



Manor Royal Update

Crawley Town Deal Board

03 October 2023



Where has the time gone?

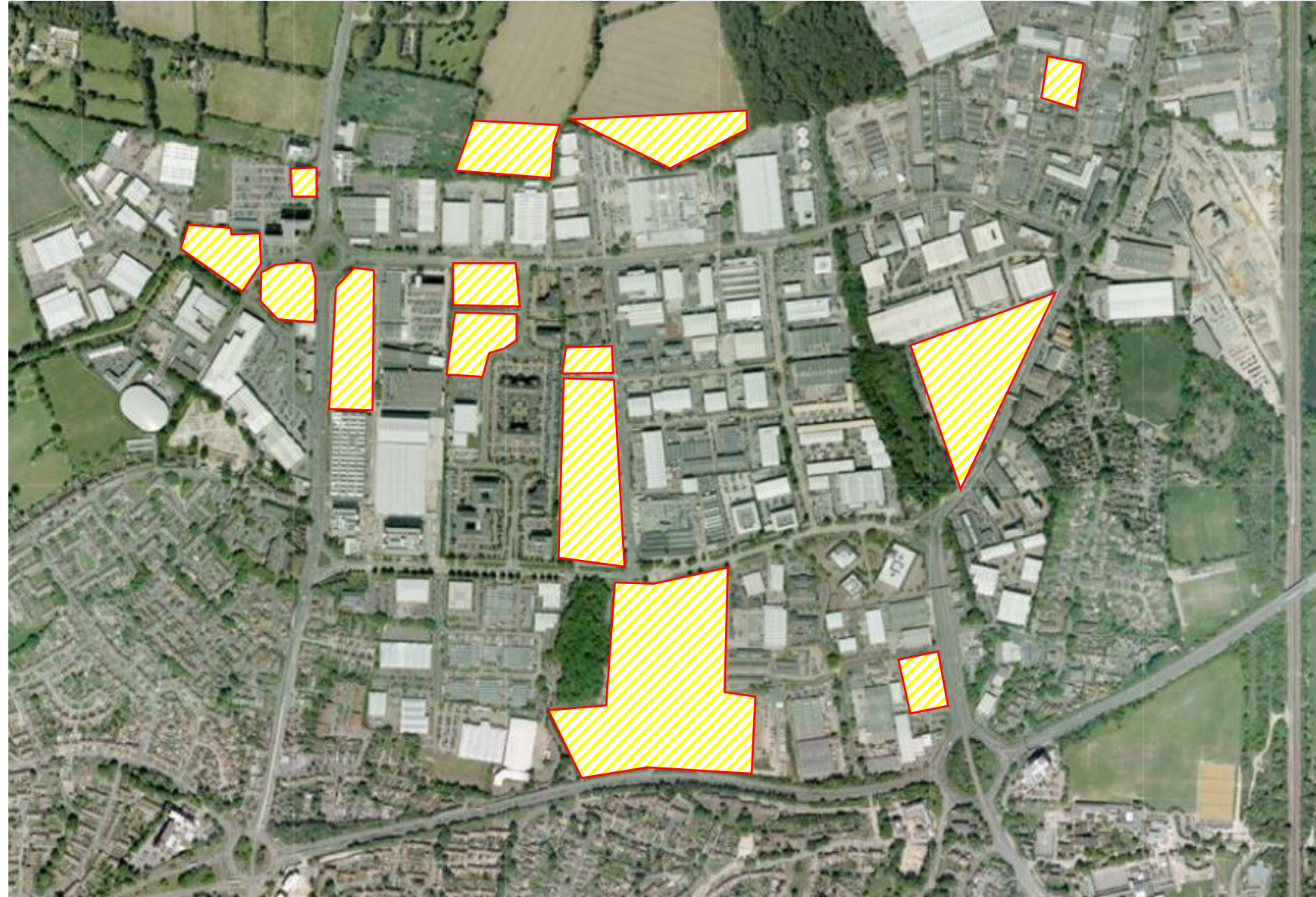
10
years


MANOR ROYAL
BUSINESS DISTRICT
CRAWLEY & GATWICK

Circa 2010, impact of the financial crisis

93 acres of land available
20% of buildings empty
Manor Royal 40% empty

****62 football pitches***

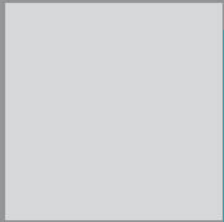
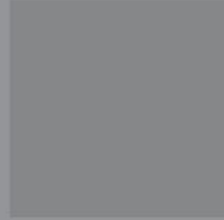


