

# King's Lynn STARS Gyratory Plus scheme

Update for R&D Panel

9 September 2025



# Introduction

Inflationary cost increase since August 2022

Original STARS proposal comprised two elements

Southgates element reliant on the Gyratory for acceptable Value for Money (VfM)

Descoping to remove the Gyratory and deliver the Southgates element not an option

Alternative Gyratory option with additional active travel and public realm elements

STARS Gyratory Plus includes Baxter's Plain public realm enhancements

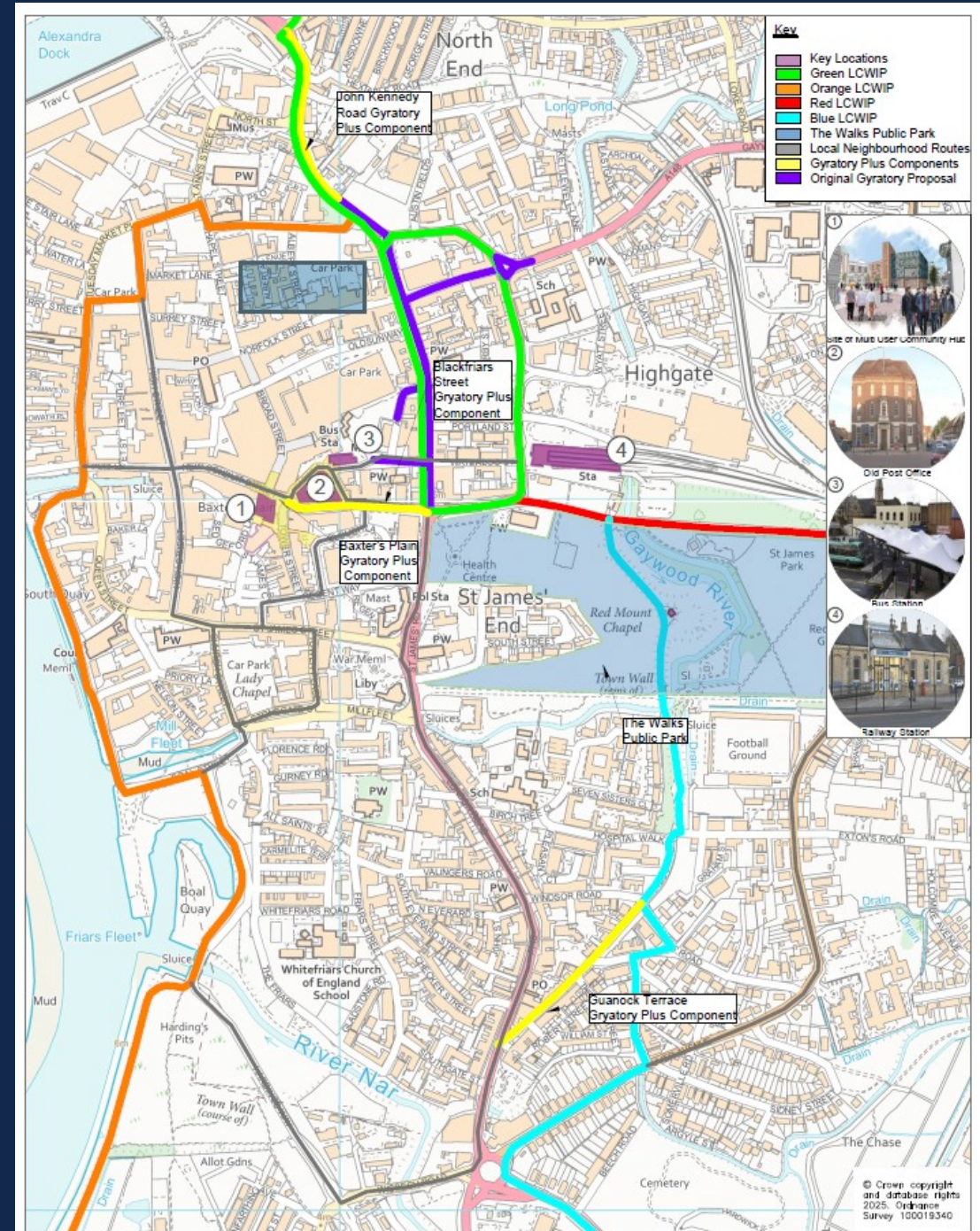
Support from Borough Council for Gyratory Plus option



