

## Section A: Package Summary

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| <b>Name of Package:</b>                                      | Selby Station Gateway Improvements   |
| <b>Location of Package:</b>                                  | Selby Railway Station located at Station Road, Selby, YO8 4NW, together with supporting packages within the surrounding area of Selby town centre which form the proposed TCF package. |
| <b>PMA Code:</b>   | DFT-TCF-018  |
| <b>Lead Organisation:</b>                                    | North Yorkshire County Council   |
| <b>Senior Responsible Officer:</b>                           | To be confirmed  |
| <b>Lead Promoter Contact:</b>                                | Rebecca Gibson, North Yorkshire County Council / Julian Rudd, Selby District Council.  |
| <b>Combined Authority Lead/ Programme Manager:</b>           | Fiona Limb, West Yorkshire Combined Authority  |
| <b>Case Officer:</b>   | Ian McNichol   |
| <b>Applicable Funding Stream(s) – Grant or Loan:</b>         | Transforming Cities Fund – Grant   |
| <b>Growth Fund Priority Area (if applicable):</b>            | Priority 4 (infrastructure for Growth)   |
| <b>Combined Authority approvals to date:</b>                 | Package included within the Leeds City Region Transforming Cities Fund (TCF) bid to the Department of Transport (DfT)<br>DP1 Approval 25 <sup>th</sup> October 2019                    |
| <b>Forecasted Completion Date</b>                            | 31 <sup>st</sup> March 2023  |
| <b>Total package Cost for the preferred way forward (£):</b> | £19.551 million (subject to match funding)   |
| <b>WYCA Funding (£):</b>                                     | £17.465 million  |
| <b>Total other public sector investment (£):</b>             | Potential additional funding of £1,897 million from North Yorkshire County Council and £0.2 million from Network Rail  |
| <b>Total other private sector investment (£):</b>            | £0   |

## A.1 Package Description

The package will be comprised of an enhanced public realm, walking and cycling routes, improved visual amenity and an improved gateway experience at the Selby Rail Station. The package will provide better connectivity between the station and 1) the town centre, 2) key destinations and 3) nearby redevelopment sites. Improving the attractiveness of the gateway will maximise use of rail and bus services, whilst also increasing sustainable travel, supporting the town centre and easing pressure on the local transport network. This package will reduce traffic volume, thereby reducing greenhouse gas emissions and improving air quality.

The package, through a series of targeted interventions, will seek to contribute to the fulfilment of the TCF vision, in terms of better connecting people to economic and education opportunities across the Leeds City Region through affordable, sustainable transport, boosting productivity and helping to create cleaner, healthier and happier communities for the future

In addition to aligning with the four priorities in the Leeds City Region's 2016 Strategic Economic Plan (SEP), and several national, regional and local level objectives, the package will also meet the following objectives:

- It will provide walking and cycling infrastructure linking the station with the town centre and other locations
- It will help to reduce relative deprivation levels in the town by providing a much more attractive transport offer, with sufficient improvements to enable those from more deprived areas to have much greater opportunity to access employment opportunities, both locally and elsewhere across the Leeds City Region
- It will support cross-boundary commuting by offering workers an enhanced rail service experience, both in terms of a much improved 'gateway' station (with better facilities) and significantly enhanced access arrangements for all modes
- It will facilitate the station's gateway status in the town and surrounding area, providing enhanced access to the connectivity offered with the wider city region
- By encouraging modal shift away from the private car (to increase use of rail services and more active modes), the package will also improve air quality in the town and surrounding area

The package objectives have been developed to align closely with the programme level TCF objectives in terms of responding to the four key themes of enabling inclusive growth, boosting productivity, tackling the climate emergency, and delivering a 21st century transport system.

## A.2 Business Case Summary

### Strategic Case

In addition to helping the station attain 'gateway' status, the package will feature a number of elements that will help the town and local area achieve the following:

- **Enabling inclusive growth:** by facilitating improved transport connectivity both to/from the station and in the town, the local population and workforce will be able to access a much larger range of employment and educational opportunities compared to the current situation. Improved connectivity will also be provided via sustainable transport, with a focus on more walking and cycling.
- **Boosting productivity:** improved access to a wider range of employment opportunities is known to increase productivity as workers will be able to access higher paid, higher skilled (and hence more productive) jobs whilst employers will also be able to draw on a larger pool of skilled workers. The package will therefore help meet this objective given that improved connectivity will be a direct outcome of the proposals.
- **Tackling the climate emergency:** not only will the package boost connectivity and economic activity; it will also achieve this through sustainable transport solutions with a focus on encouraging a modal switch away from private car use. The package will encourage greater use of rail services from Selby station (with its services to multiple destinations in the Leeds

City Region and beyond) whilst providing improved cycling and pedestrian links to/from the station.