Manor Royal Masterplan, 2010

Manor Royal Masterplan

Crawley Borough Council

April 2010



Manor Royal Design Guide

Supplementary planning document

July 2013



www.crawley.gov.uk



Masterplan (2010): Key messages

- Manor Royal in a vulnerable position
- Lacks some competitive advantages of other parks
- Success of Manor Royal fundamental
- Internal weaknesses: support amenities, fragmented ownership, low-quality public realm.
- Preventing decline will require public & private sector intervention
- Significant potential for future success
- Provided the context for the creation of the BID



Manor Royal Matters 2023

“A decade of delivery”



Includes

- Annual Review & AGM
- Three “What Matters” break-out sessions:
 - Gatwick Matters
 - Innovation & Skills Matter
 - Sustainability Matters

08 November 2023, 930am to 1pm

Sandman Signature Hotel

Investment in the area

Occupiers and development

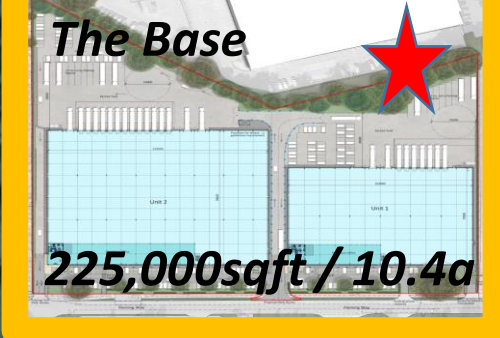


Future developments In Manor Royal, Crawley

Hydehurst Lane
63,507sqft / 8.3a



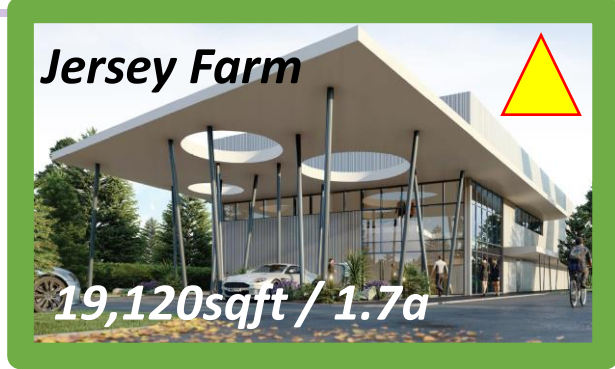
The Base ★
225,000sqft / 10.4a



Gatwick Rd
5,978sqft / 1.63a



Jersey Farm ▲
19,120sqft / 1.7a



