


# Crawley Growth Programme Proposal - unlocking homes and jobs

An architectural rendering of a modern, multi-story office building at dusk. The building features a facade of vertical blue-grey panels and large glass windows that are illuminated from within, showing office interiors. A prominent glass-enclosed corner office is visible on the upper floor. The ground floor has large glass windows displaying what appears to be a retail or public space. The building is surrounded by a landscaped area with trees, shrubs, and a paved walkway. Several cars are parked in a lot in the foreground, and a few people are walking on the path. In the background, another modern building is visible under the twilight sky.

Duncan Barratt- West Sussex County Council  
Clem Smith- Crawley Borough Council  
Marie Ovenden- West Sussex County Council

# Why Crawley - opportunity?

Crawley's jobs volume has increased by over 10% to 98,000 jobs since 2013;

Crawley has the 2<sup>nd</sup> highest jobs density in the country outside central London

Manor Royal – 30,000 jobs, 550 businesses and growing

One of most productive local economies in the UK – averaging £57,200 per worker per annum of output

25% of economic output despite being just 2% of land area in West Sussex

# Why Crawley - threats

- **Traffic congestion**
  - 43,000 commuters per day into Crawley – the highest number of in-commuters in the south east region
  - 80% of commuters travel in by car
  - Air quality challenges – Air Quality Management Area;
  - Reduced connectivity for non car modes
- **Lack of diversity in Town centre**
  - Just over 500 residential units today – not yet a sufficient critical mass
  - Major shortage of Grade A commercial space
- **Land supply significantly constrained**
  - 13% of available land safeguarded for 2<sup>nd</sup> runway;
  - 10,000 housing growth demand vs 5,100 site supply;
  - At 4,500 hectares Crawley has very tight boundaries;
- **Lack of availability of good quality modern commercial space generally**

# Crawley Growth Programme Overview

- **Investment in key local infrastructure to enable sustainable growth.**
  - Sustainable transport upgrades to boost capacity and enable jobs and homes growth
  - Major connectivity enhancements at Crawley's 3 railway stations
  - Key public realm improvements to upgrade the living / business environment
- **£60 million Investment Package - A critical mass of public / private funds to maximise long term growth benefits.**
- **The goal of the LGF investment:**
  - enable the viability of key town centre and Manor Royal regeneration sites (including Station Gateway, Telford Place, County Buildings, Northwood Park, Churchill Court, Nova)
  - unlock significant numbers of additional new homes, jobs and commercial space to secure Crawley's sustainable economic growth.
- **The target outcomes to 2030:**
  - 1,000 additional new homes in Crawley town centre
  - 135,000 square metres of new Grade A commercial space
  - 7,000 additional new jobs

