

# Crawley Borough Council

## Report to the Overview & Scrutiny Commission 27 November 2023

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## Crawley Station Gateway – Phase 1

Report of the Head of Economy and Planning PES/443

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### 1. Purpose

- 1.1 The Crawley Growth Programme, Crawley Towns Fund Investment Plan and Town Centre Regeneration Programme all include a commitment to delivering the Station Gateway project; a significant public realm and bus station improvement scheme at this important transportation hub and principal gateway to Crawley town centre.
- 1.2 This report informs Cabinet of the refreshed concept designs for the 'Station Gateway – Phase 1' scheme and seeks approval to go out to public and stakeholder consultation, prior to the submission of a planning application and procurement of a construction contractor.

### 2. Recommendations

- 2.1 To the Overview & Scrutiny Commission:

That the Overview & Scrutiny Commission consider the report and decide what comments, if any, it wishes to submit to Cabinet.

- 2.2 To the Cabinet:

The Cabinet is recommended to:

- a) Approve the refreshed concept design for the Station Gateway Phase 1 project found at Appendix A; comprising a public realm and bus station improvement scheme focusing on Friary Way, Haslett Avenue West and The Martlets.
- b) Approve the refreshed concept design to go out to public and stakeholder consultation, prior to the submission of a planning application and procurement of a construction contractor.
- c) Delegate authority to approve the final designs for Station Gateway Phase 1 to the Head of Major Projects and Commercial Services, in consultation

with the Head of Economy & Planning and Cabinet Member for Planning and Economic Development, following the period of stakeholder consultation and undertaking minor modifications as required.

- d) Delegate to the Head of Major Projects and Commercial Services the submission of a planning application to the Local Planning Authority on behalf of Crawley Borough Council
- e) Delegate authority to the Head of Major Projects and Commercial Services to undertake a procurement tendering exercise to appoint a construction contractor in accordance with the Council's Procurement Code.
- f) Delegate authority to the Leader of the Council, in consultation with the relevant Cabinet Member and Head of Major Projects and Commercial Services, to approve the award of the construction contact following an appropriate procurement process.
- g) Delegate the negotiation, approval and completion of all relevant documentation, including legal paperwork, to the Head of Economy and Planning, Head of Governance, People and Performance and the Head of Corporate Finance (Generic Delegations 2 & 3 will be used to enact this recommendation).
- h) Request Full Council to approve the amalgamation of the two funding streams (£5.4m from the Crawley Growth programme and £2m from the Towns Fund) already allocated within the Council's capital programme to enable delivery of the project as set out in section 7.2 of report PES/443.

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

- 3.1 To enable the successful delivery of the Station Gateway Phase 1 scheme which will deliver significant public realm and bus station improvements whilst future-proofing future town centre regeneration schemes.

### **4. Background**

- 4.1 The Crawley Growth Programme is a major regeneration programme of infrastructure improvements and physical regeneration designed to support significant increases in new homes, business investment and employment growth. The Programme is being delivered by Crawley Borough Council in partnership with West Sussex County Council (WSCC), underpinned by £49.093m of public funding and supported by a range of public and private sector organisations including Metrobus, Manor Royal Business Improvement District, the Arora Group, Network Rail and Govia Thameslink Railway (GTR).
- 4.2 The Crawley Growth Programme includes a funding allocation of £5.4m to deliver the 'Station Gateway' project; a public realm and bus station improvement scheme focused on the area surrounding Crawley railway and bus stations (Haslett Avenue West, Friary Way and the Station Way junction).

