

# Crawley Borough Council

## Report to Overview and Scrutiny Commission 2 October 2017

# 3

### Report to Cabinet 4 October 2017

## Proposed Crawley Growth Programme 2017-21

Report of the Head of Economic & Environmental Services – **PES/259**

---

### 1. Purpose

- 1.1 To request Cabinet endorsement for the proposed Crawley Growth programme 2017-21, to be led by Crawley Borough Council and West Sussex County Council, which seeks £14.6m of Local Growth Fund (LGF) from the Local Enterprise Partnership (LEP).

These LGF monies will be part of an infrastructure investment package of £60.4m which will upgrade the living / business environment and transform pedestrian, cyclist and sustainable transport connectivity in Crawley town centre, at Crawley's 3 principal rail stations and in Manor Royal. This in turn will help create the conditions for 1,000+ new homes, 135,000 square metres of new commercial space and 7,000 more jobs by 2030.

- 1.2 To seek Cabinet approval for the allocation of £2.8 million of CBC capital programme funding from the Town Centre Regeneration Fund to the Crawley Growth programme, to help unlock £14.6m of LGF from the LEP and the overall investment package of £60.4m.

### 2. Recommendations

- 2.1. To the Overview and Scrutiny Commission:  
That the Commission consider the report and decide what comments, if any, it wishes to submit to the Cabinet.
- 2.2. To the Cabinet:

The Cabinet is recommended to:

- a. Endorse the Crawley Growth Programme as summarised in 1.1 above and explained in this report.
- b. Approve the allocation of £2.8 million of CBC capital funding from the existing capital programme for the Town Centre to the Crawley Growth programme.
- c. Subject to formal approval by LEP of the £14.6 million of LGF monies to:
  - Delegate authority to the Head of Economic and Environmental Services (in consultation with Head of Legal and Democratic Services) to sign an agreed partnership agreement with West Sussex C.C
  - Delegate authority to the Head of Economic and Environmental Services and the Head of Finance, Revenues & Benefits to approve the drawdown of the above budget for individual Growth Programme schemes, in consultation with the Leader and the Cabinet Member for Planning and Economic Development.

### **3. Reasons for Recommendations**

- 3.1 To confirm Crawley Borough Council's role in the delivery of the Crawley Growth programme and to seek formal approval to allocate £2.8 million of CBC capital programme funding as a match funding contribution to overall programme delivery.

### **4. Background**

- 4.1 Realising the excellent growth potential in Crawley is recognised as a Local Enterprise Partnership priority in the Strategic Economic Plan and accordingly £17.7 million of Local Growth Fund was ring-fenced by the LEP.
- 4.2 Crawley's Local Growth Fund Phase 1 is already approved and consists of:
- £1.5 million spent on the Queens Square regeneration that is very nearly complete.
  - £1.587 million to be spent in 2017-18 by WSCC on real time passenger information (RTPI) upgrades to bus shelters across Crawley and on traffic signal enhancements along Haslett Avenue East, including outside Three Bridges station.
- 4.3 The remaining £14.6 million was identified as Phase 2 with a spend profile through to the end of 2020/21, which is the subject of this Crawley Growth programme bid.
- 4.4 Since 2013, the number of jobs in Crawley has risen by over 10% to 98,000, which is one of the best performances of any area in south east England and almost double the national average jobs growth (5.12%). This underlines Crawley's excellent track record as a place which attracts jobs and business growth.
- 4.5 Crawley Borough Council signed a Growth Deal with West Sussex County Council in December last year to commit both authorities to working closely in partnership to enable Crawley's ongoing sustainable growth. This Crawley Growth programme is a clear demonstration of the commitment of both authorities to delivery and to the effectiveness and success of that partnership in bringing the programme together.

