



MANOR ROYAL
BUSINESS DISTRICT
CRAWLEY & GATWICK

Know Your Neighbour
2026

Welcome

Steve Sawyer
Executive Director



Manor Royal BID Update...

...to boldly go!

*Steve Sawyer,
Executive Director*





Creative.
Print.
Signage.

Biggest business park of the Gatwick Diamond & the south east's premier mixed activity employment hub



540 acres



30% Crawley rates



9 million square feet



UK's largest Business Park BID



600 plus businesses



Over 700 business units



30,000 people



25% Crawley jobs

www.manorroyal.org



MANOR ROYAL
BUSINESS DISTRICT
CRAWLEY & GATWICK

A vision for Manor Royal

“Where companies and people choose to be for the strength of its community and the quality of its trading and working environment.”



A community of shared interest

www.manorroyal.org/BID3

The Business Plan (2023-28)

Voted for by 88% of voting levy payers

We have until 31 March 2028 to deliver it



Promote
and influence



Trade
and save



Infrastructure
and facilities



Sustain
and renew



Manage
and maintain



Promote
and influence

Promote Manor Royal and its companies, attract new investment and represent the interests of the Business District.

4%



Trade
and save

Provide opportunities to bring companies together to trade with one another and to save money.

10%



Infrastructure
and facilities

Improve the physical environment, public realm and infrastructure so that Manor Royal looks good and works better.

31%



Sustain
and renew

Help to make Manor Royal and its companies more sustainable and live within our means.

25%

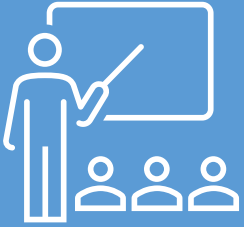


Manage
and maintain

Deliver enhanced levels of maintenance and security throughout the Business District.

21%

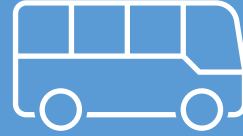
Savings in 2025-26



Training
£42,515



Job advertising
£280,083

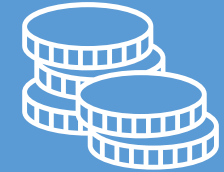


easit membership
£224,235



Business Watch membership
£20,000

So far...



Additional funding
£2.6m

Services delivered in 2025-26



Foot patrol steps
2.8m



Incidents attended
180



Maintenance hours
5,790



Bins emptied weekly
33 (6 bins pre-BID)



