

Unlocking land for homes North England

SEPTEMBER 2017



Our sites in the North

Middlesbrough

Queens Road, Stockton-on-Tees

York

York Central Queen Street

Harrogate Station

Leeds

Leeds Waterloo Sidings Marsh Lane

Belle Vue Wakefield

Network Rail is unlocking land to deliver homes for the north of England

As demonstrated by The Government's Northern Powerhouse strategy, growth in the north of England is paramount to the future prosperity of the UK as a whole. Responding to this growth will require innovative solutions in an area with diverse housing needs.

The Office for National Statistics predicts that the population in Yorkshire & the Humber will grow by 4.6 % by 2024. Against this backdrop of growth and increasing urbanisation, the search for sites for development is becoming increasingly important.

We know that development in and around stations not only plays a key role in driving economic growth, but delivers clear benefits to passengers, businesses and local communities by unlocking housing supply, attracting new businesses, creating jobs, and helping to stimulate the wider regeneration of regional town centres.

This is why Network Rail has been working to connect the region and release land for development in the north of England for over a decade through successful partnerships with both the public and private sectors.

As part of the wider housing strategy for the north of England, we will continue to work closely with local councils and developers to unlock the potential of under-used rail land and deliver much-needed homes in the region.

Our aim is to release as much land for housing as we can, without compromising rail infrastructure, and we're always looking to enhance station and transport facilities where possible to help regenerate local communities by improving the public realm.

In addition to our work in the north of England, we are committed to releasing land for around 12,000 new homes nationally by 2020, across more than 150 sites. Network Rail will continue to assess these sites to maximise their housing potential, while also reviewing other land assets across the country to see how many more sites can be released for housing. This land release plan is in support of the Department for Transport's contribution to the Government's goal of building 1.5 million new homes between 2015 and 2022.

We are the experts

Delivering land for housing is not new for us. We have extensive experience in unlocking housing land in the north of England, from York to Wakefield.

Most Network Rail land is operational, and our expert team is well versed in identifying development opportunities whilst ensuring that the safe and efficient operation of the railway is maintained. This approach allows us to deliver residential, commercial and mixed-use developments that drive long-term community regeneration, whilst also generating revenue for re-investment in the wider rail network.

Property development is a nuanced process, and adopting a 'one size fits all' approach is not an option. Instead, we put in place wide-ranging delivery vehicles and partnership models to ensure we get the best value out of every development for the local community and rail users alike.

In some instances, joint ventures work best. In others, our role may be to make the site development ready and work in partnership with the developer to create the right scheme. And sometimes we may sell the site directly.

Whatever the model, any capital raised is invested back into Britain's railways, improving infrastructure and services for the 1.69 billion passengers who use the railway every year.

The population in Yorkshire & the Humber will grow by 4.6% by 2024.



As the nation's population grows and urban living becomes more attractive, the search for sites for development becomes increasingly important. We are working closely with Government and industry partners to deliver an ambitious housing programme for the north of England.

We are taking an active role in looking at how we can bring forward sites for development in new ways; how we can use the growth in the railway to support regeneration schemes; and explore how we can bring in more investment from the private sector to turn these visions into reality.

York Central

City centre regeneration

Brownfield land west of York station has been identified as the location for an ambitious mixed-use development that will create a new commercial district for the city, and deliver new residential areas, green space and public realm.

Network Rail is working with the National Railway Museum, the Homes and Communities Agency (HCA) and the City of York Council to deliver this transformative development through preparation of an indicative masterplan, which will provide a framework for an outline planning application and subsequent development.

The development will improve connectivity with neighbouring communities, as well as the city centre and station itself. Once completed the development will feature new green space and public squares alongside pedestrian and cycle links throughout the site.

The full masterplan for this site is expected to go live for further consultation in autumn 2017.

Artist's impression of the York Central site from the air



Site can deliver a mix of uses depending on the eventual demand and take-up, but indicative use types are:

- Up to **2,500** residential units
- Up to **68,000** square metres of office space
- Hotel space of up to **13,000** square metres
- Retail space of up to **10,000** square metres
- Community/education space of up to **18,000** square metres
- New public squares and parks
- New station entrance
- Pedestrian and cycle links to rest of the city.



Street-level artist's impression of the proposed York Queen Street development.

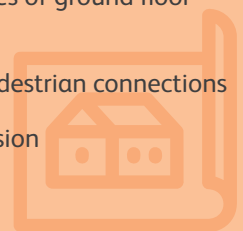
York Queen Street

Improving city-centre connectivity

Network Rail is working to redevelop a site east of York station that is currently used for parking. The site can deliver up to 200 residential units in a well-connected central location.

