protection zone
		Continuous activity		Occasional activity	
Pedestrian Movement	Construction workers walking near nest	Low/Medium	20 m	Low	10 m
Artificial lighting	Arc lights illuminating works but (not directed toward the nest)	Low/Medium	30 m	Low	20 m
Vehicular movement	Vehicles or heavy plant moving past the nest	Medium	40 m	Low	30 m
General building and landscape works	Laying of concrete, bricks, roofing using mechanised plant	Medium/High	60 m	Medium	40 m
Heavy construction works	Ground levelling, piledriving, concrete crushing etc. using heavy plant	High	175 m	High	150 m

More detailed exclusion zone drawing.



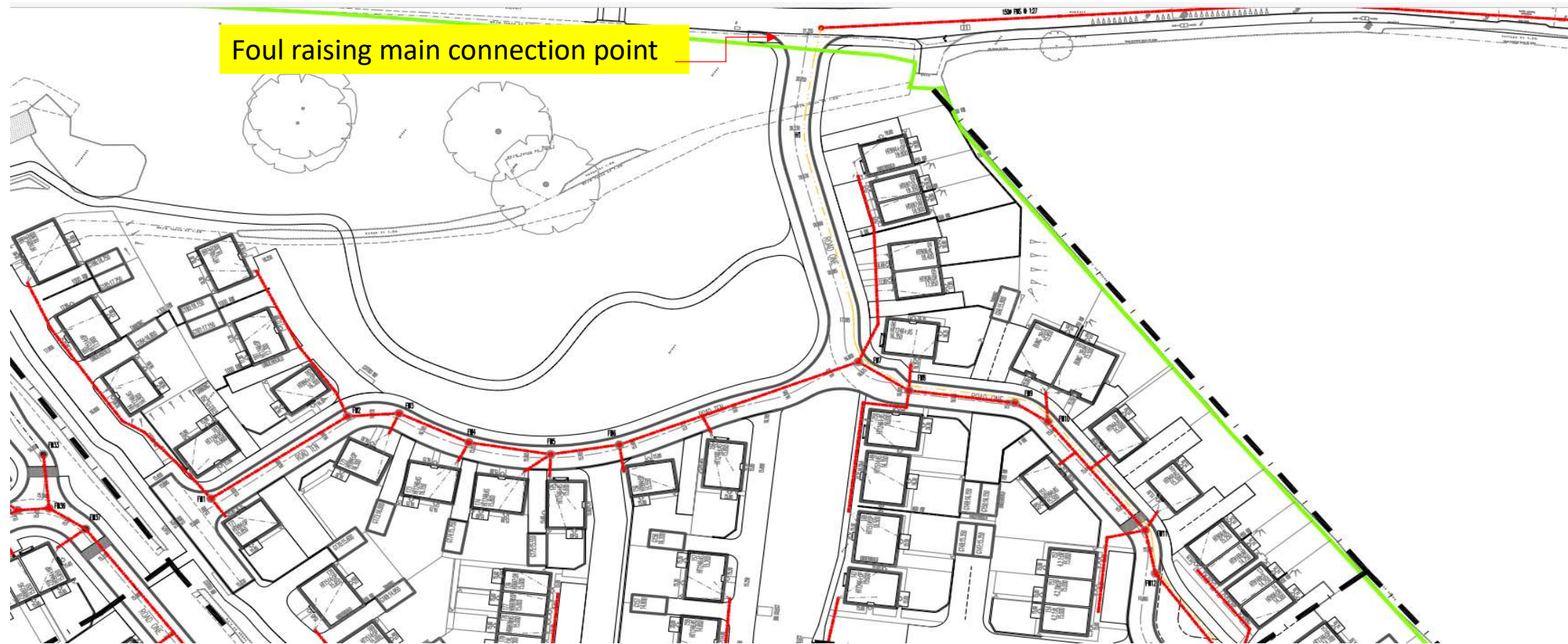


We have considered starting the project from south to north but this is not practicable for a number of reasons outside of our control which are summarised below:

