

Case Study– Canford Magna, 278 Development Works by R&W Langley

Project Overview:

- **Client – Taylor Wimpy.**
- **Budget – £4.2m.**
- **Project Completion – January 2024.**
- **Scheme Location – Bear Cross, Canford Park, Bournemouth.**
- **Sector – S278 Development Infrastructure Improvements.**

Scheme Scope Requirements:

Bournemouth, Christchurch, and Poole Council unanimously resolved to approve a ‘hybrid’ planning application for a new sustainable community on a 79.5-acre site to the north of the A341 Magna Road, near Knighton Lane. The site has the potential to provide up to 695 new homes, 40% of which will be affordable housing, along with a community hub, flexible workspaces, community uses and a 60-bed care home.

Taylor Wimpey will be developing the site, which will be brought forward in phases. The first phase will encompass circa 360 new homes, including a proportion of affordable housing incorporating a mix of properties available for rent or shared ownership through a local registered provider. A community hall will be included within this first phase, along with a community hub with provision for food /drink and retail space, and workspaces for business start-ups.

R&W Langley Works Scope Include:

- Works compound installation works.
- Existing Site Clearance Works.
- Pedestrian footpath & crossover amendments.
- New footpath & carriageway construction.
- Grasscrete maintenance area installation.
- New Kerb & edging construction.
- New road signage installation to accommodate new infrastructure.
- Installation of Foul rising main & foul water drainage.
- Installation of new storm water arrangement & drainage discharge ponds.
- Existing stream diversion and culvert installation.
- Existing utility service diversions & new installation of proposed.
- Traffic signal ducting and unit installation.
- Footpath surfacing & carriageway surfacing.
- Lining installation to new carriageway & footpath.

Works Completion Result:

Works have been completed in conjunction with the clients’ requirements Ford Civil Engineering & Taylor Wimpy. The works have enabled an additional access via Knighton Lane to accommodate the required site traffic completing the works to the proposed site infrastructure and plots. There has also been the construction on a new bellmouth to the opposite end of the scheme enabling further additional access from each end of the proposed site. The clients’ expectations have been managed in accordance with the outlined programme completion also encompassing some unplanned delays from utility attendances. The local community have taken to the new road infrastructure and development with an improved traffic flow along the main access route of Magna Road.

