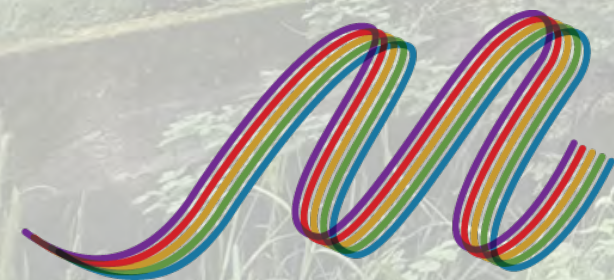


MANOR ROYAL BUSINESS DISTRICT

Business Improvement District (BID)

GREEN INFRASTRUCTURE FRAMEWORK

October 2025



MANOR ROYAL
BUSINESS DISTRICT
CRAWLEY & GATWICK







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ALLEN SCOTT
LANDSCAPE
ARCHITECTURE





EXECUTIVE SUMMARY

Purpose

Good quality green infrastructure has been shown to have multiple economic, social and environmental benefits. The purpose of this framework is to understand the potential for Manor Royal to maximise these benefits to create the best possible environment for Manor Royal people and businesses. Underpinned by robust evidence and a practical but ambitious action plan, the Manor Royal Green Infrastructure Framework serves as a roadmap for a better, more biodiverse, more sustainable and more attractive business district for all.

Our Vision

TO MAINTAIN, PROTECT & IMPROVE THE GREEN INFRASTRUCTURE OF MANOR ROYAL

Our Mission

By bringing more nature into Manor Royal, we'll enhance biodiversity, strengthen our economy, & create a healthier, more sustainable environment for everyone, now and in the future.

Our Goal is to

**ENHANCE THE
EXISTING HABITATS
FROM 'POOR'
TO 'MODERATE'
CONDITION**

**GENERATE A BNG
UPLIFT OF 32.4
HABITATS UNITS
(+37.72%) & 36.15
LINEAR UNITS
(153.01%)**

**INCREASE THE
URBAN GREENING
FACTOR FROM 0.29
TO 0.70 (+41.4%)**

Our Strategic Aims

To achieve our goals, we have four supporting strategic aims:

- 1 - Increase tree canopy cover
- 2 - Protect and enhance the brook corridor
- 3 - Increase species richness
- 4 - Re-imagine the boulevard loop

Our actions

Achieving these aims will not be easy. It will take time and collaboration driven by the energy, vision and ambition of the Manor Royal BID to change the way it works and to secure the cooperation of others where needed. Linked to our aims, our actions are broadly framed around:

- Implementation of the Projects Pack;
- Ongoing investment in management and maintenance; and
- Strong partnerships with public and private sector organisations.

Our impact

We will regularly report on and celebrate progress both in terms of action taken and the extent that our actions have delivered the intended benefits highlighted by our goals.

Our legacy

The Manor Royal Green Infrastructure Framework is the first of its kind for the BID and its community. It represents an ambitious yet pragmatic approach to enhancing GI for the benefit of people, place and nature. It reinforces the benefits delivered by the BID since 2013 and sets out a clear vision for the future. It will demonstrate the valuable contribution that Green Infrastructure (GI) can make to the creation and management of thriving places for business, people and wildlife.

“This framework is intended to set the right direction for us to protect & enhance the valuable green infrastructure across Manor Royal. It also outlines a list of clear actions to deliver the vision and strategic aims.”

Marc Tomes CMLI, Allen Scott.



INTRODUCTION

PURPOSE OF THIS FRAMEWORK

This report is intended to articulate the Green Infrastructure (GI) Framework for Manor Royal Business District (MRBD).

Allen Scott (AS) and Adonis Blue Environmental Consultants (ABEC), together with Manor Royal Business Improvement District (BID) and its partners, have prepared the GI Framework during 2024 / 2025.

This report summarises the outcomes from the project’s ‘process journey’, and it is intended to be read alongside other reports prepared by the BID such as the Manor Royal BID Business Plan and Projects Pack.

Manor Royal BID has several initiatives focused on protecting, improving, and maintaining green infrastructure in the area. The Sustain & Renew theme within the business plan aims to:

- Enhance green spaces with planting and maintenance schemes that support biodiversity.
- Promote sustainable travel by providing incentives and guidance for businesses to adopt greener commuting options.
- Support net-zero goals through collaborative energy initiatives and forums.
- Encourage environmental responsibility by offering advice and incentives for businesses to become more sustainable.

