

Manor Royal Business District - Frequently Asked Questions

INTRODUCTION

This document contains answers to questions about the schemes being proposed for the Manor Royal Business District on the A23 (London Road), County Oak Way & Metcalf Way as well as Manor Royal and at the Tushmore Roundabout.

The purpose of this document is to provide answers to questions from stakeholders and the local community to all staff and representatives when engaging with audiences during the public engagement events, and stakeholder meetings.

If you have any further questions you can contact us:

Email: info@manorroyal.org

SCHEME BACKGROUND

Why is this scheme required?

The Crawley Growth Programme is committed to improving Crawley through a £60m growth package which will unlock jobs, business space and the building of homes. The Manor Royal Business District is a key part of those improvements as the biggest business park of the Gatwick Diamond and one of the South East's premier mixed activity employment hubs.

Extensive work was previously undertaken by the Manor Royal Business Improvement District in 2016/17 to review the current transport situation within the Manor Royal Business District and a transport strategy Action Plan was issued in January 2017. A successful funding bid for the schemes was then applied for as part of the wider Crawley Growth Programme.

The schemes now being taken forward for delivery come directly from the transport strategy Action Plan with the objectives of improving the pedestrian, cycle and bus access and to help reduce congestion into and out of the area.

Where is the scheme?

The scheme covers key junctions on the A23 London Road, the Metcalf Way / County Oak Way area, Manor Royal and the Tushmore Roundabout.

What do the schemes include?

- A second right hand turn from County Oak into London Road
- Cycling and walking improvements including cycle lanes and segregated facilities where possible
- New pedestrian crossing facilities to provide inclusive crossing opportunities
- New Toucan crossings and improved existing crossings for pedestrians and cyclists
- A new one-way system along Metcalf Way coupled with the provision of dedicated parking

- An additional lane southbound onto London Road off the Tushmore Roundabout
- A new bus lane on the northern side of Manor Royal
- Kerbside improvements for business access
- New bus lay-bys on the A23 London Road replacing the current stops on County Oak Way

FUNDING AND COSTS

How much will the scheme cost and how is it being funded?

The estimated cost for implementing the scheme is £2.128 million and is being funded through the Crawley Growth Programme.

OVERVIEW OF THE SCHEME

Who is delivering the scheme?

The Crawley Growth programme and its schemes will be delivered by a major partnership of public and private organisations, including the Coast to Capital Local Enterprise Partnership, West Sussex County Council, Crawley Borough Council, Metrobus, Gatwick Airport Limited, Manor Royal Business Improvement District (BID) Company, the Arora Group, Gatwick Diamond Initiative and Crawley Town Centre Partnership.

The Crawley Growth Programme will be responsible for the Project and Contract Management for the proposed improvements.

When will the scheme be built?

The design should be completed by Winter 2019 with construction expected to be finished by Winter 2020.

Will the local community be affected by the construction?

We are in the early stages of development, therefore a contractor has yet to be appointed to deliver the construction. The Crawley Growth Programme will be working closely with their partners to ensure that any disruption is kept to a reasonable minimum taking into account the type and scale of the works. The contractor will also be required to be part of the Considerate Constructors Scheme, which member organisations are required to adhere to codes of conduct designed to reduce the impact of construction activities on local residents, workers and visitors.

We will communicate relevant information in a timely manner using appropriate media channels to ensure that everyone is kept informed as the scheme progresses.

Will the improvements reduce congestion?

It is anticipated that the scheme will help reduce congestion into and out of the Manor Royal Business District, and improve journey time reliability for both public transport and cars.

What provision has been made for walking and cycling?

The proposals feature improved pedestrian and cycling facilities. Where possible, shared or segregated cycle and pedestrian facilities will be provided. The scheme will also consider requirements for those of reduced mobility, embracing the latest standards and guidance to improve connectivity for residents, workers and visitors.

How will the existing cycle links be linked?

The Crawley Growth Programme is committed to investment in sustainable modes of transport. We will ensure that the existing cycle network is linked to the proposed scheme where possible, thereby helping to provide a comprehensive cycle network for Crawley. Other complimentary work is currently being undertaken directly by Crawley Borough Council on cycling and walking.

How will my journey time be made more reliable? How will journey times improve on the Manor Royal Bus Lane?

The provision of a new bus lane on Manor Royal will provide enhanced access to destinations beyond the Gatwick Roundabout, bypassing queues that can occur at peak periods. To ensure that the new bus lane does not impact on journey times for general traffic, the right turn lane into Newton Road has been retained.

Bus journey time reliability has been further improved by relocating the County Oak Way bus stops onto the A23 London Road so buses are no longer delayed by busy retail trading periods and queuing from the recycling centre.

Improvement to general traffic journey times is being provided by modification to traffic signals and lane arrangements at the County Oak Way and Tushmore Roundabout junctions.

Who will be able to use the dedicated parking on Metcalf Way and how many spaces will be available?

The proposed dedicated parking bays can be used by all. There is a small reduction on the current total area of parking to provide improved access to businesses and the recycling centre.

Will cyclists / taxis be able to use the bus lane?

The bus lane will be available for use by buses and cyclists only

Will the proposed improvements require additional land?

An element of land will be required along the southern verge of Manor Royal to accommodate the new bus lane and to provide for a protected right turn into Newton Road. This land is within the existing highway. Some area of highway verge to the south east of Tushmore Roundabout will also be converted to carriageway to enable the extra southbound traffic lane exiting the roundabout.