- Delivering 21st century transport: the package will be transformational and will enable the station to assume a gateway status and become one of the main points of entry to the town for commuters, business and leisure travellers. Combined with the improved active mode infrastructure provision and improved public realm, the package will help the town and area meet all its sustainability and economic growth objectives. The package will therefore underpin the majority of Selby's 21st century transport aspirations.

## Economic Case

The Economic Case has been developed using DfT WebTAG principles with these subsequently reviewed and approved by West Yorkshire Combined Authority's analytical team.

Package benefits at this stage have been calculated based on DfT's levels of analysis (e.g. Level 1 for established monetised impacts, Level 3 for indicative monetised impacts etc.).

The Level 1 benefits comprise both active mode and rail user benefits (the latter being the benefits accruing to rail users from the active mode improvements). The active mode benefits for travel in the town are based on DfT's AMAT, whilst a Rail Access Model (RAM) is used to calculate the rail user benefits.

The Do Something option returns total benefits of circa £26.1 million (2010 prices).

Level 3 benefits comprise land value uplift for new, unlocked housing and commercial developments. These total £8.4 million (2010 prices). Based on empirical research, station improvement packages also generate uplifts to existing property values. Based on the radii suggested in the research work, existing property impacts could exceed £23 million (in 2010 prices).

The existing value impacts have not been included in the Benefit Cost Ratio (BCR) calculations at this stage as DfT 'dependent development' land value uplift impacts focus on new unlocked housing. It is important to note that West Yorkshire Combined Authority have confirmed that the land value uplift total can be considered as a Level 2 benefit in the Adjusted BCR.

The Present Value of Costs is £20.5 million (2010 prices). Further work on package costs will be undertaken at the SOBC stage. The Initial BCR is 1.3:1 and the Adjusted BCR is 1.7:1.

## Commercial Case

As both North Yorkshire County Council and Selby District Council have significant experience with respect to the development, design, construction and management of strategic transport improvements, this provides reassurance that the North Yorkshire County Council and Selby District Council team are well placed to deliver the proposed improvements, together with the commercial procurement and delivery elements within programme and budgetary requirements.

Investment in the proposed TCF package is necessary to deliver the improvements required to benefit the role of Selby Rail Station as a strategically important transport gateway, providing connectivity and access to opportunity within the wider Leeds City Region and key economic centres. In addition, improvements are required to anticipate the projected significant growth in passenger usage, to contribute to economic growth ambitions, and to unlock development through providing improved and viable sustainable travel links, both locally and for cross-boundary commuting trips, which are currently predominantly made using unsustainable modes (private car).

The package will provide a 21st century gateway, responding to the current and future projected high usage of Selby Railway Station, and offering a high-quality user experience ensuring the train becomes a more viable commuting travel option for more people.

Demand for cycling as part of the proposed package interventions and commercial case is also well demonstrated. The emerging evidence base from Selby's Local Cycling and Walking Infrastructure Plan (LCWIP) shows that the proposed station gateway improvements lie on key growth corridors, as identified through the DfT Propensity to Cycle Tool. The proposed infrastructure enhancements also provide better connectivity to areas of greater deprivation, and

enhanced accessibility between key residential, employment/commercial, education and development sites. As such, the package of proposed improvements is required to drive economic growth and diversification at a local level.

### Financial Case

The various elements of the package have been costed, and the estimates used to inform the amount requested as part of this bid. In addition, complimentary funding from third parties has been secured with further resources provided to support the delivery of the packages within the package.

If not all the funding is received, North Yorkshire County Council and Selby District Council will 1) review available funding to prioritise key elements of the package, 2) investigate additional funding opportunities, 3) consider additional input from Selby District Council beyond £2.5 million match funding and 4) delay or cancel selected project components (worst case scenario only).

### Management Case

West Yorkshire Combined Authority will have overall responsibility and accountability for any funding released by the DfT to the Leeds City Region regarding the TCF. Both North Yorkshire County Council and the respective partner districts have the project management systems, skills and track record to be able to deliver this project successfully. They will be supported by an assigned Project Manager from West Yorkshire Combined Authority who will work in partnership with North Yorkshire County Council and Craven District Council through the assurance process.

North Yorkshire County Council and Craven District Council have robust financial monitoring systems and procurement credentials as demonstrated by many years of delivering externally funded projects and including highway/ transport packages will dedicate resource to deliver the package using PRINCE2 and Managing Successful Programmes (MSP) methodologies.