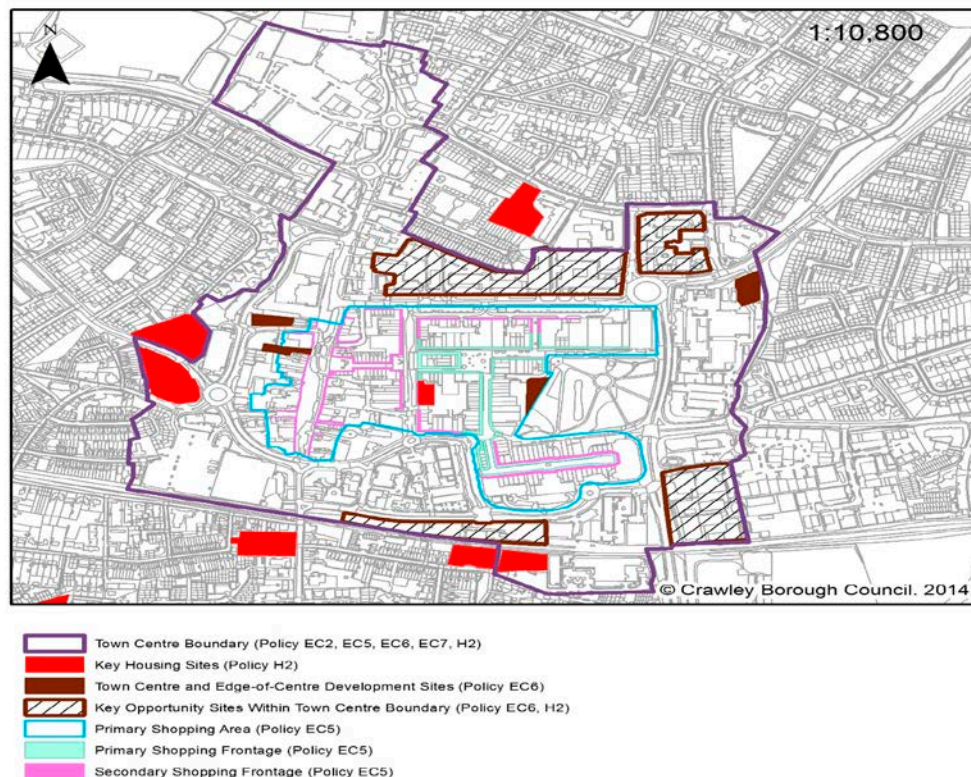


# Priorities - Town Centre Regeneration Programme

**Our Ambition:** To become a dynamic business growth hub with a bold and vibrant community heart for Crawley and the Gatwick Diamond. This will drive a diverse retail offer, excellent public realm, high quality town centre living and a thriving evening economy.

## Seven Priorities

1. Invest in revitalised public realm, highways and infrastructure
2. Bring forward town centre opportunity sites
3. Create conditions for new high grade business space
4. Develop town centre neighbourhood amenities
5. Governance, engagement and co-ordination
6. Marketing, branding and inward investment
7. Complementary policy



# Queensway

- High quality extension to the Queens Square scheme to stimulate regeneration of Queensway retail / business space
- Developed through extensive consultation
- provides a seamless connection to other parts of the town centre, notably Memorial Gardens
- safe space accessible to all users - day and night – feels safe
- location for a new and improved town centre market
- cyclist access
- minimise disruption during construction