Companies involved in CSR
29

Getting stuff done

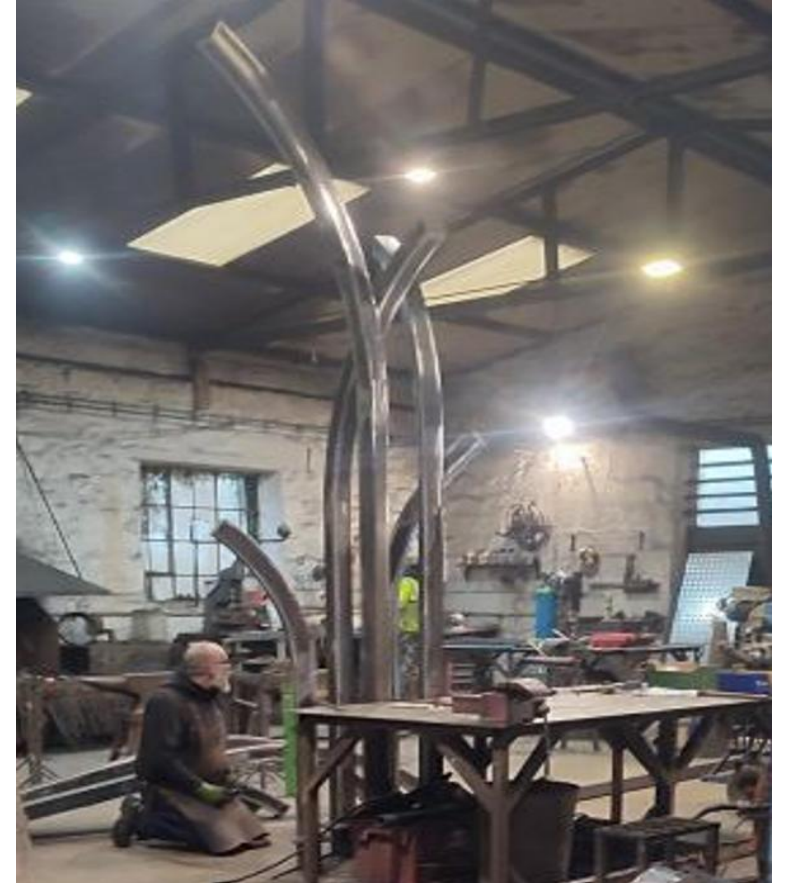


Crawter's Brook "Lost woodland gallery"



Complete

Next up...



Woolborough Lane Linear Park

And then...

A grid of colorful squares (brown, purple, cyan, yellow, pink, orange, green) arranged in a pattern. Below the grid is a small photograph of a person in a wheelchair riding a bicycle. To the left of the photo is a text box with a quote.

"When it was hot at Stone Chance we opened the windows and so did the factory opposite that made condoms... lines of women testing them was a sight to see. Stone Chance had big works picnics and one time had a charity football match. One side had the England captain heading it up and the other side had a young actor with fabulous legs - Sean Connery! I was checking out the bassist in the New City Jazzmen; dated him for a while, nice guy." Janet

County oak corner



- Gateway 3 Big M sculpture
- Countdown by artist
- Micropark design
- Cratwer's Brook and Rowley Wood
- Gateway 5 designs
- Gatwick Road micropark
- Story Poles by DPQ
- Gateway 4 designs
- Old Gatwick Road / Tincley Lane North
- Bug hotel
- Bank Precinct Design
- Bridge artwork
- Mural on Flyover
- Woolborough Lane entrance
- National Cycleway 21
- Superhub design
- Keiki fusion by Karl
- The Terrace design
- Planting at Gateway 2

ANALYSIS - NETWORK OF POINTS OF INTEREST

ReEnergise Manor Royal



www.manorroyal.org/energy

Building Connections

Trail naming & launch *16 July 2026*



What?
Trail launch and celebration of almost 15 years of work to improve facilities.

Manor Royal Matters *18 November 2025*



What?
Conference style event, includes our Annual Review, break-out seminars and networking

