

## DELIVERING STATION DEVELOPMENT THAT UNLOCKS GROWTH: WEBINAR SUMMARY

On 20 January, industry professionals gathered for a webinar chaired by Jonathan Chatfield of the Rail Delivery Group to explore how new and regenerated stations can unlock economic growth and create significant property and regeneration opportunities.

The session examined how station investment, when aligned with local development strategies and strong partnerships, can play a transformative role in shaping future communities.

The webinar featured three expert speakers who brought a range of practical, technical and legal perspectives.

The first presentation was delivered by Gary McDonald, Programme Manager at Essex County Council, who shared the long-term journey behind the delivery of Beaulieu Park Station. Gary explained that the station was planned to support major growth in northeast Chelmsford, rather than as a standalone transport project. It was designed as part of a wider garden community vision that includes new homes, schools, business space and community infrastructure. He noted that housing delivery had already begun before the station was completed, meaning that transport mitigation was essential to support further growth. Gary highlighted the importance of delivering a high-quality station with strong multimodal connections, including bus interchange, cycle facilities and well-planned pedestrian access. He also reflected on the complexities of funding, risk and collaboration, emphasising that perseverance and a clear long-term vision were essential to securing successful outcomes.

The second presentation was given by Sam Uren, Engineering Director at SLC, who spoke about the development of Worcestershire Parkway. The station opened in early 2020 and has already delivered very strong passenger growth, far exceeding the original business case forecasts. Sam described how the station has become a catalyst for significant local development, with around 10,000 homes now planned in the surrounding area and new commercial interest emerging. She explained that Worcestershire County Council took the decision to finance the project directly, supported by revenue arrangements with train operators and car park income. Sam also highlighted the importance of community centred design, the success of sustainability features and the achievement of carbon neutrality through modal shift within five years of opening. She noted that the station now acts as a strategic regional hub with excellent connectivity, which continues to attract investment.

The final speaker, Anne Marie Friel, Partner at Pinsent Masons, provided a legal perspective on delivery models and the increasing importance of sustainability in contractual structures. She outlined a range of partnership models that local authorities can use for development, noting that no single approach fits every project. She stressed the need for early regulatory analysis, particularly when schemes interface with the operational railway. Anne Marie also set out a clear contractual framework based on specifying sustainability objectives, enabling innovation and managing delivery through robust data, reporting and clear commercial incentives.

The session concluded with a discussion on future opportunities, with all speakers expressing optimism about the growing recognition of the role stations play in wider regeneration.

**CONTINUE THE CONVERSATION: RAIL STATION DEVELOPMENT AND REGENERATION CONFERENCE – 30 JUNE**

The webinar served as an introduction to themes that will be explored further at the Rail Station Development and Regeneration Conference on 30 June at Pinsent Masons in London, where stakeholders will have the opportunity to continue these discussions in person. Find out more on how rail and property sectors can collaborate to unlock major regeneration. <https://www.railstationconference.co.uk/>

This webinar took place on 20th January 2026.