### **5. Aims and Objectives of the Crawley Growth Programme**

- 5.1 The principal strategic aim of the Crawley Growth programme is to create the local viability conditions for regeneration sites in Crawley town centre and Manor Royal to help deliver the sustainable growth of Crawley's economy and community. This is in the face of threats to that sustainability, which comprise traffic congestion in Manor Royal, an over reliance on the car and outdated business and living environments.
- 5.2 To tackle these threats and inject further impetus into Crawley's growth, we are seeking the agreement from the LEP to commit the remaining £14.6 million of Local Growth Fund as part of an infrastructure and regeneration investment package of £60.4 million so that a multi-agency partnership led by West Sussex County Council and Crawley Borough Council, can deliver the following objectives in the area:
- Public realm upgrades in Crawley town centre and Manor Royal to improve the quality of the living / business environment and so attract higher quality new homes / jobs.
  - Unlock significant new Grade A commercial office space in the town centre's "Eastern Gateway" (The Boulevard-Northgate Avenue – College Road axis) as a catalyst for the a new town centre business and jobs growth hub.

- Sustainable transport infrastructure and highway upgrades to boost overall transport capacity and enable significant modal shift from car usage to bus, rail, cycling and walking alternatives.
- Major connectivity improvements and public realm upgrades at Crawley's 3 principal rail stations – Crawley, Three Bridges, Gatwick – to facilitate more sustainable commuting from rail onto the buses, cycle and pedestrian routes. There will be a particular emphasis on enhancing bus / cycle routes to and within Manor Royal.

## 6. Summary Outline of Crawley Growth Programme schemes 2017-21

6.1 The £60.4 million package will deliver / enable the following schemes:

- **Queensway – The Pavement** – Public realm upgrade & improved cycling / walking.
- **Station Gateway** – New rail station, upgraded bus station, bus flow improvements, Station Way traffic calming, public realm upgrades and much better cycle / pedestrian connectivity between the station and town centre core.
- **Eastern Gateway** – Improved cycle / pedestrian connectivity between the town centre core and regeneration sites (County Buildings, Town Hall, Telford Place) in addition to Crawley College; Public realm upgrades, Traffic calming on College Road and The Boulevard, an off road cycle path along The Boulevard / College Road.
- **Commercial space acquisition** – A County led initiative – subject to viability – to acquire vacant office space and convert to state of the art Grade A commercial space.
- **London Road / County Oak, Manor Royal** – junction improvements / traffic circulation improvements and enhanced pedestrian, bus and cyclist connectivity.
- **Gatwick Road – Manor Royal** – roundabout junction improvements to tackle congestion. New bus lane to improve bus flows. Enhanced public realm / Gateway 1.
- **Highways resilience – resurfacing programme**
- **Cycle and pedestrian routes – upgrades and improved network connectivity.** This will create a much better quality cycle network across Manor Royal, linking to Gatwick and Three Bridges railway stations. Will include toucan crossing upgrades.
- **Bus infrastructure improvements** – Route enhancements serving Manor Royal. RTP1 upgrades / installation across 33 Manor Royal shelters, 5 new bus shelters.
- **Information and marketing infrastructure** – Led by Manor Royal BID, outdoor media at 6 locations to promote sustainable transport / advertise local business. Proposals to work with Manor Royal businesses to change commuter habits.
- **Three Bridges station improvements** – Public realm upgrade to station forecourt, enhanced cycle, car, pedestrian and bus connections to the station, including new RTP1 bus shelters.
- **Gatwick Railway station improvements** – Improved connectivity and business environment for commuters, featuring 2 new lifts, refurbishments to the 2 existing lifts, a covered canopy walkway and a refurbished underpass to strengthen greatly the quality of the links between Gatwick railway station / airport and the bus stops.

## 7. Target Outcomes

7.1 The Local Growth Fund investment of £14.6 million will enable delivery of the Crawley Growth programme 2017 to 2021 with the aim of achieving the following outcomes set out in the table below. The middle column highlights the proposed programme targets, whilst the right hand column identifies “stretch” targets, which we believe may be achievable subject to broader economic performance to 2030:

<i>LEP Commitment</i>	<i>WSCC / CBC commitment (programme targets)</i>	<i>Stretch Target (non contractual)</i>
<ul style="list-style-type: none"> <li>• £14.6m LGF</li> </ul>	<ul style="list-style-type: none"> <li>• Programme delivery exceeding £30m of public funds.</li> <li>• 1,000 new homes in Crawley by 2030</li> <li>• 135,000sqm of new Grade A commercial space within Crawley by 2030</li> </ul>	<ul style="list-style-type: none"> <li>• Programme delivery exceeding £60m of public funds</li> <li>• 2,000 new homes in Crawley by 2030</li> <li>• 200,000sqm of new grade A commercial space in Crawley by 2030</li> </ul>

## 8. Information / Analysis in Support of the Recommendations

8.1 Cabinet approval of a financial allocation of £2.8 million of CBC capital programme funding from the Town Centre Regeneration Fund to the Crawley Growth programme will:

- Confirm the CBC match funding contribution required to unlock £14.6 million of LGF monies and the broader investment package of £60.4 million.
- Confirm the Borough Council's pivotal role in the delivery of the Crawley Growth programme, working closely with West Sussex County Council.

