Borough Council of
King's Lynn &
West Norfolk

Member Major Projects Board
Wednesday, 4th November, 2026 at 9.30 am
in the Council Chamber, Town Hall, Saturday Market Place, King's Lynn PE30 5DQ

Reports marked to follow on the Agenda and/or Supplementary Documents

1. **West Winch Growth Area Project Update** (Pages 2 - 7)

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KLWNBC Member Major Projects Board - West Winch Housing Access Road update

David Allfrey (Assistant Director – Infrastructure Delivery)

Rod Kelly (WWHAR Project Manager)

4 November 2026

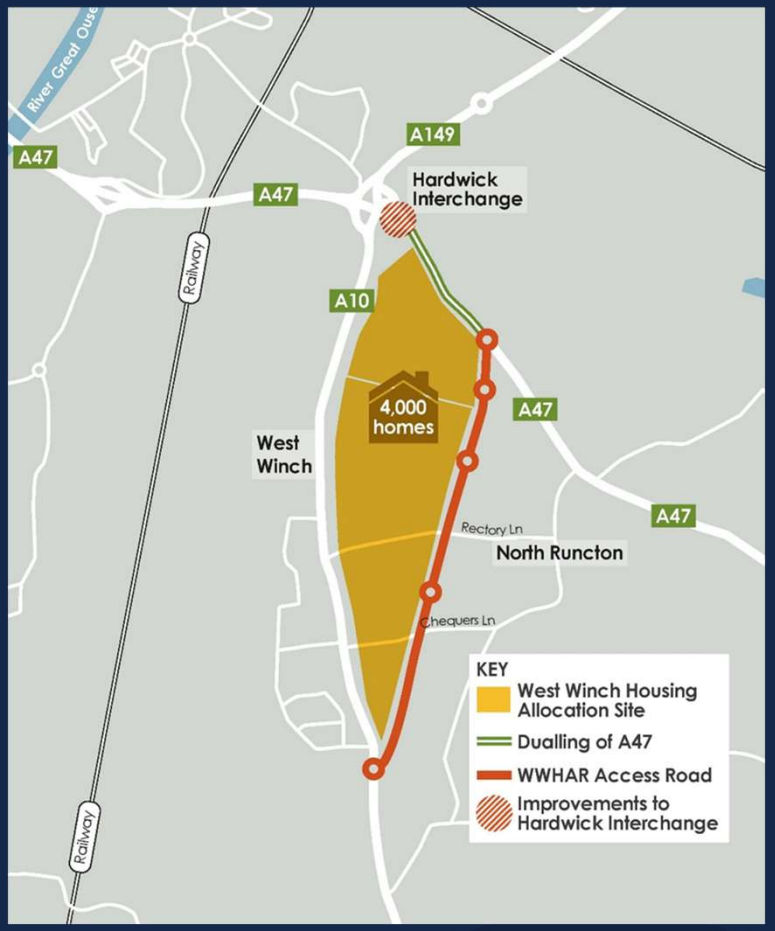


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West Winch Housing Access Road

Project purpose and strategic importance

- Relieve existing congestion and the high volume of HGV traffic on the A10 through West Winch.
- Provide the highway capacity needed to support the planned West Winch Growth Area of 4,000 homes.
- Enable the Borough Council of King's Lynn and West Norfolk to meet Local Plan and housing delivery targets.
- Improve conditions for active travel, public transport and communities affected by through traffic.
- Support local education, employment and the economy through the Costain contract's social value commitments.



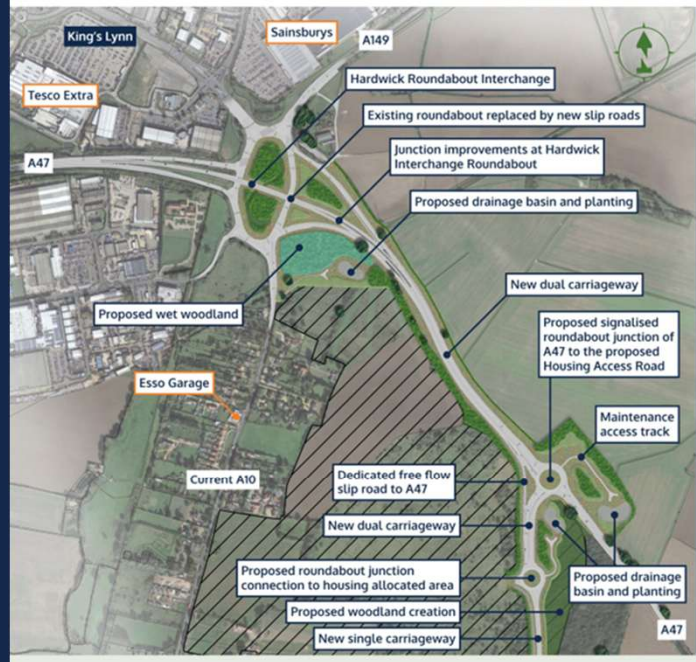
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Current project position

- National Gas Transmission diversion works have commenced and remain on programme and within the forecast budget
- Costain has been appointed (June 2026) as Principal Contractor for Stage 1 of the Design and Build Contract
- Planning permission was granted in November 2025; work continues to discharge planning conditions before main works can begin
- Main land requirements and agreements are resolved, with only one landowner agreement to be finalised
- Other necessary Highway Orders are prepared and will be finalised ahead of construction commencement

The access road will join the A47 via a new roundabout and a dedicated free flow slip road. The A47 between the access road and the Hardwick Interchange will become a dual carriageway.



The current layout of the A47 and its connection to the Hardwick Interchange needs to be improved to ensure that it can accommodate the traffic from the Growth Area and access road.

Improvements to the junction with the Hardwick Interchange which will see:

- Removal of the smaller roundabout to the east
- New slip roads on and off the A47
- Potential upgrades to signals at the interchange

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West Winch Housing Access Road

Delivery approach and next stages

- Complete National Gas Transmission works
- Arrange for utility companies to programme works for other apparatus diversions to be completed (ideally ahead of main construction works)
- Complete the Full Business Case for submission to the Department for Transport
- Subject to all necessary approvals, award Stages 2 and 3 of the Costain contract, covering main construction works and landscape maintenance



Indicative photo of high-pressure gas main works

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West Winch Housing Access Road

Programme and critical milestones

- **11 December 2026:** Cabinet decision required
- **After Cabinet approval:** Finalise and submit the Full Business Case to Department for Transport (DfT) - budget maintained at **£121.74m**
- **Following DfT approval:** Confirm the contract Notice to Proceed and drawdown DfT and residual Homes England funding for construction delivery
- **Spring/summer 2027:** Complete other utility diversion works ahead of main works
- **Late summer/autumn 2027:** Target award of Construction/Maintenance Stages of contract, subject to approvals (road open late 2028/early 2029)



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West Winch Housing Access Road

Communications

- Continue to update Growth Area stakeholder group
- Stakeholder and Engagement Lead for NCC
- Developing specific engagement plan for WWHAR project
- Contractor has a Stakeholder Manager
- Newsletters being provided (anticipated monthly)
- Wider newsletters will continue to Growth Area with KLWNBC input (but less frequent and dependent on wider development activity)
- Details about WWHAR project provided on NCC Website: https://www.norfolk.gov.uk/westwincha10
- Specific WWHAR project email address: westwinchHAR@norfolk.gov.uk

