



P-21.10b

Revised STARS scheme Project Highlight Report

Project Name:	Revised STARS scheme including Baxter's Plain	Project Manager	Ian Parkes (NCC)	Project Sponsor:	David Allfrey (NCC)	Report covers period of:	Q4 2025-26
Capital Code:	-	Client Dept:	-	Lead Designer:		NCC / WSP	
				Cost Consultant:			
Project Code:	Southgates STARS Programme	End User (if applicable):	-	Contractor on Site:			

Management Summary

	1.Overall Status	2.1 Risks	2.2. Issues	3.Financials	4.Timelines	5.Resources
This Report	G	G	G	G	G	G
Last Report	A	A	G	A	A	G

Project Definition

Please note this is the last report for this project as the Revised STARS scheme no longer includes the road layout changes designed to enable the adopted Southgates Masterplan.

Project Stage: Funding approved from DfT and detailed design and consultation is now underway for construction of:

- Cycling, walking and bus priority improvements to the town centre Gyrotory one-way system
- Cycling and walking improvements to routes leading off the town centre Gyrotory one-way system
- The Baxter's Plain public realm improvement.

Objectives: To significantly transform parts of the town centre gyrotory one-way system, particularly at the northern end of Railway Road where public realm is dominated by vehicular traffic and is hostile for pedestrians and cyclists. To enhance active travel provision on key routes from the gyrotory and deliver the Baxter's Plain public realm scheme developed by BDP.

Scope: The King's Lynn Sustainable Transport and Regeneration Scheme (STARS) Gyrotory Plus scheme comprises:

- Bi-directional cycle lane on the eastern side of Railway Road which is segregated from traffic 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 includes new footway and carriageway surfacing together with upgrades to the existing crossings.
- John Kennedy Road – Provision of improved walking and cycling facilities between the existing gyrotory proposals and Loke Road.
- Blackfriars Street – Provision of improved walking and cycling facilities between the existing gyrotory proposals and Baxter's Plain. This includes the provision of potential new crossings at the Railway Road/Blackfriars Road/St James Road/Blackfriars Street junction.
- Baxter's Plain – Improved public realm and pedestrian environment in the area around the new Multi user Community Hub (MUCH), which is due to open later this year on Baxter's Plain. The proposals here seek to create an identity for Baxter's Plain linking it to King's Lynn's historic context, to improve walking routes and design a pedestrian friendly environment, provide new trees and planting, rationalise the existing paving and street furniture palette, and provide opportunities for temporary events and art installations.
- Guanock Terrace/Windsor Terrace – Provision of improved walking and cycling facilities between London Road and The Walks. Although this element is separate from the other proposals it would provide an important link between the area around the Historic South Gate and walking/cycling routes through The Walks.

1. Overall Status (high-level summary)

Overall RAG Status is GREEN.

- This is because the DfT have approved our Project Adjustment Request (PAR) form which has secured the funding, and we have signed the Memorandum of Understanding (MoU).

1.1 Decisions required by the Officer Major Projects Board

- None



1.2 Achievements during this period

- Answering further clarification questions from DfT on our PAR submission in relation to the Benefit to Cost Ratio
- Obtaining approval of the revised scheme and securing the £18.7m LUF funding from DfT
- Determining how we monitor project outcomes that were set out in the revised scheme proposal to DfT and agreeing this in the MoU (the revised scheme was determined in partnership with Borough officers to maximise the spend on the LUF allocation)
- Design review of the project with Active Travel England (ATE), including written responses from NCC and a follow up meeting (the nature of the revised scheme has been approved by DfT and this design review by ATE is intended to add value to the scheme elements during the detailed design phase)
- Mobilising a team from WSP to carry out the detailed design and determining the approach to obtain planning for some of the Baxter's Plain elements that are not permitted development

2. Risks and Issues

2.1 Key Risks [all red and increasing amber] A risk is something that may happen

A new risk register for the Revised STARS scheme is being developed.

Risk ID	Risk Title	Description	RAG Status	Risk Category	Mitigation	Dated Comments

2.2 Key Issues [all red and increasing amber] An issue is something that has happened

Issue ID	Issue Title	Description	RAG Status	Issue Type	Resolution Plan	Dated Comments

Note: further detail on Project Risks and Issues can be found in the Risks and Issues Log.