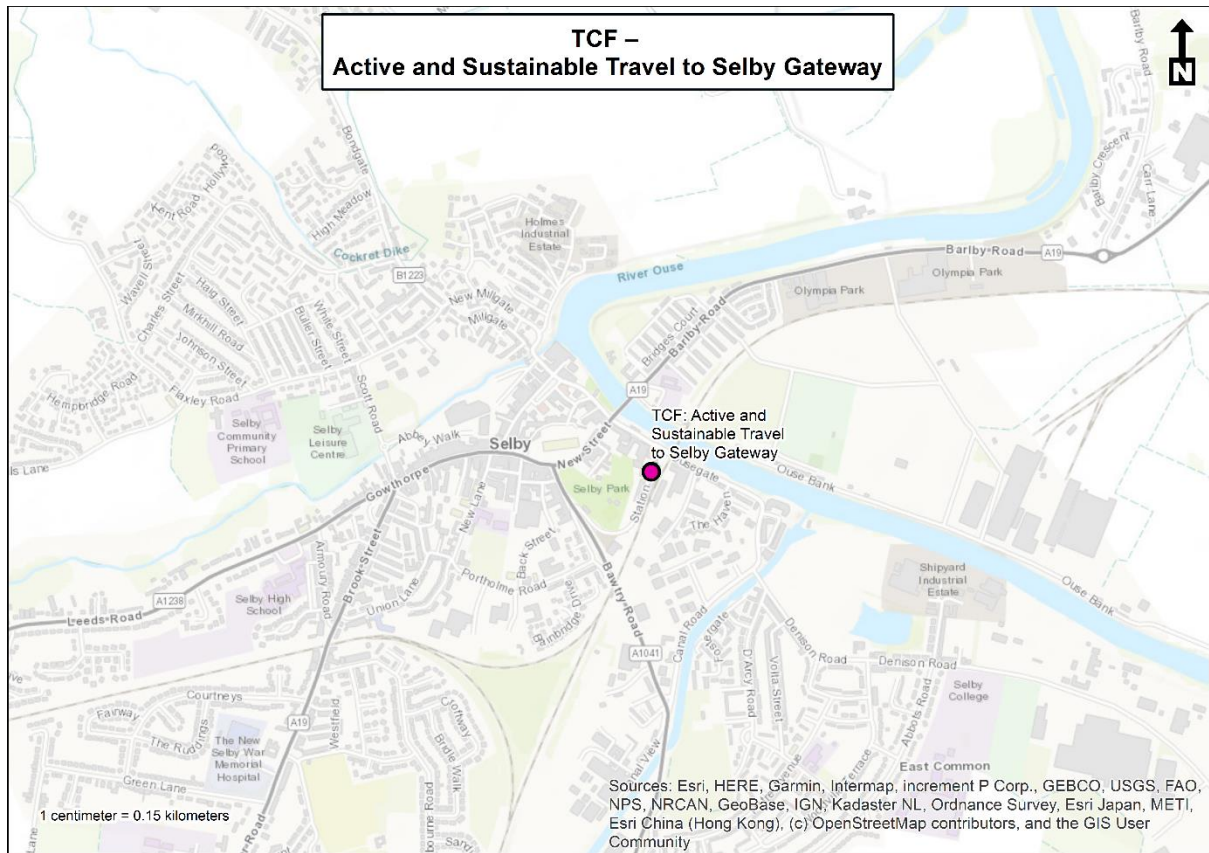
The process of putting in place the necessary governance for the portfolio has already commenced. A shadow Programme Board has been established to oversee the final programme-level SOBC along with the establishment of the programme structures and governance arrangements in advance of a funding announcement. The Programme Board includes a senior representative from all partners to the bid.

The individual packages within the packages will be grouped into thematic programme boards that will focus on the delivery of similar types of package and intervention with common objectives and outcomes, allowing for a coherent and consistent approach.

A dedicated TCF Project Management Board for the three North Yorkshire packages will report into the Access to Places Programme Board. The TCF Project Management Board will consist of representatives of North Yorkshire County Council, Craven District Council, Selby District Council, Harrogate Borough Council and West Yorkshire Combined Authority.

## Location map:

The following location map shows the location of the Selby Station Gateway Improvements Scheme:



Please note, depending on the level of scheme development, the location and scope of the schemes indicated here are indicative only.

For further information on Combined Authority schemes across the Leeds City Region please refer to: <https://www.westyorks-ca.gov.uk/growing-the-economy/leeds-city-region-infrastructure-map/>