- 4.3 On 12<sup>th</sup> December 2018, Full Council approved the inclusion of the Station Gateway scheme within the Council's capital programme and on 21<sup>st</sup> November 2018 Cabinet approved Crawley Borough Council to be the lead organisation for the scheme. Delegated authority was granted to commission designers to undertake detailed designs, working in close partnership with key stakeholders.
- 4.4 In 2020, the project was paused as a result of key resources from Crawley BC being diverted in response to the Covid-19 pandemic. It was decided that Crawley Growth Programme should instead concentrate efforts on delivering the Eastern Gateway and Manor Royal Highway Improvement schemes.
- 4.5 In 2021, Crawley received £21.1m from the Towns Fund, £2m of which was allocated to improve the bus station and bus infrastructure in this part of the town centre. On 16<sup>th</sup> March 2022, Cabinet approved the addition of the Crawley Bus Station Improvement Scheme to the capital programme with a £2m capital allocation to the project.
- 4.6 In 2022, the Department for Transport (DfT) awarded WSCC £17.4m of for Bus Service Improvement Plan (BSIP) funding for Bus Infrastructure improvements and £5.3m of this was provisionally allocated for an 'enhanced' bus station and a Station Way bus lane scheme in Crawley. Consideration was given to combining this new funding with the CGP and Towns Fund monies to create an enlarged Station Gateway scheme, building on the design work already undertaken for the original smaller scheme. After some time spent on initial design work, led by WSCC and their design consultants, it emerged that DfT would not support delivery of the larger scheme because it did not meet their spend deadline for the BSIP funds by the end of March 2025.
- 4.7 In July 2023, the Crawley Growth Board agreed to revert to the scale and objectives of the original Station Gateway scheme and that Crawley Borough Council would resume the role of the lead delivery partner with a renewed focus on using the £7.4m funding (CGP and Towns Fund) to deliver the scheme (dubbed Station Gateway Phase 1 in anticipation of a renewed bid led by WSCC to DfT in the future for "Phase 2" Station Way highway / bus lane infrastructure upgrades).
- 4.8 The Station Gateway scheme comprises the following design objectives:
- Deliver integrated, sustainable access and public realm improvements at this important gateway to the town centre;
  - Provide greatly improved cycle and pedestrian access between Crawley railway station, bus station, County Mall and The Martlets;
  - Deliver an enhanced bus station and improve bus and traffic flows around Friary Way including a dedicated left hand turn for buses from Friary Way onto Station Way;
  - Transform the area for business investment by providing new soft landscaping and public realm improvements, enhancing the living and working environment in this part of the town centre;

- Improve connectivity from the railway and bus stations to the wider town centre.

## 5. Revised scope and concept design

- 5.1 In September 2023, new Terms of Reference for the Station Gateway Phase 1 project was approved, and a new Project Board and Steering Group established, led by Crawley Borough Council and reporting to the Crawley Growth Board and Town Deal Board. The Terms of Reference can be found at **Appendix A**.
- 5.2 The Project Board has defined proposals for a revised geographical scope for the Station Gateway Phase 1 project, focused on delivering public realm and bus station improvements in The Martlets, Friary Way and Haslett Avenue West.
- 5.3 The design development of Station Gateway Phase 1 has been careful to consider ‘future proofing’ the scheme in order to ensure that a future Phase 2 scheme along Station Way or any other future regeneration schemes in the immediate vicinity can be aligned and delivered without any abortive works taking place.
- 5.4 The revised concept design for the Station Gateway ‘Phase 1’ scheme can be found at **Appendix B**.

## 6. Next steps

- 6.1 The Station Gateway scheme programme currently anticipates the following milestones:
- Report to Cabinet 29 November 2023
  - Public & Stakeholder Consultation 14 January – 5 February 2024
  - Submit planning application Spring 2024
  - Planning determination Summer / Autumn 2024
  - Procurement of construction contractor Summer / Autumn 2024
  - Mobilisation / start on site Spring 2025
  - Construction period (18 months) Spring 2025 – Autumn 2026

## 7. Implications

### 7.1 Staffing

Resources are in place to manage and deliver the project using staff from the Economic Development and Regeneration and the Built Environment teams, supported by officers from Finance, Legal and Community Services as required.

The project team will be strengthened by the recruitment of a temporary Principal Regeneration Officer (2 year fixed-term post). The postholder will work exclusively on the Station Gateway Phase 1 project and will be wholly funded from the capital budget for the scheme.

## 7.2 Financial

The total budget for the 'Station Gateway – Phase 1' scheme is £7.4m. This comprises £5.4m from the Crawley Growth Programme and £2m from the Towns Fund – and this report asks the Cabinet to request Full Council approval to combine the two funding sources.

Cabinet report PES/307 on 21<sup>st</sup> November 2018 approved the inclusion of the Station Gateway scheme within the capital programme, through the Crawley Growth Programme.

Cabinet report PES/399 on 16<sup>th</sup> March 2022 approved the addition of the Crawley Bus Station Improvement Scheme to the capital programme with a £2m capital allocation to the project.

The overall scheme budget will be carefully managed and monitored as the project moves forward and reported to Councillors through the quarterly budget monitoring process.

## 7.3 Legal

A planning application for the project will be submitted to, and determined by, Crawley Borough Council as the Local Planning Authority.

A construction contract will be entered into following a robust procurement exercise, in accordance with the Council's Procurement Code.

## 7.4 Environmental

Environmental sustainability has been considered throughout the design process and, where feasible, measures will be taken to minimise energy consumption, waste production and pollution emissions. Environmental impact assessments will be undertaken for all working practices and products associated with the final scheme and assessed through the discharge of the planning conditions.

## 8. **Background Papers**

- Report to Cabinet 16 March 2022 PES/399 – Crawley Towns Fund Business Cases
- Report to Cabinet [21 November 2018 PES/307](#) – Station Gateway Programme update
- Report to Cabinet [27 June 2018 PES/298](#) – Crawley Growth Programme update

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