Howden Relief Road: Factsheet

Deal information

Deal announced	19 May 2026
Sector	Transport Infrastructure
Location	Howden, Yorkshire
Counterparty	East Riding of Yorkshire Council
NWF Finance	£40.6m
Product	Debt

Summary

The National Wealth Fund is providing a £40.6m loan to East Riding of Yorkshire Council to deliver the Howden Relief Road (HRR), a new 1.8km link road enabling major economic and housing growth in Howden. The scheme supports the HOW-G masterplan[1], facilitating new homes, enabling private investment, and supporting local jobs.

Sector context

Road infrastructure is a key enabler of local economic development, supporting new housing, commercial investment and access to employment areas. The Department for Transport and

[1] HOW-G - Between Station Road and Thorpe Road

Local Highways Authorities highlight the importance of maintaining and improving local road [2] HRR fits within this policy context, supporting government priorities in transport, housing and regional development.

Impact

The Howden Relief Road will deliver a significant boost to economic growth in the East Riding of Yorkshire by unlocking new employment, housing, and investment opportunities. As the enabling infrastructure for the HOW-G masterplan, the road supports the expansion of Howdens Joinery, one of the region's largest employers, through a major private investment programme. Construction activity linked to both the road and the wider development is expected to generate additional jobs across the local supply chain, supporting around 2,000 full-time equivalent positions in total.

The project also plays a role in addressing local housing need. By providing essential access and capacity, the road enables the delivery of about 1,800 new homes, representing around 10% of East Riding's projected need.[3] The development forms a key part of the council's strategic growth plans, incorporating community facilities such as a new primary school, medical centre, and improved links to Howden railway station.[4] These investments are expected to generate long term economic benefits, including increased local spending, new commercial space, and strengthening of the area's overall economic resilience.

ESRG considerations

The Howden Relief Road has undergone an ESRG assessment, which found no material residual risks and confirmed alignment with the council's environmental and climate strategies. The project passed the National Wealth Fund's Do No Significant Harm assessment, demonstrating that, whilst an economic growth initiative, it does not negatively affect climate objectives. The road incorporates sustainability-led features like climate-resilient drainage, low-carbon material selection, and a commitment to delivering a minimum of 10% biodiversity net gain. New walking and cycling infrastructure and a greenway providing enhanced access to Howden rail station, are expected to support lower-carbon travel choices.

Social impacts are also expected to be positive. Rerouting heavy goods vehicles away from Howden town centre is anticipated to improve road safety, whilst reducing noise and air pollution.

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[2] See for example: DfT Road Investment Strategy 3, available online under: https://assets.publishing.service.gov.uk/media/69c4265e471d520038d0f64a/ris3.pdf

Leeds City Council – HIAM Strategy, available online under: https://www.leeds.gov.uk/plans-and-strategies/highways-infrastructure-asset-management-strategy

[3] For the total housing requirements see: Local Plan 2020-2039 - Local Plan Extractor

For the Howden development plans see: HOW-G - Between Station Road and Thorpe Road

[4] See HOW-G masterplan, available online here: LPU - Allocations Document Update Adopted 2025.pdf

Impact metrics

Impact	**Metric**
2,000	Direct Jobs Created and Supported
1,600 tCO2e	Emissions