Manor Royal Christmas 2025 *03 December 2026*



What?
Christmas event

www.manorroyal.org/events

The way we were

13%
Satisfied



2012

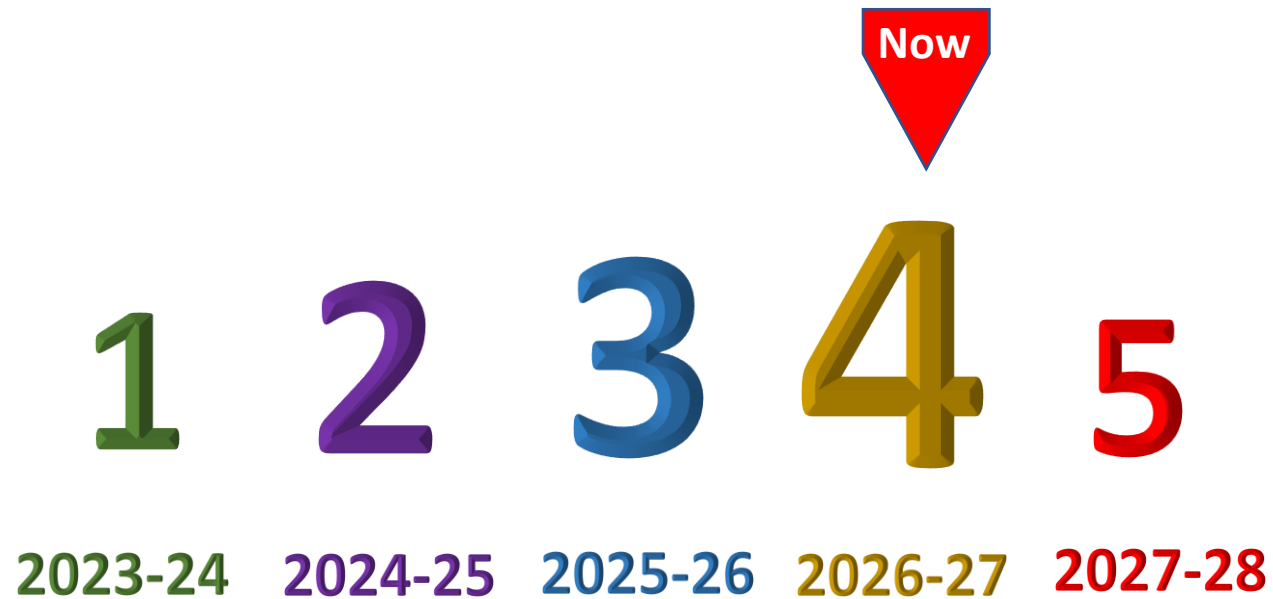
The way we are

98%
Satisfied



2025

Approaching the next he BID Term

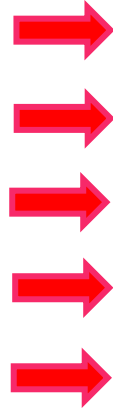


4 2026-27

5 2027-28



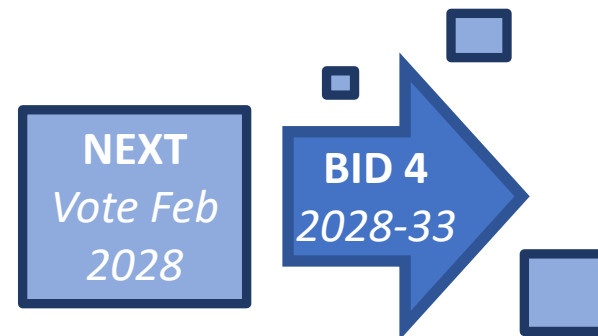
- CSR Brokerage Project ●
- Move IT (funding post Oct 26) ●
- Establish REMR ●
- Gateway 4 (start) ●
- Wellbeing Trail (Phase 1) ●
- Woolborough Lane ●
- County Oak Corner ●
- Gateway 5 (planning only) ●
- BID Survey
- Growth Programme funding
- Rates revaluation (April 2026)
- Devolution / local government
- Airport expansion
- Parking control



- On-going budget commitment?
- Only funded until October 2026
- REMR involvement
- Gateway 4 (complete) ●
- Wellbeing Trail (Phase 2) ●
- Enhanced CCTV System
- Green Infrastructure Framework
- Enhanced maintenance
- Rising costs / inflation
- Projects pack roll-out
- Digital screens
- Implications for BID4
- New Business Plan & Ballot

BIDs can do anything, but not everything. Choices to be made.

What should the BID do next?



Manor Royal BID Survey launch (ends 30 June)

Manor Royal Business District Survey



The Manor Royal BID has been operational since 2013. As part of the formal process, businesses have to vote on the future of the BID every five years and will next have to vote on the future of the Manor Royal BID at the beginning of 2028.

Since it was created, the Manor Royal BID has been a key driver for change, improvement, maintenance and new investment. Without the BID the additional maintenance, dedicated security, free services and events, public transport discounts, subsidised training, improved infrastructure, new facilities and much more would not have happened and would not exist.

As we start the process of preparing our next business plan we want to know what you think of the BID, how you feel about Manor Royal and what you want to see the Manor Royal BID focus on in the future.

Please take the time to complete this survey so that your needs are properly understood.

A full list of services and projects delivered by the Manor Royal BID can be found at www.manorroyal.org

BUT WHAT DO YOU THINK?

What do you think of the BID, do you want it to continue and what do you want it to do?