Development on this site will include new linkages to ease pedestrian access to the station, new public realm and the re-use of listed railway buildings. It will be complementary to schemes providing improvements to the adjoining station car park and station frontage.

- Up to **200** residential units
- Up to **1,800** square metres of ground floor retail/workspace
- New public realm and pedestrian connections
- Requires parking re-provision as part of development.



Leeds Marsh Lane

A gateway to Leeds city centre

Marsh Lane yard is a circa 4.7-acre site of existing and former railway sidings set immediately to the east of the Leeds city centre loop road. The site is adjacent to the main railway lines leading into Leeds city centre and opposite the NHS and the BBC regional headquarters.

The current designation of the site in the adopted local plan is as a 'Prestige Development Area' due to its location as a gateway into the city centre.

It is anticipated that this site can accommodate a high-density apartment scheme due to its surroundings and location within the city centre boundary.

It is anticipated that this proposed scheme will accommodate up to 300 apartments, including ground floor commercial units, due to its proximate location to Leeds City Centre and Leeds station.

The Local Authority has expressed support for this scheme in principle and it is anticipated that the site will be marketed to developers for a mixed use development scheme in 2018.

- Approximately 4.7 acres of developable land
- Potential for up to 300 new apartments
- Scope for commercial space to be included within the development
- Close proximity to city centre and Leeds station.



Aerial plan view of the Leeds Marsh Lane site



Aerial plan view of the Leeds
Waterloo Sidings site

Leeds Waterloo Sidings

A new residential district

Waterloo Sidings is a disused site of approximately 17 acres that is situated within three miles of Leeds city centre.

The site is allocated for housing in the local plan and the Local Authority has indicated support for a high-density residential scheme to help regenerate the local area. Network Rail is working with the HCA to provide up to 220 residential units on the site.

At this stage, an indicative layout has been prepared that reflects a mix of both family housing and low level apartment buildings. The surrounding environment will also benefit from the development of what is currently an overgrown and underused area of land.

This site is located within a well-established residential area. Railway regulatory consent has been achieved and it is anticipated that the site will be brought to market in 2018.

- Approximately **17** acres of developable land
- Potential for up to **220** residential units
- Located in an established residential area.



Queens Road, Stockton

Innovative use of underused land



Aerial plan view of the Queen's Road, Stockton site

This site comprises an unused former railway yard and part of the former North Shore branch line. It is located close to Stockton town centre, which is to the south of the site, and it has the potential to deliver up to 150 residential units.

Network Rail has partnered with the HCA to explore opportunities for the site. The adjoining land uses are primarily residential, with an area of commercial use to the south.

The site previously had planning permission as part of a wider development by Barratt Homes and it has been successfully delisted from its Strategic Freight status and received disposal consent from the Office of Rail and Road (ORR).

- Developable area of almost **11 acres**
- Potential to deliver up to **150** residential units
- Will assist with the wider regeneration of the local area
- Development includes an extension to local cycle network.

We understand demand for housing across the north of England and we are already working on the big opportunities for the next decade.

Our knowledge of the rail network and expertise in property planning and development puts us in the unique position to be able to plan for developments in line with improvements to the rail network. This allows us to take on projects that other developers might not.

Harrogate station

A new residential and business gateway for Harrogate

Network Rail is working with Northern Rail, Harrogate Council and Caddick Construction, which owns the frontage plot to the site, to deliver a gateway to the town through enhancements to the station.

This gateway includes better integration between the station and the adjoining bus station, as well as enhancement of the public realm for pedestrians. A study is in progress to create a framework for movement, connectivity, access and development of the site.

The Network Rail section of the site has the potential to deliver up to 90 residential units, with the combined site delivering between 150-200 once completed.

- Up to **200 residential units** across the site
- **500 square metres** of ground floor retail space
- New pedestrian link from station to town centre.