# Station Gateway

PROPOSED 3D VISUALS

VIEW AT RAILWAY STATION FRONTAGE – HIGH LEVEL



CRAWLEY STATION GATEWAY DEVELOPMENT

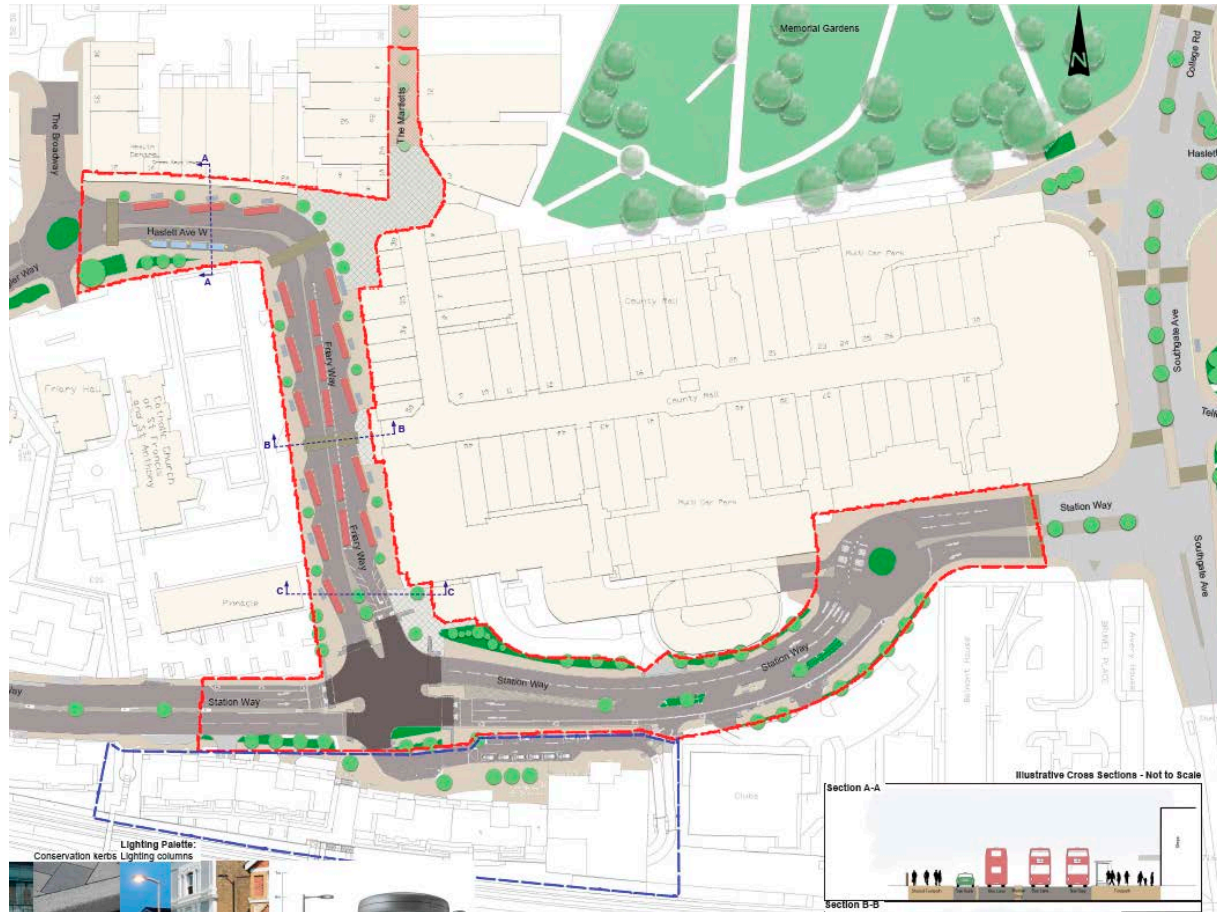


IAN WHITE  
ASSOCIATES  
LANDSCAPE  
ARCHITECTS

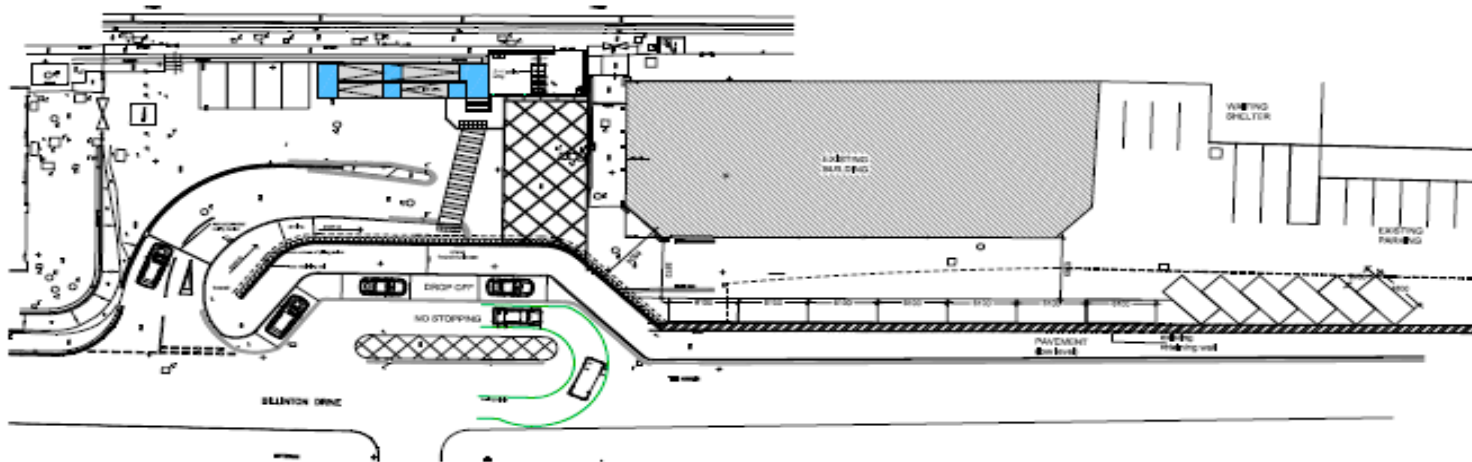




# Station Gateway



# Three Bridges Station



**An integrated scheme to transform connectivity:**  
 Eastern Access – Vehicular / pedestrian drop off  
 Station Forecourt – public realm upgrade  
 Haslett Avenue East traffic lights- “MOVA” Upgrade  
 Removal of right hand turn into station  
 Worth Park Avenue Cycle scheme – links into network  
 Bus shelter RTP1 upgrades