SECTION 1: ABOUT YOU AND YOUR COMPANY

1. Name:

2. Position:

3. Business:

4. Address:

5. Email:

6. Telephone:

7. Who in your company would vote on the BID?

I do

Someone else (if different)

Someone else

Don't know



www.manorroyal.org/survey



Manor Royal: Was a place in trouble.



Outdated

No pride

Lacking competitive advantage

Weak infrastructure & public realm

40% empty

Low levels of satisfaction. One-third of companies dissatisfied.

97% wanted action.

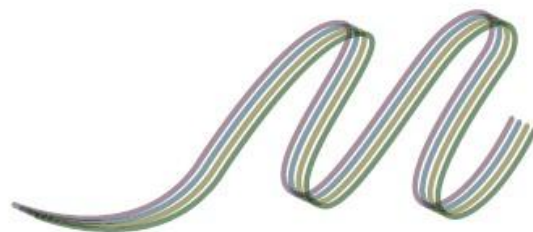
The Challenge

How to turn a missed opportunity

Into an opportunity not to be missed

*The Stimulus:
Manor Royal Masterplan
(2010)*

A Plan for Progress



MANOR ROYAL CRAWLEY GATWICK
BUSINESS DISTRICT

Manor Royal Business District – a place with vision

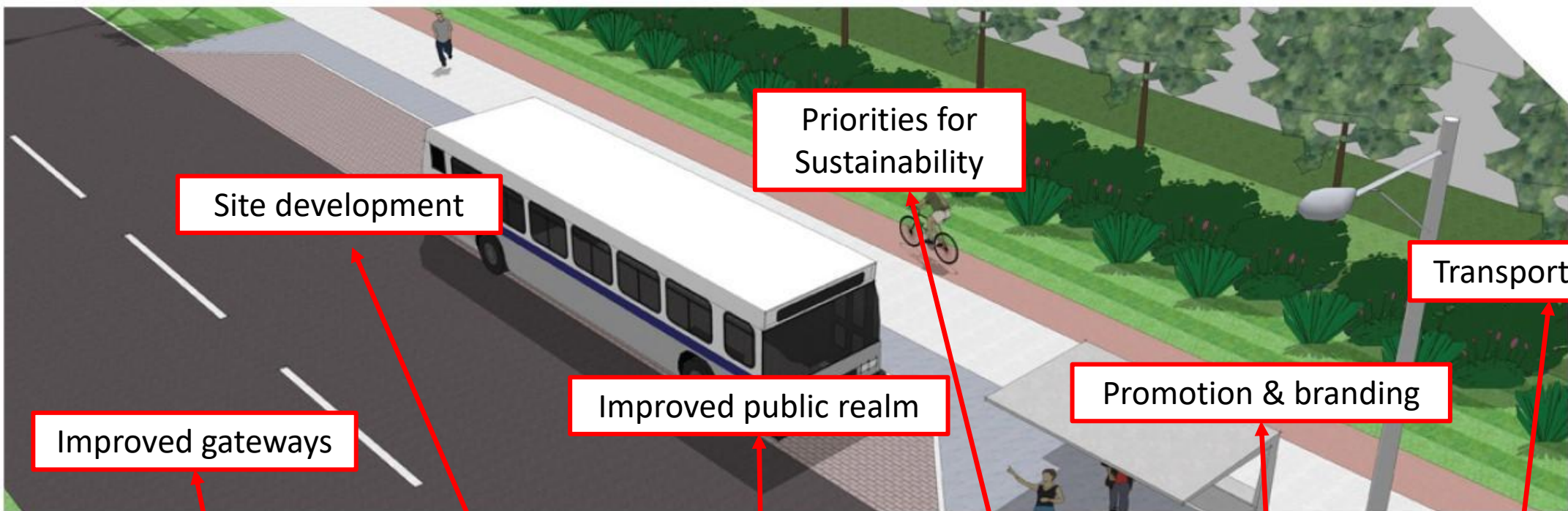
“By 2026 Manor Royal will evolve into the south east’s leading mixed-activity employment hub, providing modern business accommodation, a range of supporting amenities and achieving environmental excellence to drive the growth of Crawley and the Gatwick Diamond economy.”

