

FROM TRACKS TRANSFORMATION

TO

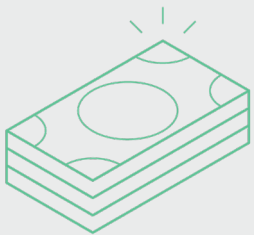


POWERING HUDDERSFIELD'S REGENERATION

FROM RAIL INVESTMENT TO REAL ECONOMIC IMPACT

Independent analysis commissioned by Network Rail confirms the transformative effect of the Transpennine Route Upgrade (TRU) around Huddersfield Station.

Since funding was confirmed in 2020, TRU has acted as a **powerful measure of confidence** in the anchor – accelerating development activity, shifting land use toward higher-value sectors and supporting the regeneration of Huddersfield town centre.



Over a ten-year period,
TRU is forecast to unlock
significant gross direct
economic benefits.

£1.9bn

of gross value added (GVA)

4,902

gross FTE jobs

167,000

sq.m of new commercial
floor space

1,187

new homes

The net effects include **£386m** net additional economic benefit, **918** net additional jobs and **801** net additional homes.

FROM TRACKS TO TRANSFORMATION: POWERING HUDDERSFIELD'S REGENERATION

This independent review, commissioned by Network Rail, confirms the transformative effect that major rail investment can have on places and local economies. Through the Transpennine Route Upgrade (TRU), we are already seeing a measurable regeneration impact around Huddersfield Station — and the evidence is compelling.

Over a ten-year period, the gross direct economic impacts include **£1.9bn of gross value added, 4,902 FTE new jobs and 1,187 new homes in Huddersfield town centre** and its environs. These figures are then netted in the report to take additionality, displacement and other effects into account.

Since TRU's programme funding was confirmed in 2020, planning applications within 1.5 miles of the station have **increased by 33 per cent**, while planning value has **nearly tripled** — rising from £311.9 million pre-2020 to **£899.8 million post-2020**.

In uncertain economic times, towns and cities across the North must attract new investment to build stronger, more resilient local economies — economies that provide the jobs, homes and opportunities people deserve. In Kirklees, the Transpennine Route Upgrade is the backbone of that renewal: **an £11 billion, long-term infrastructure commitment** that is reshaping how Huddersfield and its neighbouring communities connect, grow and compete.

Spanning 70 miles between York and Manchester, TRU is distinctive not only because of its scale, but because of what it signals. When governments commit to transformative infrastructure, markets respond. Investors take longer-term positions. Developers bring forward schemes they might otherwise defer. Businesses make confident location decisions. Communities begin to see that their future is being taken seriously.

That is precisely what is happening in Huddersfield. Since the Department for Transport confirmed TRU's initial **£589 million funding commitment** in August 2020, independent analysis has tracked year-on-year planning activity around the station.

The findings show not just growth in volume, but a step-change in the quality of development, with major developments including the multi-phase Our Cultural Heart project and groundbreaking National Health Innovation Campus.





Railway improvement work is underway

Alongside faster, more frequent and more reliable rail services, TRU is delivering modernised stations, improved interchange, and better sustainable travel connections.

These improvements are transforming market perceptions not only in Huddersfield, but also across Dewsbury and Kirklees — repositioning the area as a credible, well-connected location for advanced manufacturing, logistics, digital industries, health innovation and town-centre living.

This transport investment is complemented by an ambitious programme of place-based renewal with Blueprint Masterplans breathing new life into historic buildings, markets and public spaces, delivering greener streets, better walking and cycling routes, and more attractive town centre.



Kirklees: Our Cultural Heart

None of this progress is accidental. Kirklees Council, Network Rail, regional partners, government and investors are working together to de-risk sites, unlock stalled assets and ensure that growth is focused in areas where infrastructure investment supports this.

We invite partners and investors to join us — to shape these places, unlock long-term investment and value and be part of a connected, confident future for Kirklees and the wider region.



INDEPENDENTLY EVIDENCED IMPACT WITHIN THE HUDDERSFIELD STATION IMPACT ZONE

All impacts are independently evidenced*, based on real planning application data within 1.5 miles of Huddersfield Station. The Impact Study tracks planning activity before and after TRU's 2020 funding commitment and compares Huddersfield with similar control locations.

The results are clear:

33%

increase in qualifying planning applications
around Huddersfield Station post-2020

188%

increase in planned construction value
(from £312m pre-2020 to £900m post-2020)

The

HIGHEST

level of planning activity in 2024, with 21 major
applications approved in a single year

Comparable locations experienced declines over the same period. The evidence points clearly to TRU as a catalyst for change.

*Arcadis for Network Rail, aligned with HM Treasury Green Book and Homes England guidance.

A STEP CHANGE IN QUALITY – NOT JUST VOLUME

TRU is not only driving more development – it is reshaping the scale, nature and quality of new development in the town. Since 2020, the pipeline around Huddersfield Station has shifted decisively toward higher-value, knowledge-led uses, including:

- Our Cultural Heart, the transformation of the town centre's cultural and leisure offer including a new library hub, public square, food hall, museum/gallery and urban park.
- The University of Huddersfield's groundbreaking National Health Innovation Campus, creating a unique mix of teaching, research, public health and innovation facilities as part of the Station to Stadium Corridor.
- The redevelopment of the Kingsgate Shopping Centre to create a multi-purpose cinema and leisure complex, operated by The Light.
- The conversion and redevelopment of the historic George Hotel that will house the first Radisson Red boutique hotel in Yorkshire and the Humber.

This reflects a structural shift in Huddersfield's economy, supporting improved productivity, higher-value employment and more resilient long-term growth. A town with a proud industrial heritage and a reputation for innovation, Huddersfield offers a diverse business base, a skilled workforce, competitive operating costs and a strong sense of place.

Our confidence and ambition is growing. Huddersfield's historic, walkable town centre combines landmark architecture with a clear and deliverable regeneration vision. The arrival of TRU is amplifying these strengths – improving connectivity across the North while reinforcing Huddersfield's role as a hub for innovation, learning and enterprise both nationally and internationally.

With unparalleled connectivity to Leeds and Manchester and scope for long-term investment growth, Huddersfield offers investors and occupiers the opportunity to achieve strong commercial returns while contributing to long-term place-making.



The Daphne Steele Building at the National Health Innovation Campus in Huddersfield

WHY THIS MATTERS TO INVESTORS

When infrastructure investment is credible and long-term, markets respond.

TRU, aligned with a strong place making and regeneration vision, is reshaping how Huddersfield is perceived by investors as:

- A well-connected, competitive town-centre location.
- A credible base for health innovation, R&D, education and advanced manufacturing.
- A place where public-sector commitment and private investment are aligned.

This confidence is increasingly backed by evidence of private investment.



The evidence shows momentum is already building – and indeed accelerating.



NEXT STEPS: ENGAGE, EXPLORE, INVEST

The Transpennine Route Upgrade has created confidence, momentum and a growing pipeline of opportunity in Huddersfield and across Kirklees. With delivery accelerating and associated place-based investment well underway, now is the right time to engage.

For TRU programme updates contact



Transpennine.Engagement@networkrail.co.uk

thetrupgrade.co.uk

Investors, developers and occupiers interested in development opportunities, partnerships or relocation within Huddersfield and the wider district should contact:



invest@kirklees.gov.uk

businesskirklees.com/invest



