



Commercial Eastern Gateway

Towns Fund Business Case

Town Deal Board 6th April 2022

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Background Eastern Gateway

Commercial

The **Eastern Gateway** scheme is a separate, public realm project delivered through the Crawley Growth Programme.

£8.8m scheme - led by West Sussex County Council.

Public realm upgrades, traffic calming, new segregated cycleway and improved pedestrian crossings on College Road, The Boulevard, Northgate Roundabout and Southgate Avenue.

Delivering much improved pedestrian and cyclist access between the town centre and key development/opportunity sites at the eastern gateway of the town centre

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Aims and Objectives

The **Town Centre Commercial Eastern Gateway** will deliver **one commercial eastern gateway delivery plan**.

The Town Centre **Commercial Eastern Gateway** project will deliver a **feasibility plan**, leading to a **concept** and overarching **masterplan design**.

This will present proposals for the build out of further phases of **new commercial space**, following on from the new Town Hall development (comprising 77,000 square feet of new grade A office space over five floors).

The project will **identify specific site locations**, both within and adjacent to the Eastern Gateway part of the town centre, where further phases of **new office space** will be developed in order to increase the capacity of high quality, commercial space in Crawley town centre.

It will plan the **phased, incremental expansion** of new build, high grade commercial space to **accommodate professional services businesses**, both existing and new, and a range of other employment opportunities.

The Crawley Local Plan 2030 identifies three opportunity sites at the Eastern Gateway of the town centre for *regeneration* -use, regeneration with the opportunity to yield new commercial space (Town Hall, College and County Buildings).

The latest Town Centre Regeneration Programme for the town centre *‘To become a dynamic, sustainable **business growth hub** with a bold and vibrant community heart for Crawley and the Gatwick Diamond’.*

Significant private sector residential development, with planning permission granted for **over 1,500 residential units** and the area fast becoming a new neighbourhood.

In contrast, there has been **slower progress in new commercial space development.**

Risk that the town centre economic growth will become unsustainable due to it becoming a **commuter dormitory** with low consumer spend.

Local commercial property agents regularly report that there is a **shortage of high-quality business space** in Crawley town centre.

Town Hall



County Buildings

Crawley College

Stakeholders and Governance

A Commercial Eastern Gateway Project Board will be convened, reporting back to Crawley



Autumn 2022	Produce specification for tender process
January to May 2023	Tender process to select consultants
June 2023	Inception meeting
July 2023 November 2023	Consultants to undertake feasibility study and report findings to the Project Board
December 2023 March 2024	Consultants to work up commercial eastern gateway designs, mini masterplan and delivery plan
Spring 2024	Present recommendations and promote mini masterplan and designs to secure investment for the next phase of commercial eastern gateway
Summer 2025	Secure investment for the next phase of the commercial eastern gateway