A Plan for Progress provides a summary of the core Manor Royal Business District masterplan. It captures the central messages of the masterplan and celebrates the area’s existing strengths upon which this modern vision and masterplan have been developed.

The full suite of masterplan documents, including this summary, the Manor Royal masterplan itself, the Greening Manor Royal report, the Manor Royal Supplementary Planning Document and the supporting evidence base and technical appendices will be available on the Manor Royal website.

Visit www.manorroyal.org
or call 01293 438704 for more information.

***HOW HAVE
WE DONE?***



Site development

Priorities for Sustainability

Transport action

Improved gateways

Improved public realm

Promotion & branding

The key elements to take forward through the masterplan are:

- Creation of key character zones to, over time, encourage predominant business activities to emerge in key areas and allow better separation and relationship between these different uses
- Establishment of design and development principles for gateway areas and sites as they come forward which are consistent with the masterplan principle and development of the character zones

- Improving public realm and open space to supplement improvements at a site specific level
- Identification of key opportunity sites in the short to medium term and work with owners to develop a proposal which benefits the whole of Manor Royal
- Delivery of better facilities and services, including amenity uses, smaller business units and other non-commercial requirements like a crèche, meeting rooms, cafe and other small scale retail provision in a business hub

- Enhancement of promotion and branding initiatives, through the combined efforts of the businesses, council and property agents
- Development of a Manor Royal-wide transport strategy in partnership with businesses and site owners based on future strategic direction
- Establishing priorities for improving sustainability which work at an individual property/business level and estate-wide
- Formation of a more coherent basis for the private and public sector to work together and for the private sector to feel able to take ownership of and influence the ongoing management and improvement of Manor Royal

Better facilities

Creation of the BID

Introducing Manor Royal – the premier choice

Manor Royal already offers a regional scale opportunity as a premier business location. Currently home to 500 businesses employing 30,000 people occupied in a hugely diverse variety of economic sectors, in regional terms Manor Royal is in the top ten places to do business in the south east.

Business and commerce have always played an important part in Crawley's success and Manor Royal has always been absolutely key to that. This remains as true today as it did when it was officially named 60 years ago.

In that time Manor Royal has not stood still. It has evolved and changed and the job of the masterplan is to ensure it continues to adapt to what is an ever-changing world. From the Gatwick Diamond to local chambers of commerce, the challenges we face are real and must be faced together. In order to do that,

to remain successful, we need a strong Manor Royal. And we have one.

The masterplan is designed to build on Manor Royal's existing strengths, to provide a shared vision, backed up by supportive planning policy, and a shared sense of purpose so that Manor Royal cements its future as an excellent location to do business and invest.

It's an ambitious vision for an ambitious place. It will require the combined efforts of key owners and occupiers working alongside a supportive public sector and local council. It will have to be honest and remain true to the core qualities while working to enhance the offer in line with changing expectations.

Through the process of developing this masterplan some improvements have already been delivered and the groundwork for working in partnership to deliver future enhancements put in place.

This document provides an overview of the key masterplan messages. It provides an insight into the kind of place Manor Royal is and, through the delivery of the masterplan, the vision for how it will respond, adapt and grow over the next 20 years or so.

These are exciting times. Manor Royal is an exciting place. This is an exciting vision. No one agency can deliver it but by working together we can, through the masterplan, deliver the kind of certainty owners, occupiers and developers need so that opportunities for Manor Royal can be realised and turned into progress that we all can enjoy for a long time to come.

Here's to the next 60 years.



Councillor Bob Lanzer, Leader of Crawley Borough Council, and Jeremy Taylor, Chief Executive of the Gatwick Diamond Business Association | Cadia

Bob Lanzer

Crawley Borough Council would like to acknowledge the contributions from: Crawley Museum Society, The Crawley Local Economy Action Group, The Gatwick Diamond Business Association | Cadia, GVA Grimley, HH Design, Signs Express, Tileywoodman and all the businesses and stakeholders involved in the development of the masterplan and production of this publication.

Thank you, Bob Lanzer



Friend of Manor Royal BID



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