# Overall scheme plan

## Key

- Purple = Gyratory proposal
- Yellow = Gyratory Plus additions
- Other colours are the LCWIP routes (grey are neighbourhood links)



# STARS Gyratory Proposals

Enhanced active travel provision where the current road layout is a deterrent from people choosing cycling and walking for short local journeys

Gyratory proposals deliver a section of the adopted LCWIP Green route

Gyratory Plus incorporates new aspects suggested by ATE and Baxter's Plain



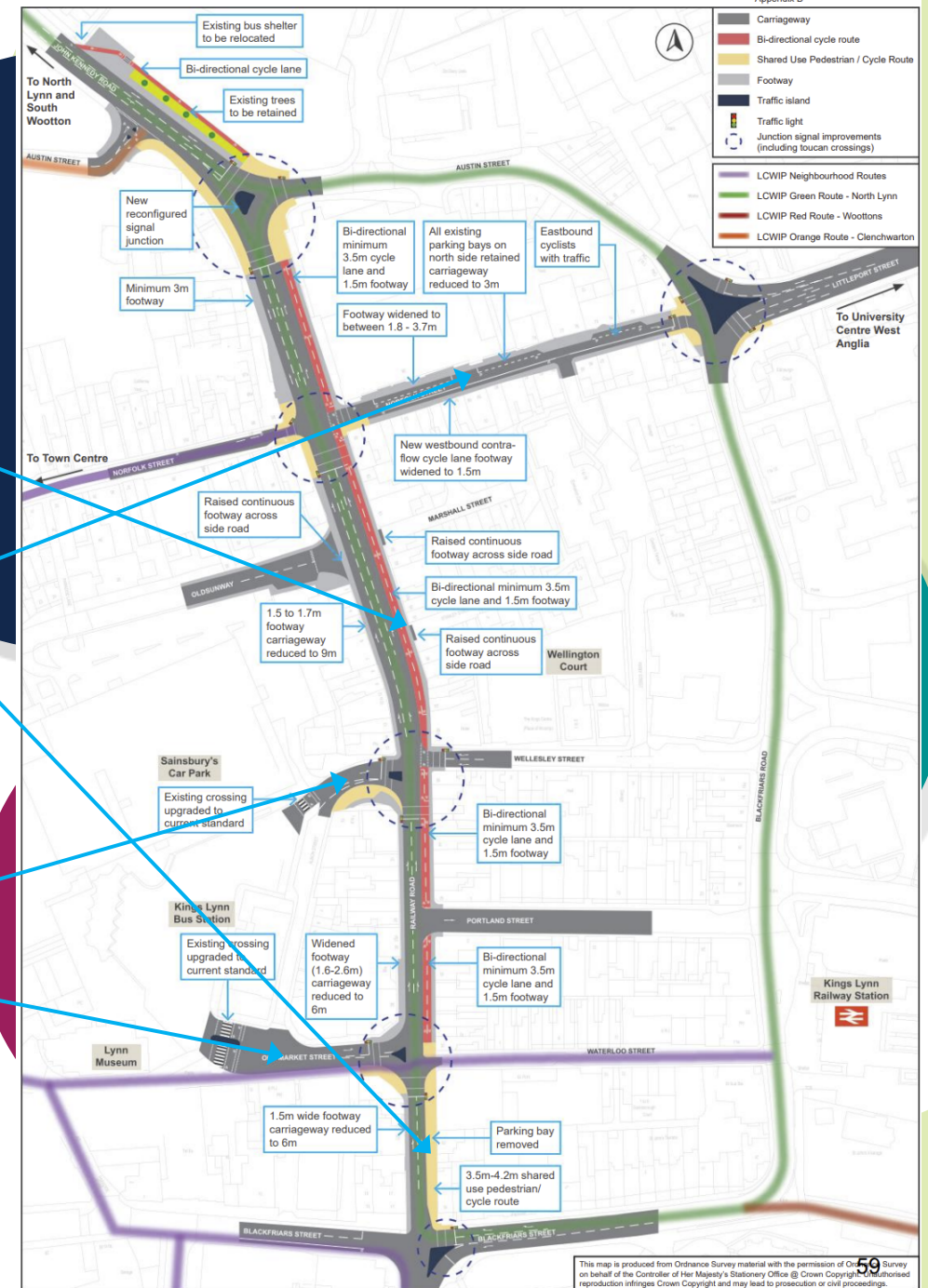
# Original STARS

## Gyratory elements

Bi-directional segregated cycle lane on the eastern side of Railway Road between Austin Street and Waterloo Street, but shared use with pedestrians down to Blackfriars Road where an enhanced crossing links it to The Walks public park and St Johns Walk