3. Financial

3.1 Financial Summary

This section will be updated for the Revised STARS scheme in future reports

3.2 Financial Commentary

RAG Status is currently GREEN

- This is because DfT have agreed our PAR and we have signed an MoU that secures the funding.

3.3 Project Contingency and Change Control

Change Ref	Description	Cost Impact	Programme Impact	Other Impact	RAG Status	Approval given by	Date of change
	N/A						

4. Timelines – High Level Milestones

Walking and Cycling Elements

Milestone	Start Date	Completion Date
1. Confirmations		
Project start and finish date	July 2022	July 2027
2. Procurement		
a) Main construction contract	November 2026	January 2027



Awarding of Construction Contract	November 2026	January 2027
Signing of Construction Contract	January 2027	January 2027
4. Transport Milestones		
Public Consultation	July 2026	August 2026
Detailed Design	February 2026	November 2026
Construction	February 2027	September 2027
Open for Traffic / Open for Use / Fully Delivered	September 2027	September 2027

Baxter's Plain

Milestone	Start Date	Completion Date
1. Confirmations		
Project start and finish date	July 2022	January 2028
2. Procurement		
a) Main construction contract	July 2027	August 2027
Awarding of Construction Contract	July 2027	August 2027
Signing of Construction Contract	August 2027	August 2027
4. Transport Milestones		
Public Consultation	July 2026	August 2026
Detailed Design	February 2026	July 2027
Construction	September 2027	March 2028
Open for Traffic / Open for Use / Fully Delivered	March 2028	March 2028

4.1 Timelines Commentary

Timelines are currently RAG rated as GREEN

- This is because as we have sufficient time in the programme to deliver the project by March 2028

5. Resources Commentary

Resources are currently RAG as GREEN.

- Sufficient resources are available within Norfolk County Council (NCC) as client and in WSP to carry out the detailed design work
- The new NCC term contractor Kier will construct the scheme

6. Communications and Engagement

- Consultation activities are planned for the scheme in the summer of 2026

7. Outputs and Outcomes



7.1 Outputs

Description	Target	Notes
Revised highway layouts around the town centre Gyrotory one-way system that incorporate improvements for buses, cyclists and pedestrians and enhancements to the public realm	September 2027	
Additional active travel improvements on routes that lead off the town centre Gyrotory one-way system	September 2027	
The Baxter's Plain public realm and pedestrian improvements devised by BDP	March 2028	

7.2 Outcomes

Description	Target	Note
Increased levels of walking and cycling- increased living standards and well-being	2028	
Shorter and more direct journeys for pedestrians and cyclists	2028	
Reduction in accidents and improved safety	2028	
Improved local heritage offer.	2028	
Improved perception of place and public realm.	2028	

8. Other Matters

Item	Comment
General stage progress	On track
Procurement progress	The various scheme elements will be delivered by the NCC highways service contractors Kier.
Surveys Status	Geotechnical surveys have been commissioned
Local schemes / dependencies	P-21.10a Southgates Placemaking Highlight Report (overall delivery of Masterplan and dev sites). Active and Clean connectivity. https://www.visionkingslynn.co.uk/projects/active-and-clean-connectivity/ Local Cycling and walking Infrastructure Plan (LCWIP) - Bus Service Improvement Plan (BSIP) – proposals for Hardwick Road

9. Approved Documents [RIBA stages are not applicable to STARS]

	OBC [RIBA 0 Approval]	Client Brief [RIBA 1 Initiation]	Resource Brief	PID [RIBA 1 Gateway]	PID Update [RIBA 2 Gateway]	PID Update [RIBA 3 Gateway]	PID Update [pre tender]	Final PID [post tender]
Status:								
Date Approved:								
Approved by:								

N/A as standard DfT major scheme approval process is being followed rather than the Royal Institute of British Architects (RIBA) stages

Spend – Budget variance (Inc. Contingency)	Milestone Delivery RAG Status	Risk & Issue RAG status
R More than 10% over or under budget	R 13 weeks or more behind the critical path	R Need immediate attention
A Between 5% & 10% over or under budget	A 4 to 12 weeks behind the critical path	A Needs attention before next project review
G Within 5% of budget or less than £10k	G 4 to 12 weeks less behind the critical path	G Can be managed