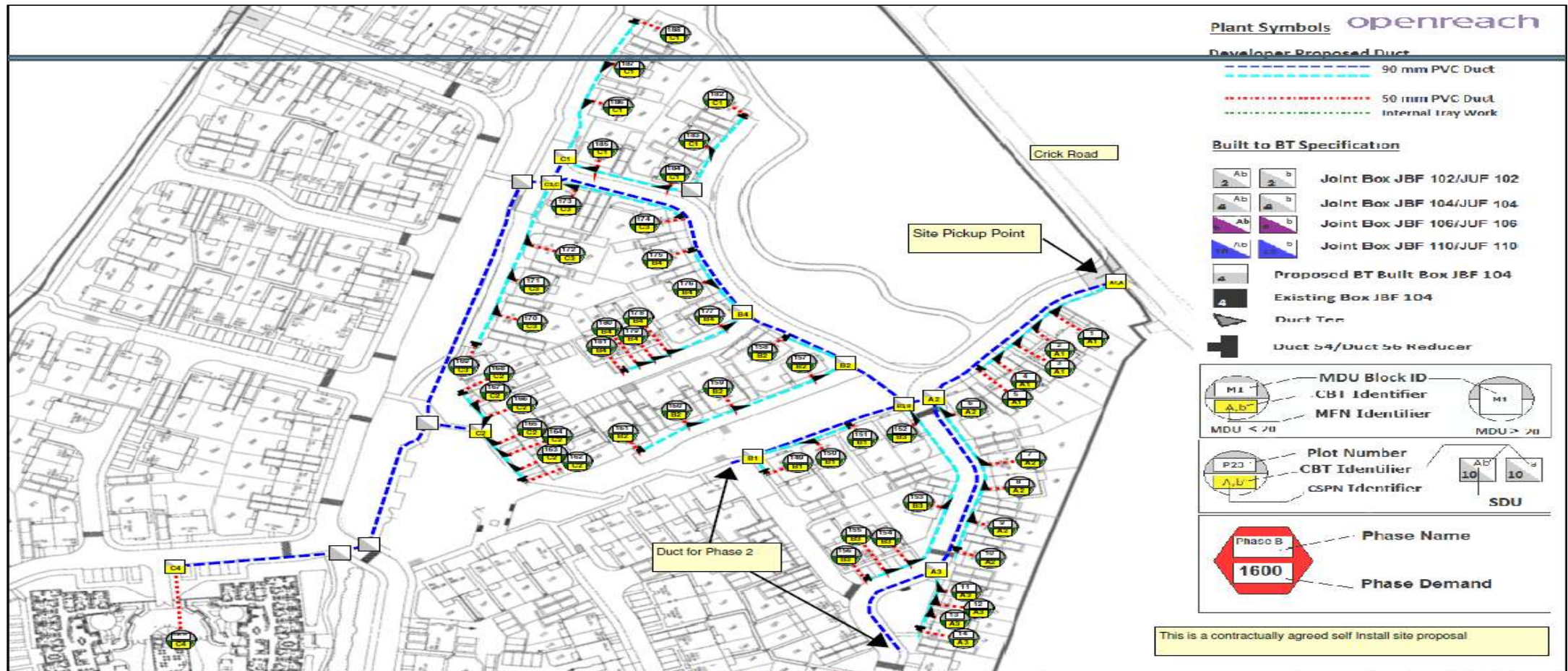
1. Site Foul drainage connection point.
2. Water entry point into site.
3. British Telecom entry into site.
4. Electricity entry into site.
5. Health & Safety of new residence.
6. Show home position/public safety.

We have also discussed the operations we will be undertaking on site and the plant involved with Soltysbrewster and have concluded that our works are not classified as heavy construction works, as we will not be using large heavy machinery like piling rigs, concrete crushers etc. The largest item of plant we are intending on using will be 13-20 ton 360 tracked excavators and 7ton dumpers. These will be used for excavating foundations, drainage excavations and our works fall under the general construction and landscaping works where the 60meter exclusion zone will apply. On site there are a small number of properties which will be affected by the 60mts exclusion zone and we will target these properties outside of the nesting season. If the Owls then return next season, Soltysbrewster will monitor the impact we have on the nest to ensure there is no disturbance caused to the owls and we will follow the advice given to us including stopping works in the 60meter zone if required.