## Contraflow westbound cycle lane on Norfolk Street between Blackfriars Road and Railway Road

Improved active travel links to the bus station on Albion Street and Old Market Street, that include new footway and carriageway surfacing together with upgrades to the existing crossings



# Additions to form the Gyratory Plus option

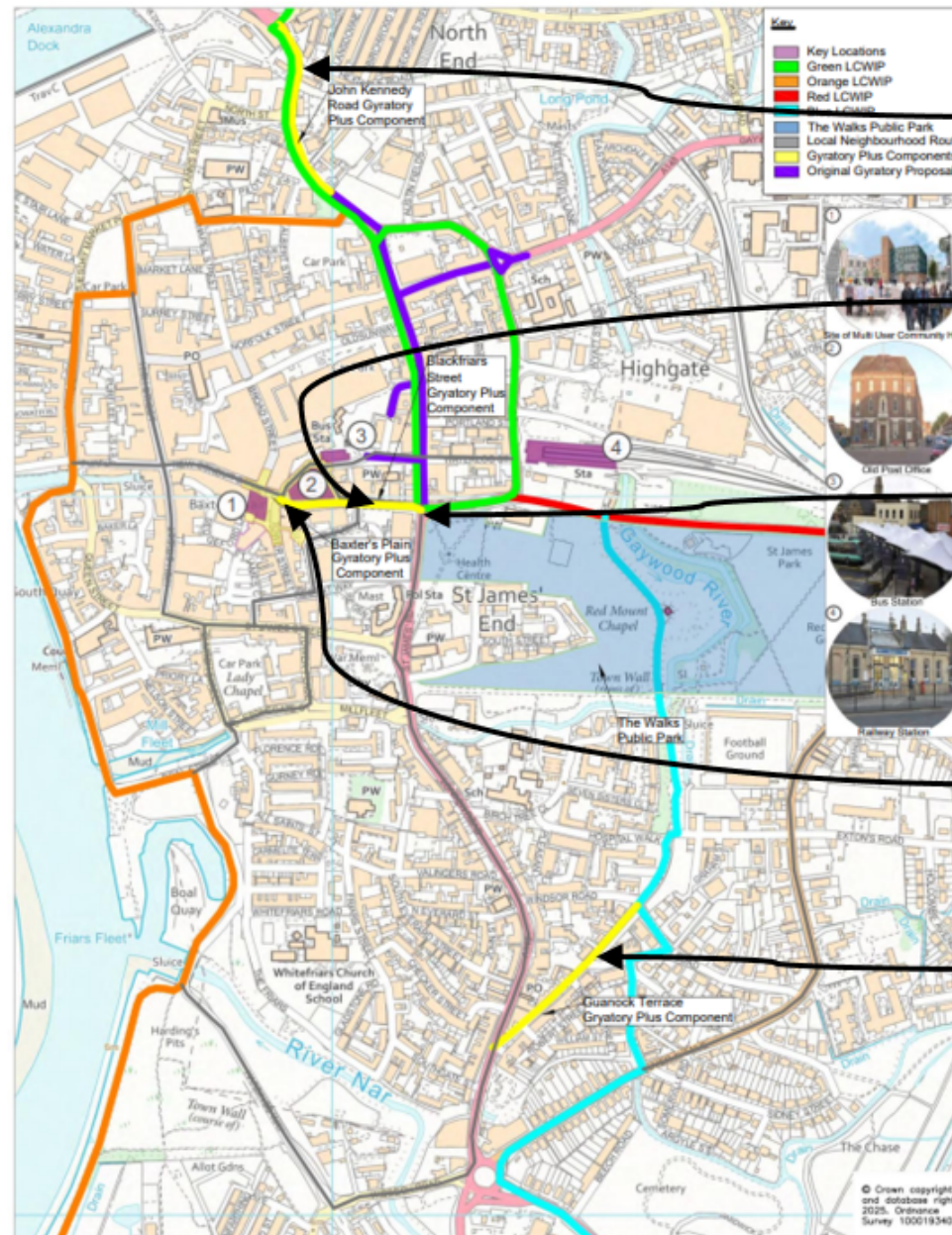
**John Kennedy Road** proposal links the Gyratory with the off- road LCWIP route alongside the Bawsey Drain