Panattoni Park ▲
202,000sqft / 10a



Churchill Court ★
84,567sqft / 3.9a



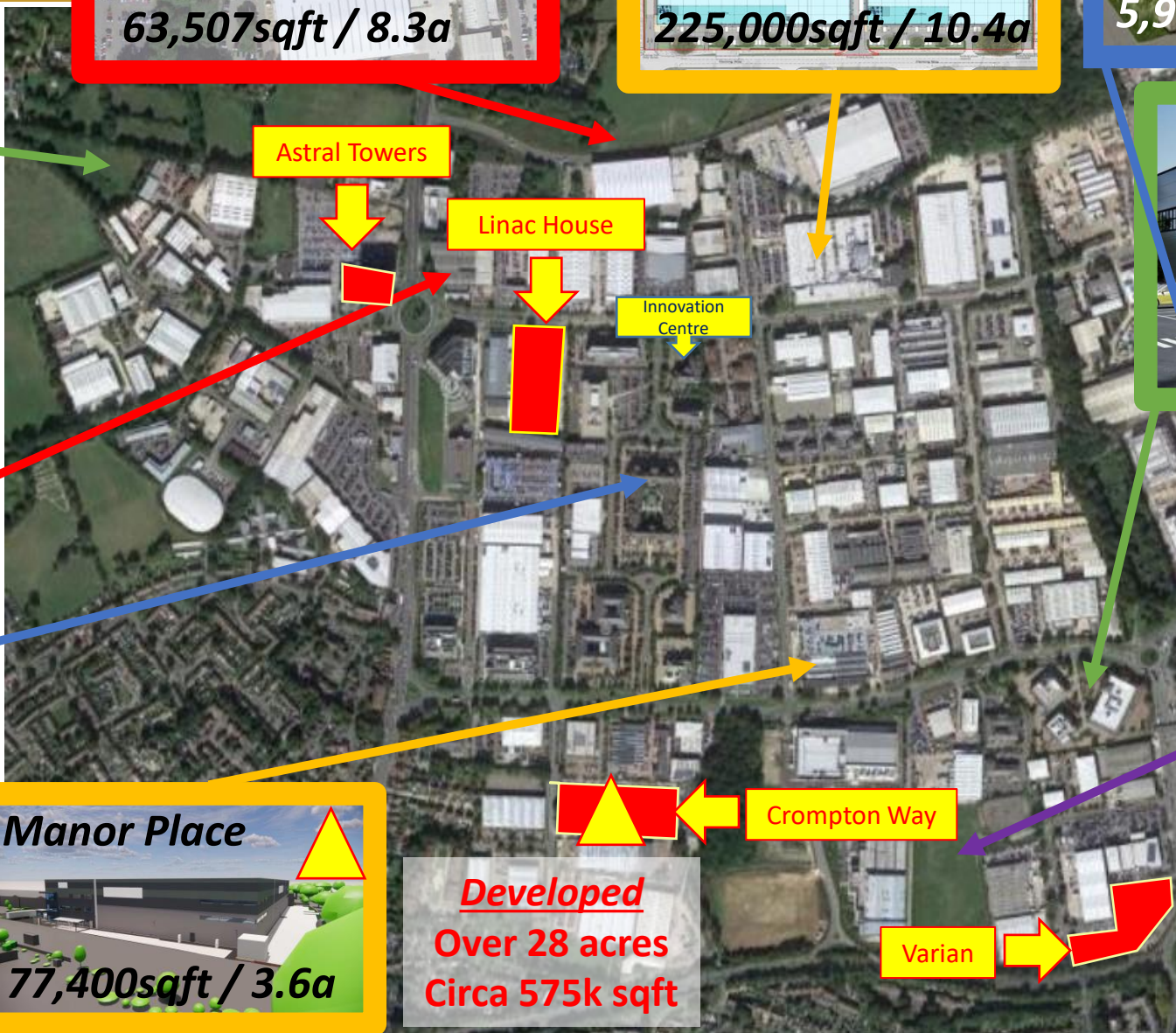
The Office ★
105,000sqft / 6.4a



Manor Place ▲
77,400sqft / 3.6a



Napier Way ★
160,792sqft / 7.7a



Developed
Over 28 acres
Circa 575k sqft

Over 50 acres
Circa 1m sqft

New office occupiers

- Park House, Crawley Business Quarter
- Minerva Building, Thales site
- Explorer Building, Fleming Way
- Nexus, Gatwick Road
- Palladian, Manor Royal

Industrial occupiers

- Woolborough Lane



Varian



This prime site is to be offered for sale for the first time since it was developed in the mid 1950. 2.17 acres with a 28,787 sqft warehouse and 19,523 sqft office

Elekta, Linac House

110,956 sqft




MANOR ROYAL
BUSINESS DISTRICT
CRAWLEY & GATWICK

Astral Towers

B2/B8 development, 8 units, 145,312sqft



MANOR ROYAL
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CRAWLEY & GATWICK

Crompton Way

65,000sqft (2.4 acres)



Schlumberger



GEW



Astral Towers



Panattoni



Linac House



MANOR ROYAL
BUSINESS DISTRICT
CRAWLEY & GATWICK

Manor Royal BID

Recruitment & Beyond

Recruitment is still difficult



What's changed?