Will the road remain open during the construction work?

Until the main contractor is appointed for construction and detailed designs are approved, the Traffic Management Plans cannot be confirmed. However, every effort will be made to minimise the impact

on the road network on all road users. The contractor will also need to be a member of the Considerate Contractor Scheme, which membership requires adherence to codes of conduct that recognise the contractor's duties to ensure a safe and efficient delivery of construction sites.

Will there be any overnight work?

It is not anticipated that there will be any overnight works. However, this will need to be confirmed once the main contractor is appointed as part of their Traffic Management Plans.

Will there be any environmental impact?

In general, the scheme is not expected to have a significant negative impact on species or habitats along the routes. All work is being undertaken within the existing highway.

Will access for pedestrians be maintained during the works?

Yes. Wherever possible, footpaths will be left open. If a footpath is going to be closed, we will provide advance notice. The contractor will need to be a member of the Considerate Contractor Scheme, which membership requires adherence to codes of conduct that recognise the contractor's duties to ensure a safe and efficient delivery of construction sites.

Will the works affect my bus journey?

We will be liaising with all bus operators to ensure that the impact the works will have on their timetables can be managed.

Will emergency services be affected by this works?

We will be working closely with emergency services to ensure that the works have minimal impact on their operations.

How did you decide on the proposed improvements scheme?

Extensive work was previously undertaken by the Manor Royal Business Improvement District in 2016/17 to review the current transport situation within the Manor Royal Business District and a transport strategy Action Plan was issued in January 2017. A successful funding bid for the schemes was then applied for as part of the wider Crawley Growth Programme.

The schemes now being taken forward for delivery come directly from the transport strategy Action Plan with the objectives of improving the pedestrian, cycle and bus access and to help reduce congestion into and out of the area.

Who has been involved in developing the proposed improvement scheme?

The Crawley Growth Programme has involved their key partners, Manor Royal Business Improvement District, West Sussex County Council, Crawley Borough Council and the Coast to Capital Local Enterprise Partnership in this set of schemes.

What are you doing for businesses affected by these works?

The extent of the likely disruption caused by construction will be assessed and priority will be given to reducing overall delays and disruption.

Why are you proposing to alter the junction arrangement at A23 London Road / County Oak Way?

An additional right hand turn out of County Oak Way onto the A23 London Road is being provided to reduce the queuing traffic exiting County Oak Way.

Why are you proposing to make Metcalf Way / County Oak Way a one-way system?

To improve the traffic flow and reduce congestion to businesses and the household recycle centre located there whilst improving parking to prevent business accesses being blocked.

Who gives final permission for the scheme to go ahead?

The Crawley Growth Programme will make the final decision on whether the works go ahead or not.

What is the planning consent process?

Planning permission is not required for this scheme, as it is classed as a permitted development.

What will happen if there is a change in government?

At present, it is impossible to predict the effects on local and national planning policies that may result from a change in central government, but it is highly unlikely that the national focus on delivering infrastructure projects will change in the short to medium term.

Where can I read a copy of the Transport Study?

The transport strategy Action Plan produced by the Manor Royal Business Improvement District is provided here: www.manorroyal.org/assets/Transport%20Study%20Final.pdf

What engagement has already taken place?

We have consulted with local councillors and major stakeholders as part of the preliminary study process.

Can I look at the proposed plans today?

Yes, you can find out more details about the proposals by attending one of our drop-in sessions or by visiting our website: www.westsussex.gov.uk/manorroyal

What is the best way to stay updated on the scheme's progress?

Details about the proposals and can be found on our website: www.westsussex.gov.uk/manorroyal and by visiting the Manor Royal Business Improvement District website: www.manorroyal.org

Details on the wider Crawley Growth Programme can be found here:
www.westsussex.gov.uk/about-the-council/how-the-council-works/partnership-work/working-with-district-and-borough-councils-growth-deals/crawley-growth-programme/

Where can I find out more information about the scheme?

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How can I provide feedback?

You can provide feedback using any of the methods below:

Complete the questionnaire and return it using our freepost address:

Freepost RSBK-CHTU-KGGG
Have your say
Manor Royal Business District Improvements
West Sussex County Council
Chichester PO19 1RQ

Visit our website and complete the questionnaire online at:

www.westsussex.gov.uk/manorroyal

Where and when is the public drop-in session being held?

We are holding two public drop-in sessions where the project team will be available to answer your questions. Details of the drop-in sessions are shown below:

Thursday 7th February 4pm to 8pm at the Premier Inn, Fleming Way, Crawley, RH109DF

Saturday 16th February 10am to 2pm at the County Mall, RH101FP

What do I do if I have queries or want information in another format?

If you require this information in an alternative format, please contact us on 01243 777100 or via email: info@manorroyal.org

If you are deaf or hard of hearing and have an NGT texting app installed on your computer, laptop or smartphone, you can contact us on: 018001 01243 777100

How long do I have to provide feedback to the proposals?

You will be able to respond with feedback to the proposals from 5th February 2019 until 11:59pm 5th March 2019.

What are you doing with the feedback?

We will consider the feedback received as part of the public engagement process, and where possible, will make enhancements to the scheme designs as a result of the feedback you have provided.

Will the feedback be made available?

Yes, we will publish a summary report with details received once the feedback from the public engagement has been fully analysed.