**Blackfriars Street** proposal links the Gyratory with Baxter's Plan

**Railway Road/Blackfriars Road/St James Road/Blackfriars Street** junction proposal links the Gyratory with Blackfriars Street and LCWIP route within The Walks

**Baxter's Plain** proposal improves the pedestrian environment around the new community hub

**Guanock Terrace** proposal links the Southgates Masterplan regeneration area with the LCWIP routes within The Walks



## Additional Components

**John Kennedy Road**  
Provision of improved walking and cycling facilities.

**Blackfriars Street**  
Provision of improved walking and cycling facilities.

**Railway Road/Blackfriars Road/St James Road/Blackfriars Street junction**  
New crossings.

**Baxter's Plain**  
Improved public realm and pedestrian environment.

**Guanock Terrace/Windsor Terrace**  
Provision of improved walking and cycling facilities.



# Baxter's Plain

The illustrative masterplan showcases the intentions of the space and hopes to promote improved pedestrian connectivity to and around Baxter's Plain with an overall enhanced public realm.

The key below highlights the areas where enhancements have been strategically applied to have the most impact on improving the public realm.

Key to improvements:

- 1 Shared surface with flush kerbs
- 2 Flexible event space
- 3 New road layout
- 4 Rain gardens
- 5 Pedestrian priority with restricted vehicular access
- 6 Existing trees with new planting and seating
- 7 Rationalized parking layout
- 8 Seating and planting in front of H&M wall
- 9 New community hub (by others)
- 10 Laneways with catenary lighting and planters
- 11 Opportunities for cafe spillout
- 12 Feature tree
- 13 Street tree
- 14 Art installation
- 15 New trees and planting
- 16 New paving



# Rationale for the proposal

- To ensure the scheme remains within the overall LUF funding allocation of £24.12m (plus local contribution)
- To incorporate helpful suggestions from ATE to link better into the LCWIP network
- To align more strongly with the other two LUF objectives than the original STARS scheme
- To better address the Town Centre Regeneration and Cultural aspects of LUF
- To enable delivery of Baxter's Plain enhancement to follow on soon after the opening of the new Multi User Community Hub (MUCH)
- To ensure delivery by March 2028 by avoiding the need for statutory consents



# Local Support

Original Gyratory support:

- Stakeholder engagement during development of the LCWIP

Baxter's Plain support:

- Public engagement at a consultation event in July 2023 helped to shape current proposals
- Majority of responses in favour

More recent support for revised STARS Gyratory Plus scheme from:

- Norfolk County Council's Cabinet
- Borough Council of King's Lynn and West Norfolk
- King's Lynn Neighbourhood Board (KLNB)

Further public consultation to be carried out

# DfT Acceptability

- Met DfT and ATE on 21 August 2025 and set out the STARS Gyratory Plus scheme – helpful contributions from Jemma
- DfT/ATE expressed support for the revised scheme and showed a desire to help us successfully complete the scheme change procedure with the LUF team
- DfT/ATE noted the revised schemes fit with town centre regeneration objectives
- ATE keen not to lose sight of the Southgates changes that realise the Masterplan
- They suggested using some of the £24.1m allocation to further develop and make progress on the Southgates element
- Will discuss with Borough colleagues and senior ATE official what the Southgates elements could be

# DfT Funding options post meeting

- STARS Gyrotory Plus option – requiring a DfT funding contribution of £17.26m – would not require the formal business case approval as it is under £20m
- An option with some Southgates elements up to the £24.1m allocation that it will require a formal OBC
- Have asked if we could add some Southgates elements but keep it below the £20m threshold to avoid the formal business case approval
- Depending upon which funding option we go for will dictate whether we need further public consultation at this stage



# Questions and the views of R&D Panel