Aerial view of the Harrogate Station site

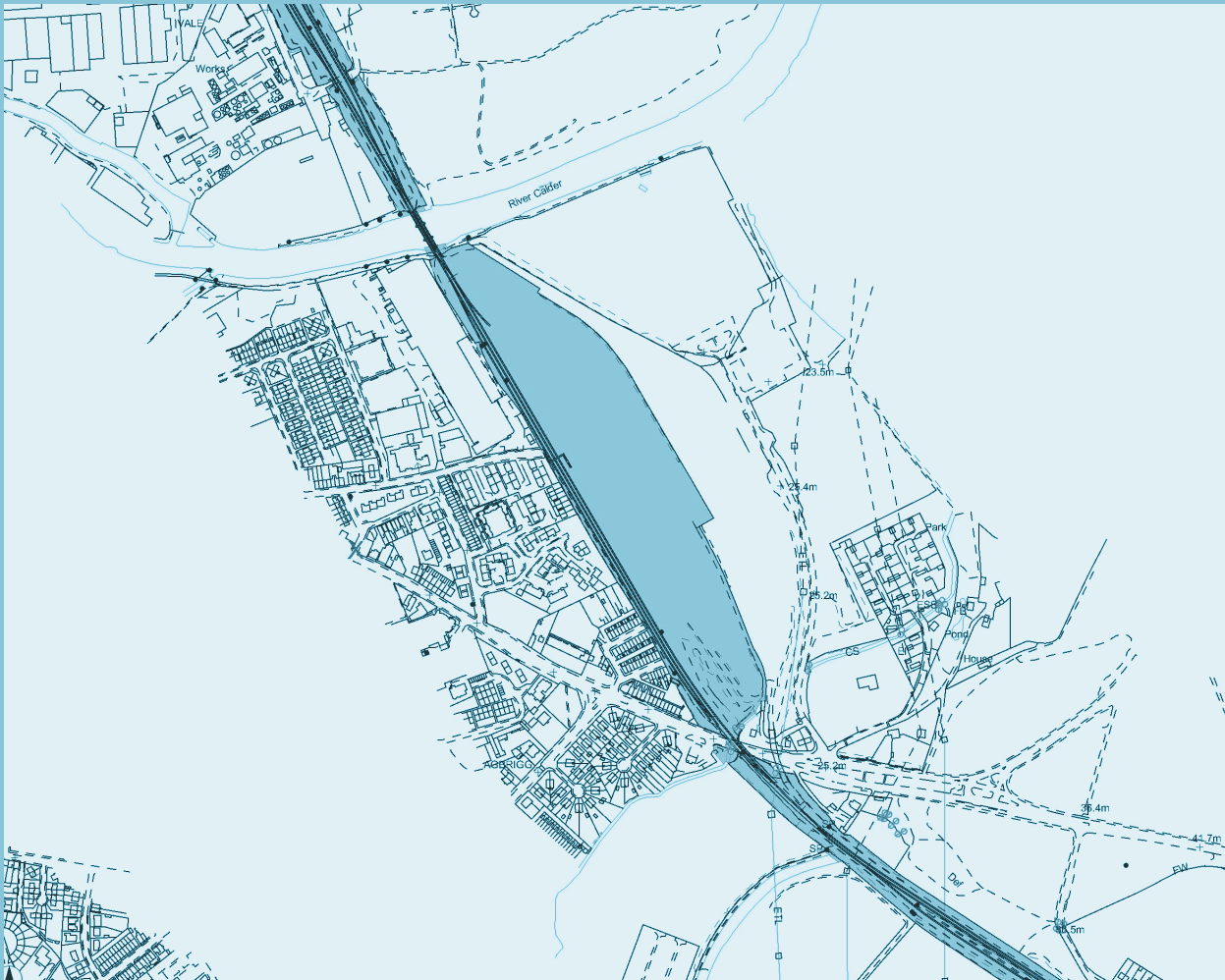
Wakefield Belle Vue

Partnering to deliver new homes

The Belle Vue sidings are on the site of a former steam motive power depot that closed in the late 1960s. The site covers an extensive 15-acre area of land south of the river Calder and east of the residential area of Wakefield known as Belle Vue.

Network Rail is working with the HCA to provide up to 180 residential units on the site. Planning certainty is expected to be completed over summer, with the site being allocated for housing in Wakefield Council's City Fields masterplan. Network Rail is currently following the process of delisting the site's Strategic Freight status.

- Over 14.5 acre site
- Could deliver up to 180 new homes
- Network Rail and HCA working in partnership
- Cycle network extension and contributions to new bus service.



Aerial plan view of the Wakefield Belle Vue site.

Open for business

While Network Rail's first priority is the safe and sustainable operation of the railway, identifying and releasing land for housing is a key objective.

“As our plans progress we will continue to review our assets to make sure we are maximising the opportunities to deliver housing and long-term regeneration.

Network Rail Property is committed to supporting the Government's aims to provide more housing across the UK. We have high hopes and are excited about the potential we have to make a difference to the housing situation in the north of England whilst helping to fund improvements to the railway across the country.

We are continually looking for innovative ways to collaborate with partners and get the best value for money that we can from opportunities, such as launching new portfolios of sites to the market, selecting a single developer to take several sites forward in one package.”

Nigel Escott

Director, Property, Network Rail Property

We have ambitious
plans to release
land for around



**12,000 new homes
nationally by 2020,
across more than
150 sites.**



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