## 9. Financial Implications

9.1 The total cost of the Crawley Growth programme is £60.4 million. This will be funded from the following sources, as set out in the Table below, some of which will be committed in due course, subject to process:

<b>Funder</b>	<b>Amount</b>	<b>Committed</b>
LGF	£14.64m	TBA – subject to LEP Board approval
LGF (Phase 1)	£3.087m	Yes
WSCC	£1.704m	Yes
WSCC	£7.891m	Yes
CBC	£2.6m	Yes (£1.5 million already allocated to Three Bridges station improvements / £1.1 million allocated to Queensway scheme).
CBC	£2.8m	*Approval to allocate sought in this Cabinet report
S106	£2.481m	TBA – subject to established approval process for individual project schemes
CIL	£1m	TBA – subject to approval of spend and governance proposals and CIL receipts
GAL	£2.8m	Yes
Manor Royal BID	£3.039m	TBA – subject to BID 2 approval
Developer Contributions	£4.659m	TBA - Subject to planning process
Metrobus	£13.792m	Yes
<b>Total</b>	<b>£60.4m</b>	

9.2 Crawley Borough Council has already allocated £1.5 million of capital programme funds to the Three Bridges station improvements scheme and £1.1 million to the Queensway scheme. This reports seeks to allocate £2.8 million of CBC capital funds in order to complete the Borough Council's match funding contribution.

## **10. Proposed Programme Governance**

10.1 West Sussex County Council will act as the lead delivery body for the Crawley Growth programme package of funding. This will involve the overall budget / finance management of the programme, the compilation of quarterly progress reports and financial claims to the Local Enterprise Partnership to draw down LGF monies to distribute to the partners against agreed expenditure.

10.2 The overall co-ordination and strategic management of the Crawley Growth programme will be undertaken by the Crawley Growth Board, chaired by the CBC Chief Executive with the Executive Director for Economy, Infrastructure and Environment at WSCC and other senior representatives of CBC and WSCC alongside a senior representative from other project partner organisations.

10.3 The monitoring and oversight of the above individual schemes will be led by the Crawley Growth Programme Delivery team, comprising officer representatives from CBC, WSCC and scheme partners. The Delivery Team will compile update reports and analysis on programme level progress to the Crawley Growth Board.

10.4 The Crawley Growth Programme includes the following project partners / delivery bodies / stakeholders: Manor Royal BID; Gatwick Airport Ltd; Arora Group; Network Rail; GTR Southern; Town Centre Partnership Board; High Street Business Forum; Town Centre Professional Services Forum; Nexus Site Developer – Surrey CC;

## **11. Legal Implications**

11.1 Subject to formal approval by the Local Enterprise Partnership of the £14.6 million of LGF monies, Crawley Borough Council will negotiate a partnership agreement with West Sussex County Council, which will confirm the Crawley Growth programme governance, budget and delivery arrangements and the responsibilities of each authority for management of the programme.

11.2 The Local Enterprise Partnership will draw up a programme delivery contract for the Crawley Growth programme, which it will seek to sign off with West Sussex County Council, as lead delivery body. The County Council will in turn seek to confirm the participation and commitment of Crawley Borough Council to delivery of the Growth programme through a partnership agreement, as described above. This agreement will be negotiated, once confirmation of the LGF monies has been received.

## **12. Equalities Implications**

12.1 There are no specific equalities implications arising out of this report.

### **Background Information - Final draft business case**

Report author and contact officer: Clem Smith, Head of Economic and Environmental Services

01293 438567, [clem.smith@crawley.gov.uk](mailto:clem.smith@crawley.gov.uk)