Important to business

74%

Staff Recruitment

72%

Training &
Development

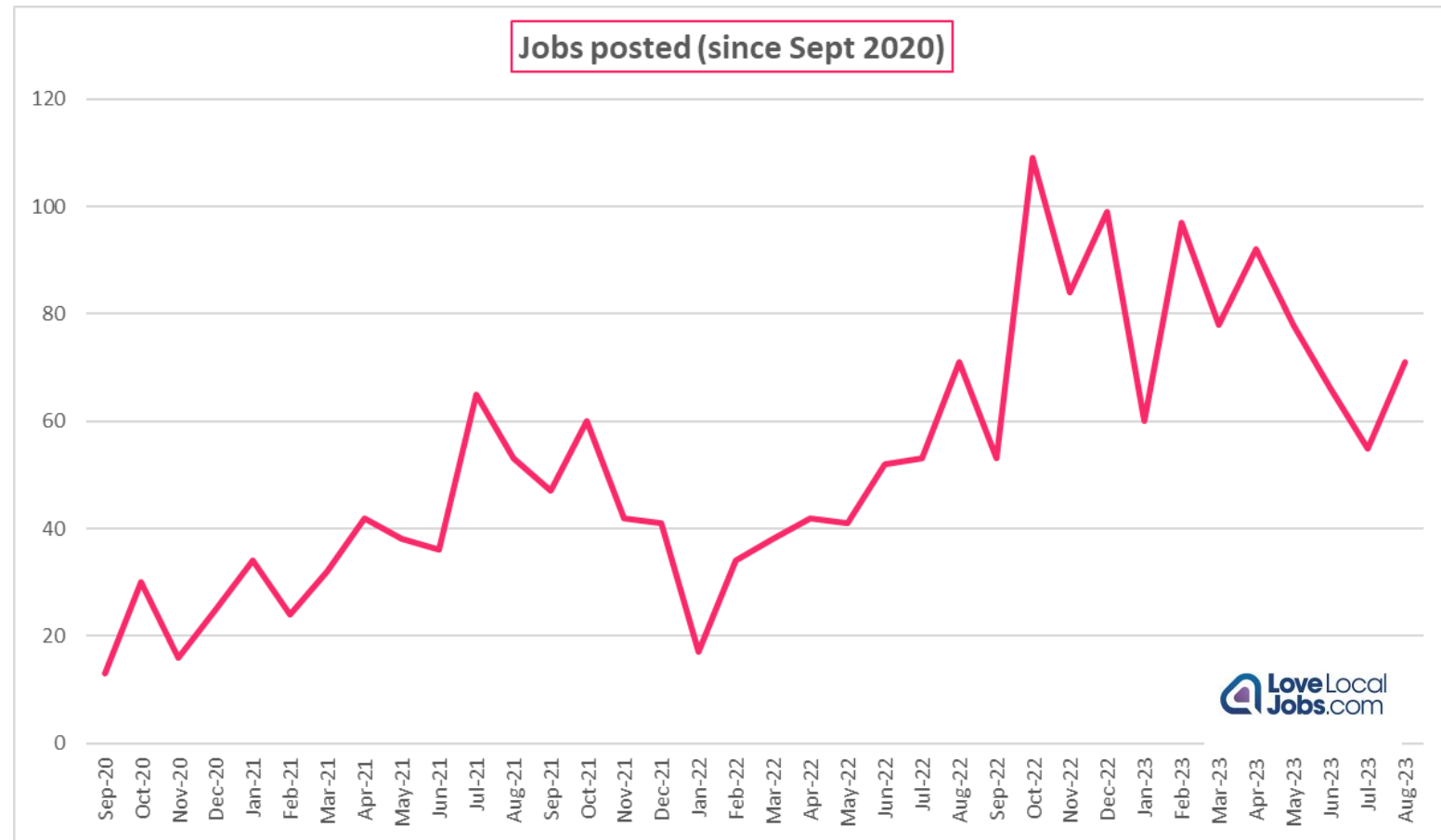
BID Priority

25%

Help with
recruitment

21%

Bespoke Training



Source: Manor Royal BID, Renewal Survey (2022)

Let's talk about

Around the

Manor



www.manorroyal.org/BID3



“Open” Management Group Meeting



Accountability meeting



11 October 2023, 10am to 1130am
People's Partnership, Manhattan Building



Projects: Planned - Manor Royal “Move it”

Two-year “hearts and minds” sustainable transport promotional project as part of the Crawley Growth Programme



Manor Royal “Move It”

Project Manager

Job Pack



“Promoting active travel for Manor Royal and Crawley.”



