

Crawley Town Deal Board

Wednesday 4th

CM thanked DW for the presentation, reflecting that the attraction of onsite construction hubs was giving people work experience and contact with employers; how will the College replace that?

DW stated that there is already a comprehensive programme of employer engagement in place at the College and they have good relationships with a number of local construction companies but there is currently a shortfall of construction on the scale required happening in Crawley; whilst the funding and outcomes will remain in Crawley, the College will also explore opportunities for work experience placements in other areas e.g. North Horsham site, West of Ifield.

Nigel Tidy (NT) thanked DW for his update confirming that he and Clem Smith have received and reviewed a more detailed paper from the College, setting out details of the full proposal. If the Town Deal Board is broadly happy with the proposal, NT suggested that the Council (as the accountable body) takes the paper to its Corporate Projects Assurance Group (CPAG) for ratification.

SS thanked DW for presenting what is clearly a complicated proposal, saying that it is difficult to make a decision without seeing the full details. He can see that a lot of work has been put into this to achieve the right outcomes for Crawley and SS is therefore happy to support the proposal. CM agreed with SS and asked the Board, based on the fact that NT and CS have reviewed it and the Council will be looking at it in more detail, if there are any objections in principle to the proposed changes? There were no objections raised.

NT confirmed that the process will require a Project Adjustment Request (PAR) to be completed. NT agreed to share this with the Board for further comment.

Commercial Eastern Gateway / Town Centre East Regeneration Nigel Tidy (NT) presented an update on the [Commercial Eastern Gateway](#) project and a proposal to develop a Town Centre East regeneration plan focused on six key sites in this part of the town centre. The project will secure a unified and coordinated approach to regenerating these sites, sustaining the momentum set by The Create Building for development of new commercial space.

Previous work for this project saw a jointly funded report with West Sussex County Council to review investment opportunities for the County Buildings and former Town Hall sites. This next phase of work will be commissioned through a separate tender process, led by Crawley Borough Council.

Sites include: Queensway block (formerly M&S, Sainsburys and Argos), former Town Hall, Crawley College North, County Buildings, Queensway Store (Decathlon) and Boulevard car park.

Scope of work includes site and contextual analysis, masterplan development, financial analysis, stakeholder engagement and deliverables. Timescales anticipate a tender publication in Q1 2025, masterplan submission in Q3 2025, Final report and Cabinet review Q4 2025 and implementation through a phased rollout from 2026.

BL thanked NT for an excellent presentation, expressing his support from both a WSCC and CBC perspective, but emphasized the need for comprehensivity in order to ensure these sites can be brought forward (noting some have been vacant for some time). NT confirmed that the analysis will be undertaken on a site-by-site basis but also looking at our vision as a whole. NT expects the final report to include an implementation plan and likely timescales for delivery.

Manor Royal; Towns Fund projects – Steve Sawyer (SS) presented an [update on the projects](#) in Manor Royal funded by the Towns Fund.

Environmental improvements and facilities upgrades including new microparks, outdoor spaces, entrance upgrades and public realm improvements.

All projects closely aligned to the Vision for a Net Zero Manor Royal being delivered in partnership through the Crawley Growth Programme and Towns Fund.