1. Foul drainage connection point is at the north end of the site.



3. BT entry point into site



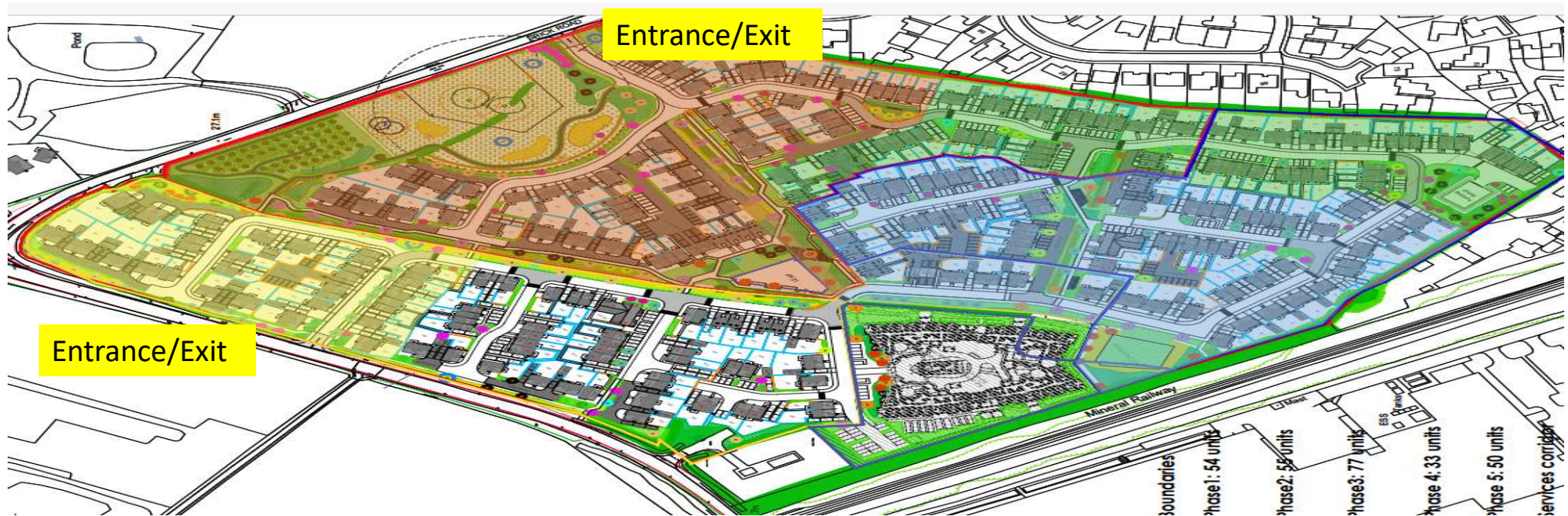


4. Electricity entry point

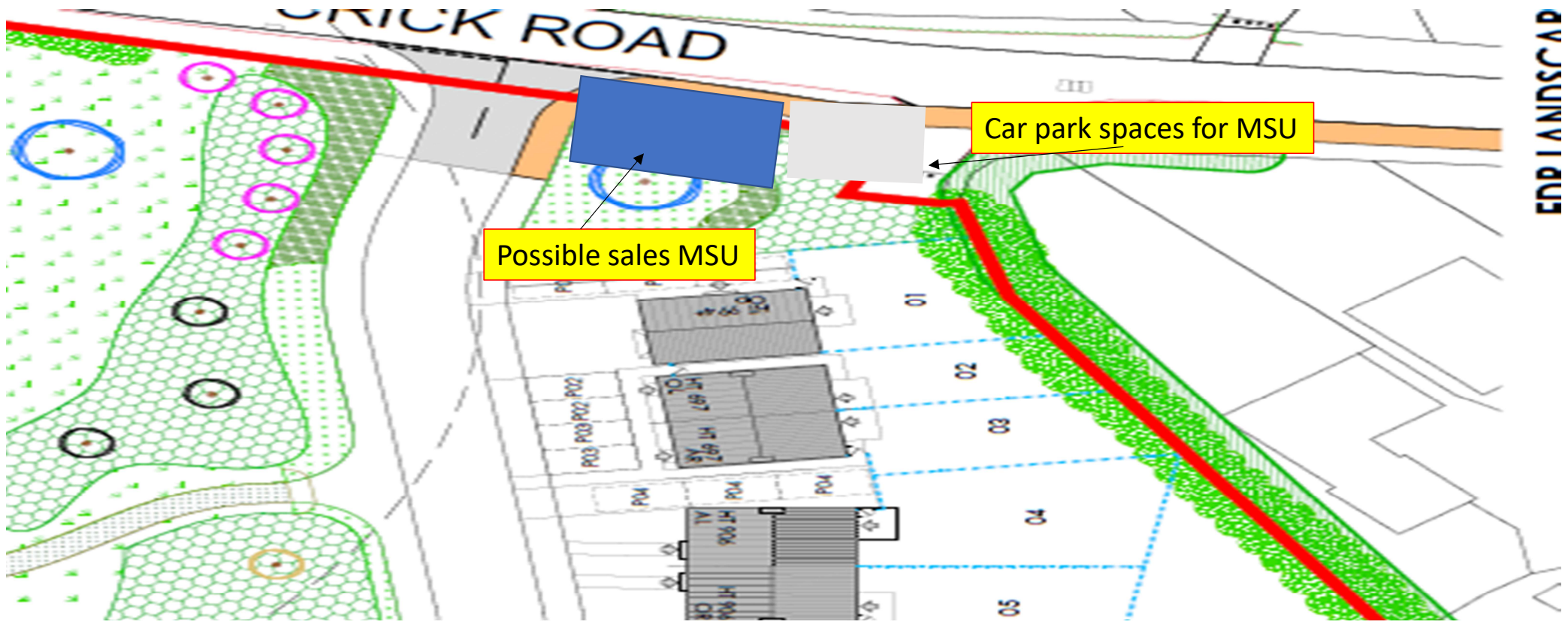


5. Health & Safety of new residence.

The proposed development exits are both located at the north side of the site. Working north to south ensures that we are always able to provide safe entry & exit from the development and new home owners do not have to travel through our construction area when entering and leaving their homes. Reducing the risk to the public.



6, Possible sale suite/show home, close to the development entrance, away from construction works allowing the safest access and egress to the public.





Maintenance & Management of the Streets

- Each phase will be handed over and occupied on completion, once each phase has been completed then Lovells and Candleston homes will then maintain the section of the development by keeping roads clean, keeping communal landscaped areas maintained, street lighting operational etc.
- Where possible we will get sections of entrance roads completed to adoptable standards, as a minimum all footpaths will be up to wearing course tarmac and for the roads they will be at base course level.
- Prior to first occupation we will install all the infrastructure for the development on site and off site,
- Prior to the last phase being fully completed we will engage with highways, Welsh Water etc to get the development handed over, and on maintenance.
- If it is possible to get sections of the development handed over we would look to get these areas adopted sooner. We will confirm what the authorities are willing to accept once we engage with the relevant people.