

# Parklands Village



Issue four – May 2020

North Somerset Council, St Modwen, Balfour Beatty, Willmott Dixon and Homes England are working together to create a vibrant new sustainable community at Parklands Village.

This quarterly newsletter will keep you up-to-date with all that's happening.

## Dear residents and stakeholders of Parklands Village.

We hope you are keeping well during these strange and difficult times.

We were due to send out one of our regular newsletters about progress on projects at Parklands. However, in light of the changed circumstances, a full newsletter didn't seem appropriate, but we thought it might be helpful to provide a few brief updates on what is – and isn't – going ahead on site.

As you may be aware, the Government has recognised construction as a key sector that must continue working stating:

"Construction work plays an important role in ensuring public safety and the provision of public services. It can continue if done in accordance with the social distancing guidelines wherever possible."

North Somerset Council and its contractors – Balfour Beatty and Willmott Dixon – are continuing work on the North South Link Road, utilities installation and the new Parklands Educate Together Primary School. This reflects the importance of the infrastructure and the need for it to be in place as soon as possible.

The council is also continuing background work with the NHS to progress the project to deliver a health surgery along the North South Link Road, and with central government departments in relation to the proposed secondary school at the south of the site.

Where our contractors remain on site, we would like to assure you that all necessary measures in relation to safety and social distancing are in place. This includes, for example, measures to ensure people are two metres apart, extra cleaning of the facilities on site and the provision of more hand sanitising stations.

In some cases work has been postponed on construction projects in the light of the coronavirus outbreak.



This includes St Modwen Developments' contractor PM Harris, who have suspended work on their highways and drainage contract around McCrae Road, Cranwell Road, Russell Road and Larkhill Road. It also includes St Modwen Homes who suspended work on their housing developments at Phase 5 and on the land to the west of Locking Parklands on 20 March. Following the implementation of Government guidelines for Covid-19, St Modwen Homes recommenced some work on 6 April to allow occupation of already exchanged plots.

As you may already know, there is a dedicated email address for any queries relating to projects at Parklands Village, which is [parklandsvillage@n-somerset.gov.uk](mailto:parklandsvillage@n-somerset.gov.uk). This address continues to be monitored regularly and we will try to answer any questions as rapidly as possible.

With Best Wishes,  
North Somerset Council and partners.



## Project updates

### North South Link Road

Balfour Beatty continue to carry out risk assessments for all of their operations and the current pandemic is another factor which is now considered in everything they do.

The link road project continues to operate within the guidelines set out in the Covid-19 Site Operating Procedures issued by the Construction Leadership Council and endorsed by Public Health England.

A temporary access road (including segregated footway) serving Flowerdown estate has been constructed utilising the site haul road from the A371 to Anson Road. This temporary access road was opened for public use on 26 March providing an alternative route to using Anson Road which crosses the link road site and continuing through St Modwen's development construction sites.

As part of works along Anson Road the footpath has been temporarily closed with pedestrians travelling between Flowerdown and Locking Parklands diverted along the A371 via the temporary access road. The closure began this week and will last for four weeks. A separate communication with more details on this has already been issued.

The photo on the front page shows the link road construction progress along the southern section with the Flowerdown temporary access road running parallel to the right.

### Parklands Educate Together Primary School

Willmott Dixon sites remain operational and we continue to work on site in accordance with the Site Operating Procedures laid out by the Construction Leadership Council.

The Government has made it clear that construction and manufacturing are two key sectors that must continue working. The current advice is: 'If you can work from home, do so. If you are working on site, you can continue to do so, but follow Public Health England guidance on social distancing.'

Willmott Dixon have carried out a thorough review of site working practices, both in terms of complying with the new industry guidance and also complying with the social distancing requirements on site. We have and continue to review and liaise with our site teams to ensure current advice and best practice is complied with.

Health and safety remains our non-negotiable priority and, in addition to the measures we have put in place, we have comprehensive monitoring systems to protect the health and wellbeing of our people.

At present we have around 30 people on site which has been reduced from around 50 before the coronavirus outbreak to allow people to work further than two metres apart. We are currently continuing with building the car park, plastering inside the new classrooms, and also wiring and installing heating.

### North Somerset Council owned land

The council's procurement competition for a developer for its land at Parklands is continuing, with a final decision expected in the late autumn. The procurement is for a first phase of 425 homes, of which 30 per cent will be affordable. We are placing a strong emphasis on quality and sustainability.

All of the homes will use "Modern Methods of Construction" (MMC). This means that the homes will be precision-manufactured off-site. Construction is expected to start in 2021/22.

### Future projects

The council is working with the Government and Homes England to finalise funding terms for the £100m Housing Infrastructure Fund (HIF) grant announced last year. The money will pay for a new secondary school at the south of Parklands, and for a new Banwell bypass, to be delivered by 2024. Some initial early surveys are taking place on the proposed secondary school land so you may see people there – as with all other contractors they are following social distancing protocols.

We are also working with NHS colleagues to build a health practice at Locking Parklands. The award of the contract to build the new surgery was approved by the council's Executive at its meeting on Wednesday 29 April. The report to that meeting can be viewed on the council's website at: <https://apps.n-somerset.gov.uk/Meetings/document/report/NSCPM-111-526>.

All being well, work on this project will start later this year.

### Food Works<sup>SW</sup>

Although this project is at Weston Airfield near Haywood Village, not Parklands, it is part of wider efforts to make sure that the new developments include employment and business opportunities for local people.

The Food Works<sup>SW</sup> is a new £11m regional food and drink innovation centre, the only one of its kind in the South West. It offers 12 food-grade units for food manufacturing, product development facilities, meeting rooms, a café and conference facilities.

The construction of the centre by Willmott Dixon was completed in March and it has now been handed over to the operator, The Food and Drink Forum. The project was led by North Somerset Council and funded by the West of England Local Enterprise Partnership through the Local Growth Fund.



Photo: Nick Whimster Photography