

Crawley Borough Council

Report to Overview and Scrutiny Commission 19 November 2018

Report to Cabinet 21 November 2018

Station Gateway Programme Update Report of the Head of Economy and Planning – *PES/307*

1. Purpose

- 1.1 To brief Cabinet on the progress made with the delivery of the Station Gateway Scheme (the Scheme – see section 4.3), part of the Crawley Growth Programme.
- 1.2 This report seeks Cabinet approval for Crawley Borough Council (CBC) to take the project management lead on the scheme and to enable the detailed design phase of the scheme – to RIBA Stage 4 for elements A, B and C mentioned in section 4.2.
- 1.3 This report also seeks a number of delegations to enable the Scheme to be taken forward in a timely manner.

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) Note the progress made to date to bring forward the Scheme
- b) Approve Crawley Borough Council to be the lead project management organisation for the Scheme.
- c) Delegate authority to the Head of Economy and Planning to undertake a procurement tendering exercise to appoint designers to undertake detailed designs for the Scheme in accordance with the Council's Procurement Code.
- d) Delegate authority to the Head of Economy and Planning, in consultation with the Cabinet Member for Planning and Economic Development to approve the final, detailed designs for the Station Gateway scheme, subject to consultation (and subject to planning permission for the Friary Way – bus station element) and working in close partnership with Arora Group, Govia Thameslink Railway (GTR), Network Rail (NR), and West Sussex County Council (WSCC).
- e) Delegate the negotiation and approval of the terms of all relevant legal documentation to the Head of Economy and Planning, Head of Legal, Democracy and HR, Head of Corporate Finance, in consultation with the Cabinet Member for Planning and Economic Development.

Request Full Council to:

- f) Approve the inclusion of the Scheme within the capital programme, funded by the Local Enterprise Partnership (LEP) and WSCC through the Crawley Growth Programme.
- g) Approve the increase of £5.2 million to the capital programme for the Station Gateway Scheme within the Crawley Growth programme, to be funded from contributions from the LEP and WSCC, subject to formal agreement with WSCC of a revised funding protocol.

3. Reasons for the Recommendations

- 3.1 On 4th July 2016, Crawley Borough Council Planning Committee granted outline planning permission ([CR/2016/0294/OUT](#)) for Station Gateway site development, comprising 308 new residential flats, a railway station, a dedicated car park for the station and public realm / transport interchange improvements to strengthen taxi / pedestrian / cyclist / bus connectivity. The Station Gateway site development is not viable without funding investment in the highways, junction and public realm improvements on Station Way.
- 3.2 On 4th October 2017, Cabinet endorsed the Crawley Growth Programme (report [PES/259](#) refers), comprising a range of town centre, Manor Royal and transport regeneration schemes, including the Scheme to help unlock residential / commercial space growth. This followed the formal approval by the Local Enterprise Partnership of a £14.6 million bid to the Local Growth Fund, as part of an overall package of over £60 million.
- 3.3 On 27th June 2018, Cabinet approved the addition of the Station Gateway scheme to the CBC Crawley Growth Programme budget along with an allocation of £100,000 to come from West Sussex County Council, now received (report [PES/298](#) refers). This was in order for CBC to support the project management of the Scheme detailed designs and associated partnership working with the railway authorities and Arora Group.
- 3.4 The acceptance of the recommendations in Section 2 of this report will enable officers to work with the Arora Group and other Partners to deliver the Scheme to help unlock the redevelopment of the Station Gateway site, which has outline planning permission for 308 high quality residential apartments and a new railway station.
- 3.5 The adopted Crawley Local plan 2015 – 2030 (Policy EC6) (Development Sites within the Town Centre Boundary) stipulates that there are four key opportunity sites within the Town Centre including Crawley Station and Car Parks, which will contribute towards a net total of 499 new dwellings. By progressing with this scheme it will enable the developer to build 308 units which contributes to meeting this target.

4. Background

- 4.1 The Station Gateway scheme proposals illustrate the unique opportunity to extend the highway improvements and public realm transformation into Friary Way, the bus station and Haslett Avenue West, with a particular emphasis on delivering a gateway to Crawley, seamless connectivity to the rest of the town centre and the surrounding environment and a strong sense of place and legibility for all its users. This area falls outside the scope of the approved outline planning application submitted by the Arora Group.

- 4.2 The broader Station Gateway programme includes the following elements: -
A: Public realm transformation - Paving, lighting and street furniture upgrades along Station Way and Friary Way alongside greening for an improved living environment and landscaping improvements.
B: Highway enhancements - Station Way signalised junction upgrades and new junction layouts with raised table and new toucan crossings, which link Crawley rail station to Friary Way. Implementation of on road cycle lanes and improved pedestrian and cyclist access to the rail station and the bus station.
C: Infrastructure upgrades - to Crawley Bus Station on Friary Way.
D: The Development site – led by the developer, the Arora Group, which includes the demolition of Overline House, station buildings and other structures and the erection of 308 residential apartments, a rail station, retail / coffee shop, business centre and a carpark.
- 4.3 The scheme, which is to be funded as part of the Crawley Growth programme, comprises elements A, B and C above.
- 4.4 The aims and objectives of the Station Gateway Scheme are as follows:
- To enhance the public realm
 - To enhance sustainable transport opportunities;
 - To improve the seamless connectivity between the train, bus stations and town centre
 - To improve the Highways around the station
 - To enable the site development proposals (D) to come forward and be integrated
- 4.5 The whole area covered by the scheme is shown at Appendix A, with the Friary Way – bus station area distinguished since it sits outside of the outline planning permission “red line”, which means that the proposed works there will be subject to a separate full planning application process.
- 4.6 CBC, Govia Thameslink Railway (GTR), Network Rail, West Sussex County Council (WSCC) and other stakeholders will work closely with the Arora Group to ensure a consistent and efficient approach to the design and works delivery of public realm improvements along Station Way and on Friary Way / Haslett Avenue West. This will achieve a co-ordinated, attractive, high quality public realm.