AN AS PROPOSED



PRE-FEASIBILITY			
tpp CONSULTING			
Project: Proposed Goring Three Bridges Train Station Haslett Avenue, Crawley West Sussex, RH10 1LY For: Southern			
Drawing: Site Plan as Proposed Option 3			
Author	Drawn	Checked	Reviewed
T. P. P.	M. G. H.	S. C.	S. L.
Drawing No:			Sheet
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# Public Transport DDA Access Project

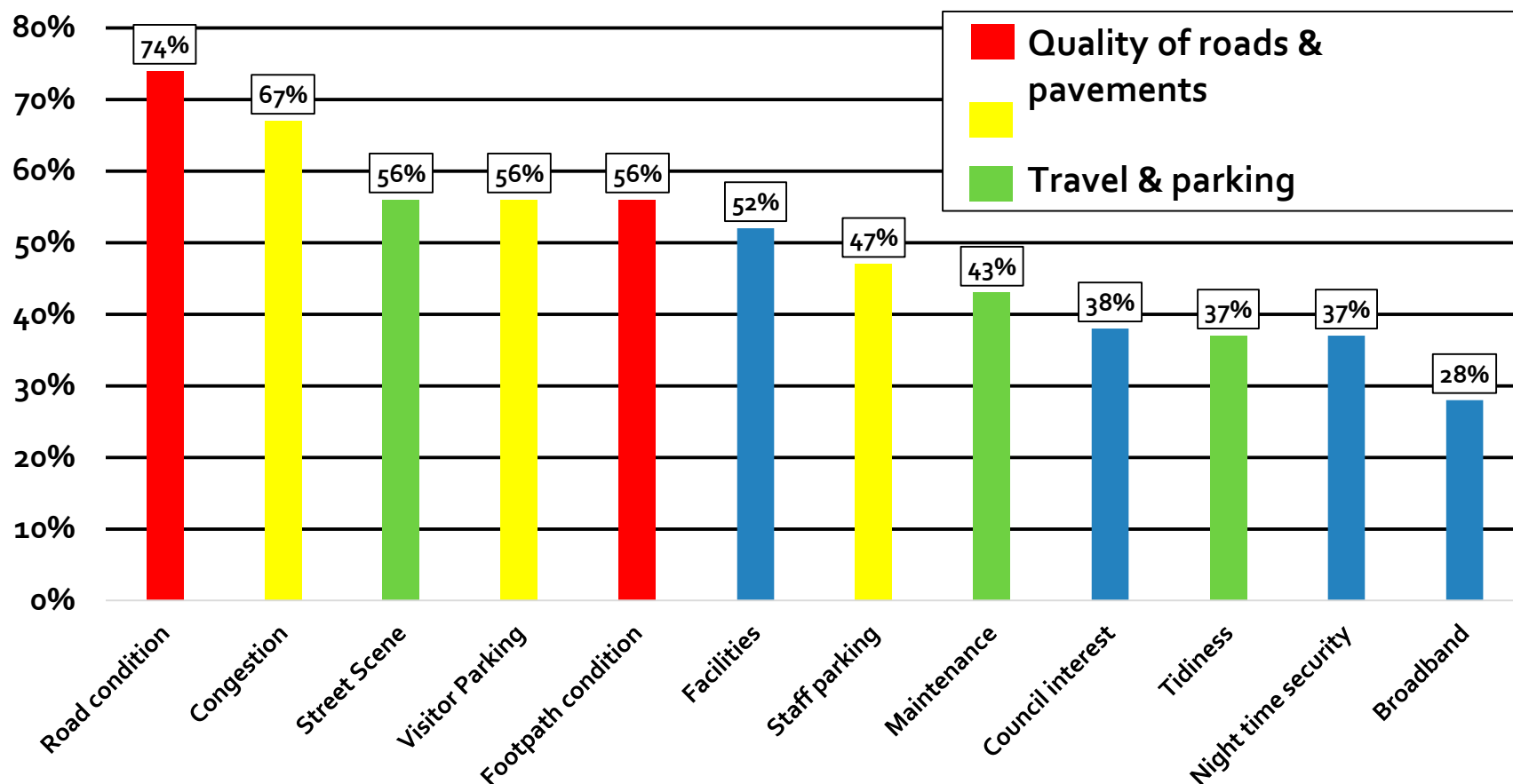
## South Terminal



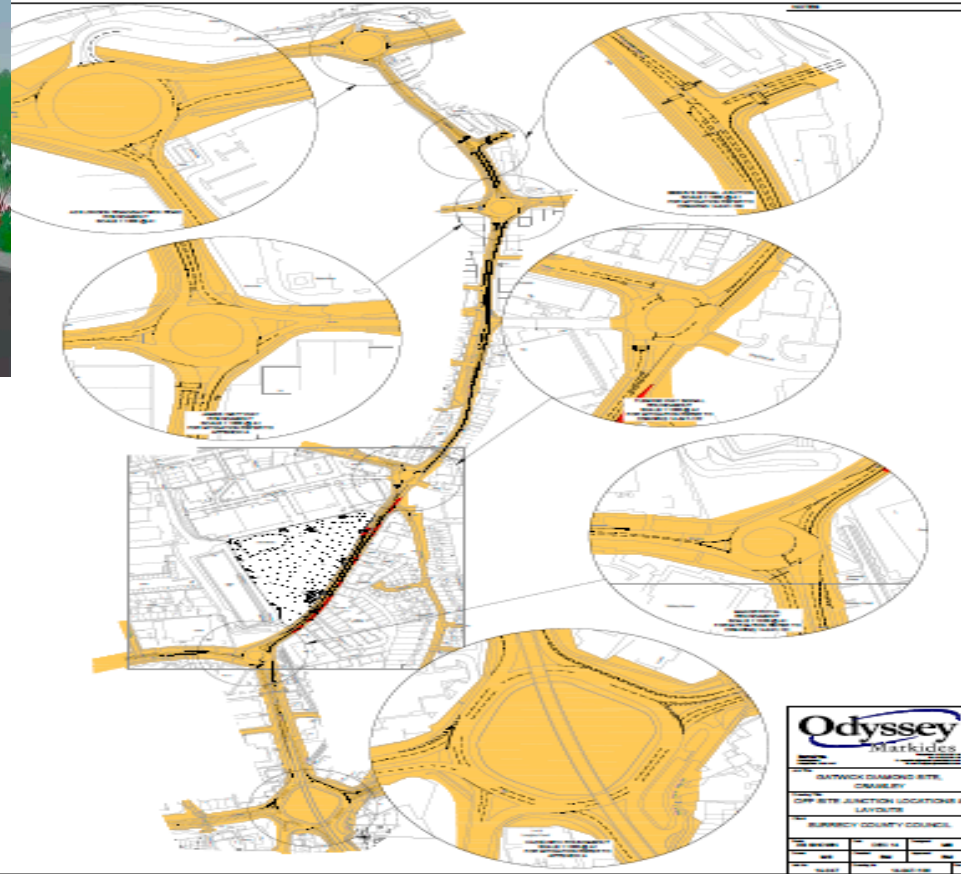
- Underpass refurbishment
- Enclosed bus shelters
- Protective wooden fence behind bus shelter (protection from strimming).
- Two New Lifts + Help point
- Canopy – Enclosed with lighting
- Staircase refurbishment
- Two replacement lifts + Help point