June 2022

This project is brought to you by the
Crawley Growth Programme

PURPOSE

Deliver a structured programme of promotional work in Manor Royal to complement the capital investment being made privately and as part of the Crawley Growth Programme.

This work will promote sustainable travel and will work with local companies and organisations to address barriers to change and to support modal shift.

WHAT

£100,000 investment via Crawley Growth Programme

Two-year Project Manager, employed by the BID
30 hours per week

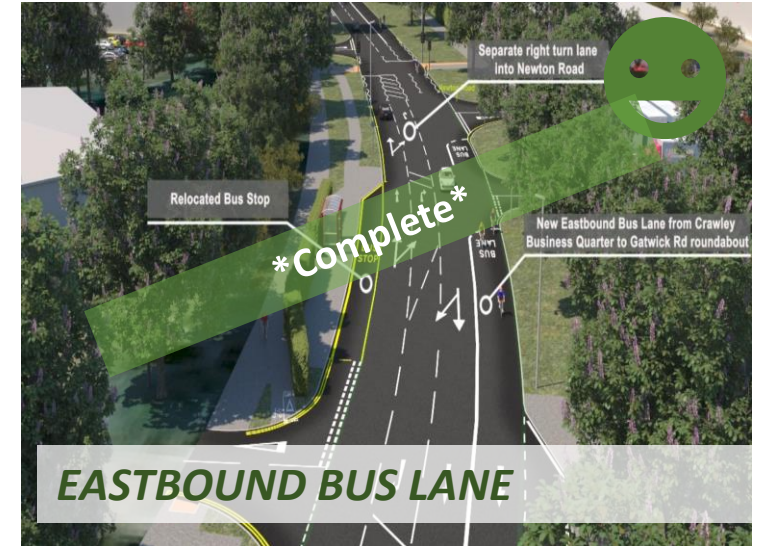
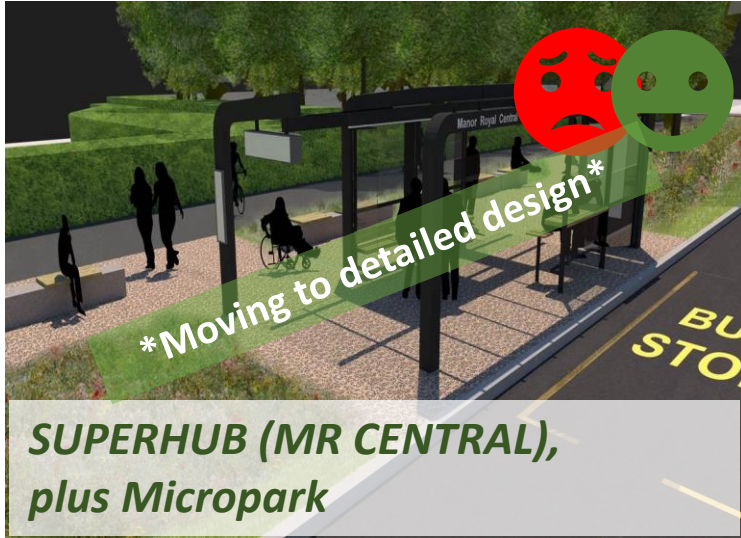
£22,500 per annum, plus project budget

OBJECTIVES

- Promote active / sustainable travel
- Work towards realising the benefits of the Crawley Growth Programme
- Achieve evidence of modal shift
- Develop a Manor Royal area-wide Travel Plan

Working alongside and with easit, Metrobus, Manor Royal BID and local authorities

Projects: In progress



PLUS, early design work on Crawler's Brook enhancements

Manor Royal Central, superhub & micropark



artist **KARL SINGPOREWALA**

Manor Royal Central, superhub & micropark



Manor Royal Central, superhub & micropark



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Manor Royal: Where Arts, Culture & Business Collide



- *Celebrate creativity in Manor Royal*
- *Meet some of the artists*
- *See how arts and culture are applied to place-making in Manor Royal*
- *Enjoy live entertainment*

17 October 2023, 6pm to 8pm

Gatwick Production Studios, Durand House