5. Station Gateway Programme Update

- 5.1 The developer Arora Group is working closely with Network Rail and GTR on the detailed designs of the proposed new Crawley railway station and its immediate environs on the Station Gateway site. . This is to support the Arora Groups preparation of a Reserved Matters planning application to the Local Planning Authority for the Station Gateway site development, which they intend to submit as soon as possible.
- 5.2 Subject to Cabinet approval of the recommendations in this report, the intention is for CBC officers, working closely with Arora Group and West Sussex County Council to oversee delivery of the detailed designs for improvements to the Station Way and Friary Way public realm, highway and Crawley bus station infrastructure (the scheme), envisaged as part of the Crawley Growth programme. Designers will be procured to enable production of the full technical designs up to RIBA stage 4.
- 5.3 A full planning application needs to be submitted for the envisaged public realm improvements on Friary Way – Haslett Avenue West and the bus station upgrades. The application is expected to be submitted in the coming months.

- 5.4 Network Rail have approval to build an accessibility bridge at the station, under permitted development approval – this is likely to be in place during 2019.
- 5.5 The public realm, highway and sustainable transport infrastructure improvements on Station Way and Friary Way will be delivered over the next 3 years. According to LEP rules, the entire Local Growth Fund allocation of £5.3 million to the scheme needs to be spent by 31st March 2021.

6. Proposal for Crawley Borough Council to take on the scheme project management lead

- 6.1 In view of the importance of co-ordinating the detailed designs for the Station Gateway site, the planning requirements and the Crawley Growth programme funded scheme of Station Way / Friary Way improvements, it is recommended that CBC take on the lead role for the project management of the scheme design and works.
- 6.2 The delivery of the Station Way / Friary Way improvements will be overseen by a Station Gateway Scheme Board, chaired by CBC's Chief Executive and comprising senior representatives from West Sussex County Council, Network Rail, Arora Group and GTR. The intention is also for CBC's officers to continue to work in close co-operation with officers from the County Council, including the Highway Authority as the scheme progresses.

7. Financial Implications

- 7.1 The costs associated with CBC management and delivery of the Scheme would be reimbursed in full by West Sussex County Council up to £5.2million (with payments in advance), subject to formal agreement with WSCC of an amended funding protocol to account for the proposed alteration.
- 7.2 Reporting of the expenditure to Cabinet will be made as part of the Council's capital programme quarterly budget monitoring reports to Cabinet with the CBC Corporate Management Team receiving regular update reports.. Quarterly budget monitoring information is also included in the Councillors' Information Bulletin.
- 7.3 The expenditure on the Scheme would continue to feature as a separate allocation within the Crawley Growth programme budget and the costs funded via West Sussex County Council from the Local Growth Fund.

8. Legal and Procurement Implications

- 8.1 The existing Crawley Growth Programme Partnership Agreement and Funding Protocol between CBC and West Sussex County Council would need to be amended, agreed and signed by both parties, to take account of the extra £5.2 million of Local Growth Fund to come to CBC via West Sussex County Council to pay for the Station Gateway Scheme and CBC's management costs. The approval of Crawley Borough Council as the lead project management organisation for the scheme would also be subject to an Executive Decision by West Sussex County Council.
- 8.2 CBC officers, working closely with partners from the Station Gateway Project Board (WSCC, Arora Group, Network Rail, GTR & Metrobus), would undertake a procurement exercise and commission designers. Following RIBA stage 4 completion and, subject to planning permission for the Friary Way works and to Cabinet and Project Board approval, CBC would also procure a works contractor to

deliver the Station Way / Friary Way public realm / infrastructure improvements, in accordance with public procurement rules and to CBC's Procurement Code.

- 8.3 The total of £5.3 million of Local Growth Fund monies would need to be spent on the Station Way / Friary Way infrastructure improvements by 31st March 2021, in accordance with the LEP requirements, delivering the scheme to help unlock the Crawley station and residential development on the Station Gateway site itself.

9. Risks

- 9.1 The funding for this programme comes, in part – (as per section 2.2f), from the LEP and this needs to be spent by March 2021 – whilst the time table is tight it may be that not all funding will be spent by the deadline although this will not be known until after we have completed RIBA stage 4.
- 9.2 The successful delivery of the Station Gateway Scheme will require close co-operation and effective communication between West Sussex County Council and CBC as well as with Arora Group, Network Rail, Metrobus and GTR.

10. Background Papers

- 10.1 Planning Application - CR/2016/0294/OUT
- 10.2 Report to Cabinet 4 October 2017, Proposed Crawley Growth Programme 2017-21 (PES/259)
- 10.3 Report to Cabinet 27 June 2018, Crawley Growth Programme – Update - (PES/298)

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