# The Priorities – Manor Royal



# Tackling Congestion – Gatwick Road



# Improving Bus infrastructure- Real Time Passenger Information / Bus shelters

## New installs (14 displays):-

Manor Royal East (EB & WB)

Manor Royal Central (EB)

Business quarter (Fleming Way) (EB & WB)

Gatwick Road south (NB & SB)

Fleming Way Central (EB), Fleming Way East (EB)

Fleming Way West (WB), London Road Central (SB)

Betts Way (S), County Oak Way (Shops)

Napier Way (NB)

## Upgrades (14 displays):-

London Road Central (NB)

Faraday Road (NB & SB)

Fleming Way Central (WB)

Manor Royal West (EB & WB)

Manor Royal Central (WB & NB)

Gatwick Road North (NB)

Fleming Way East (WB)

Gatwick Road North (SB)

Betts Way (NB)

Gatwick Road Central (NB & SB)

## New Bus Shelters:-

Gatwick Road (South)

County Oak (Eastbound)

Napier Way (Jct with Gatwick Road)

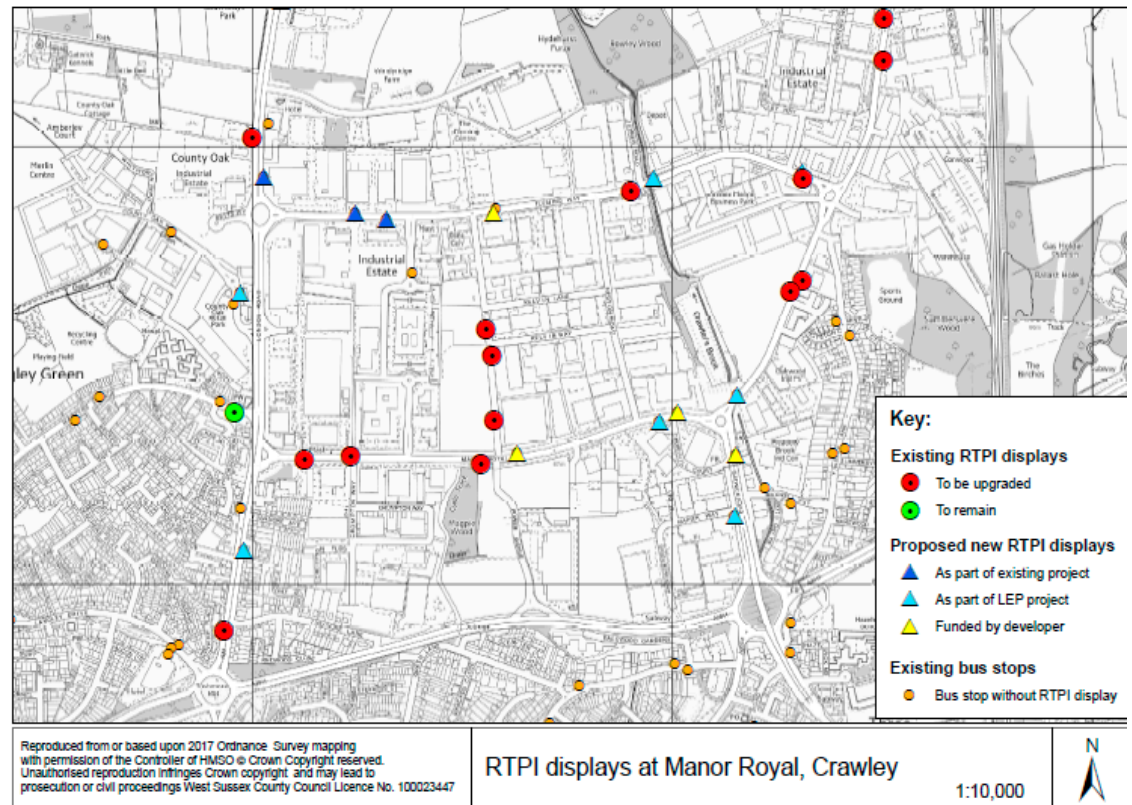
Gatwick Manor (On A23 South)

Gatwick Manor (On A23 North)

## Enhanced bus route frequencies:-

Route 20 – Manor Royal-Town Centre

New buses on Fastway Route 10





# Improving Sustainable Transport infrastructure- Bus improvement's : Superhubs

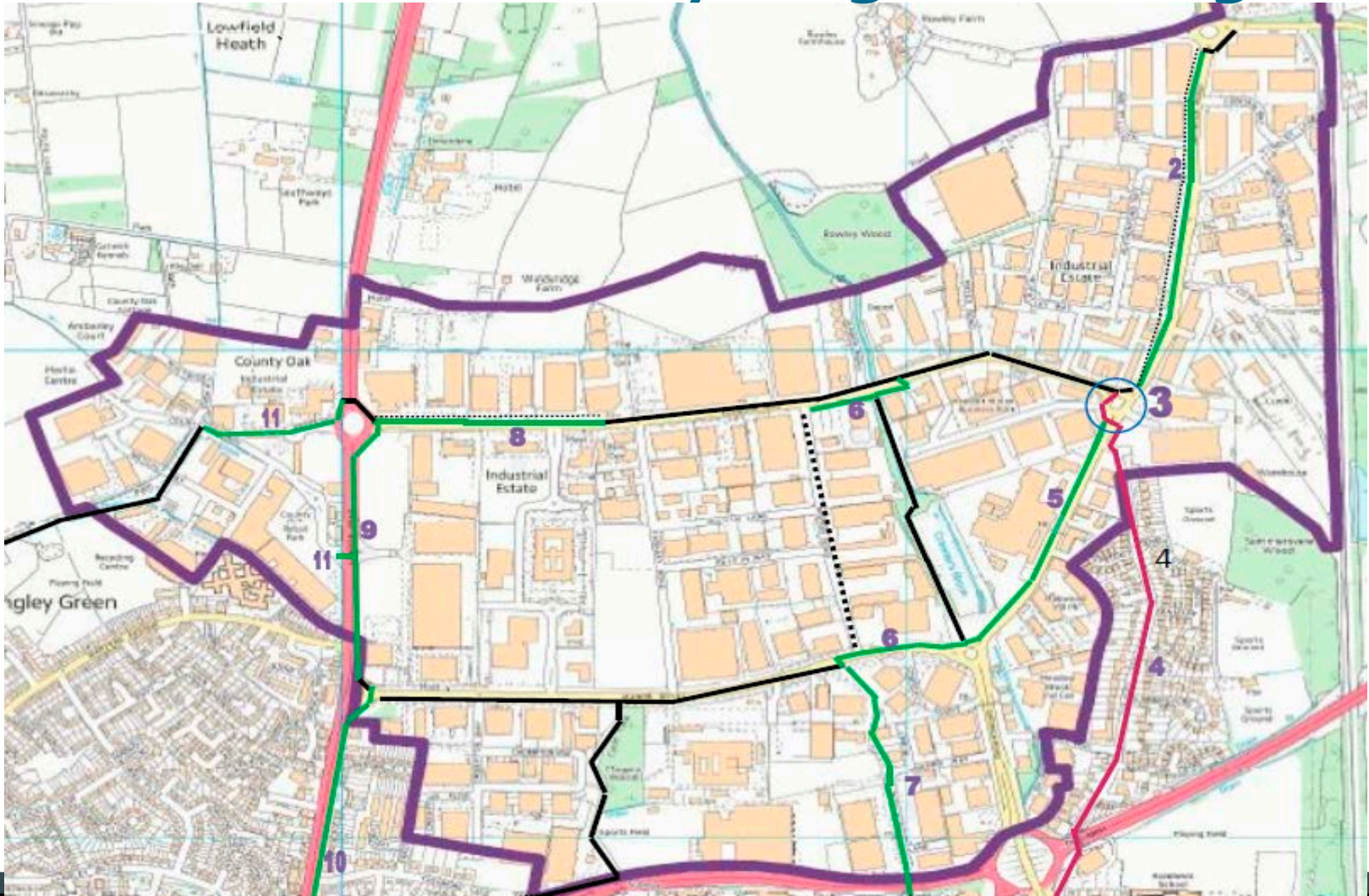
Potential Locations:-

- Gatwick Road North southbound
- Gatwick Road North northbound
- Manor Royal West westbound (outside Thales offices)
- Manor Royal West eastbound (outside Thales offices)
- Manor Royal Central westbound
- Fleming Way West eastbound (outside Virgin's Base)



*The Superhubs could offer an enclosed area, fitted with WiFi, USB charging points and other features like additional information screens*

# Improving Sustainable Transport infrastructure- Cycling & walking



# In Summary

- £60m Package
- 2,000 additional homes
- 11,000 additional jobs

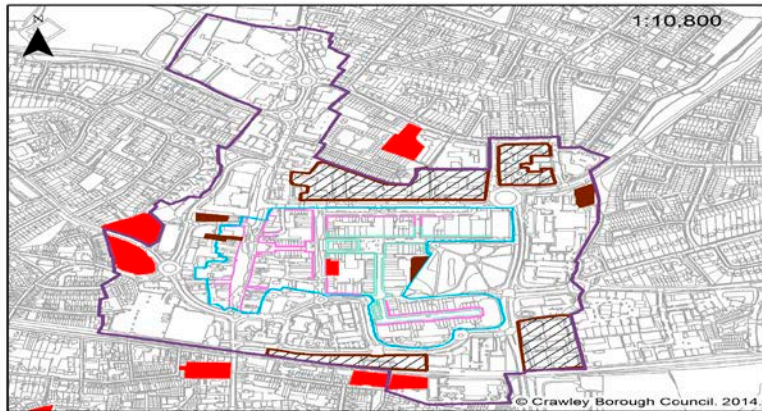
LGF phase 1	1.500	1.587	0.000			3.087
LGF phase 2		3.660	3.660	3.660	3.660	14.640
WSSC		7.500	1.245	0.050	0.740	9.535
CBC		0.000	1.100	1.500	2.800	5.400
MR BID		0.599	0.533	0.505	1.512	3.149
GAL	0.450	0.280	1.580	0.490		2.800
Metrobus	4.450	1.774	1.608	4.830	1.030	13.692
Developers				0.650	3.950	4.600
S106			1.252	0.622	0.877	2.751
CIL				0.750		0.750
<b>FUNDING TOTAL</b>	<b>6.400</b>	<b>15.400</b>	<b>10.978</b>	<b>13.057</b>	<b>14.569</b>	<b>60.404</b>



# Next Steps

- Finalise business case – by end of June
- LEP Submission – first week in July
- LEP Investment Committee – 14<sup>th</sup> July
- Contract negotiation – July – August
- Commence programme – September
- Programme delivery Sept 2017 to March 2021

# A Major Economic Development opportunity



- Town Centre Boundary (Policy EC2, EC5, EC6, EC7, H2)
- Key Housing Sites (Policy H2)
- Town Centre and Edge-of-Centre Development Sites (Policy EC6)
- Key Opportunity Sites Within Town Centre Boundary (Policy EC6, H2)
- Primary Shopping Area (Policy EC5)
- Primary Shopping Frontage (Policy EC5)
- Secondary Shopping Frontage (Policy EC5)

- 135,000 square metres (1.4m square feet)
- Town Hall (122,000); County Buildings (60,000); Queens Square (20,000); Station Gateway (4,000) (206,000 square feet)
- Nova (110,000); Northwood Park (100,000); Nexus Parcel 1 (150,000); Churchill Court (105,000) Crompton Way (22,000); Jersey Farm (12,000); Faraday Road (121,000) (620,000 square feet)
- Intensification of employment sites in the borough: 600,000 square feet



# Discussion questions for LEAG

- What should our town centre commercial space offer be to the business community?
- How best do we go about formulating that offer?
- How should we promote, market and showcase that offer?
- How can we help developers to unlock major commercial space investment in Manor Royal and attract major tenants?
- How can the Local Economy Action Group help? – an economic development programme to complement the infrastructure development?