This GI Framework focuses on the first bullet point, but also encompasses those others.

This GI Framework expands on those ideas and aspirations articulated in the Projects Pack 2023 - 2028 and can help deliver wider policies and strategies in relation to GI.

Within the GI Framework four Strategic Aims have been identified as being particularly appropriate:

- Increase tree canopy cover
- Protect and enhance Crawter’s Brook
- Increase species richness
- Re-imagine the boulevards loop

These aims form the backbone to the Manor Royal GI Framework. They provide a place specific focus for the BID and its partners in delivering meaningful and relevant actions.

Integrated within this, the GI Framework uses Biodiversity Net Gain (BNG), Urban Greening Factor (UGF), and Ecosystem Services (EcoS) approaches as tools to analyse the biodiversity value and ecological functioning of GI within Manor Royal.

The findings then inform baseline mapping and help identify potential opportunities and recommendations for enhancing biodiversity and GI within Manor Royal. The methodology underpinning the BNG, UGF and EcoS calculations is described in the appendix and has been prepared by ecologist and environmental consultants at ABEC.

Landscape Architect’s at Allen Scott (AS) were commissioned to lead this project and synthesise the various data, analysis and ideas so to prepare and present this GI Framework.

The methodology and process used to develop this Manor Royal GI Framework have broadly followed the UK Government’s guidance, as set out by Natural England in the **Green Infrastructure Framework** for England. Both the process and this report are structured around four key questions: Why, What, Where and How.

In the first section ‘Why’, we summarise the benefits of Green Infrastructure (GI) in the context of national legislation and policy, regional strategies, and local policy. All of which influence the approach taken for this GI Framework and how Manor Royal can contribute to wider local, regional, and national objectives.

This is closely followed by seeking to define ‘What’ and ‘Where’ GI is within Manor Royal before moving onto ‘Where and How’ to enhance it.

The final part of the process and this report focuses on ‘How’ to deliver this GI Framework, outlining key actions for the BID and its partners.

Within all of this we utilise the two complimentary mechanisms that help improve the environment for wildlife and people: Urban Greening Factor (UGF) and Biodiversity Net Gain (BNG).

The GI Framework is driven by a vision statement and the four key Strategic Aims that are specific to Manor Royal and its context.

The purpose of this GI Framework is to set the direction for an improved network of GI to increase biodiversity across Manor Royal.

COMMON ACRONYMS USED WITHIN REPORT

- ABEC - Adonis Blue Environmental Consultants
- AS - Allen Scott
- BNG - Biodiversity Net Gain
- BID - Business Improvement District
- CBC - Crawley Borough Council
- EcoS - Ecosystem Services
- GGP - Gatwick Greenspace Partnership
- GI - Green infrastructure
- GIS - Geographic Information System
- IUCN - International Union for Conservation of Nature
- LNRS - Local Nature Recovery Strategy
- MR - Manor Royal
- NbS - Nature Based Solutions
- NPPF - National Planning Policy Framework
- SuDS - Sustainable Urban Drainage Systems
- SWT - Sussex Wildlife Trust
- UGF - Urban Greening Factor (UGF)
- WSCC - West Sussex County Council

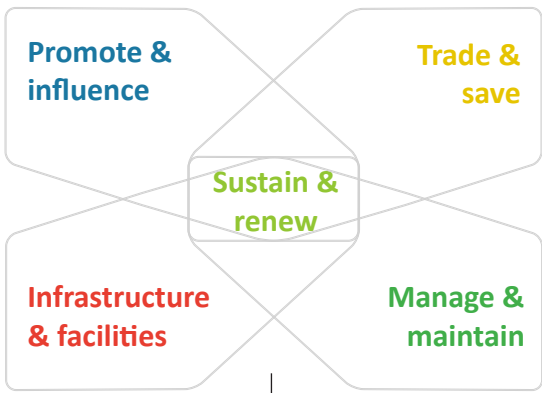
The report is accompanied by appendices, including a glossary of key terms used throughout.

Plans within this report and the appendix have been prepared using available GIS data at the time of preparing this GI Framework.

WHERE THIS GI FRAMEWORK FITS

CHAMPIONED & DRIVEN BY

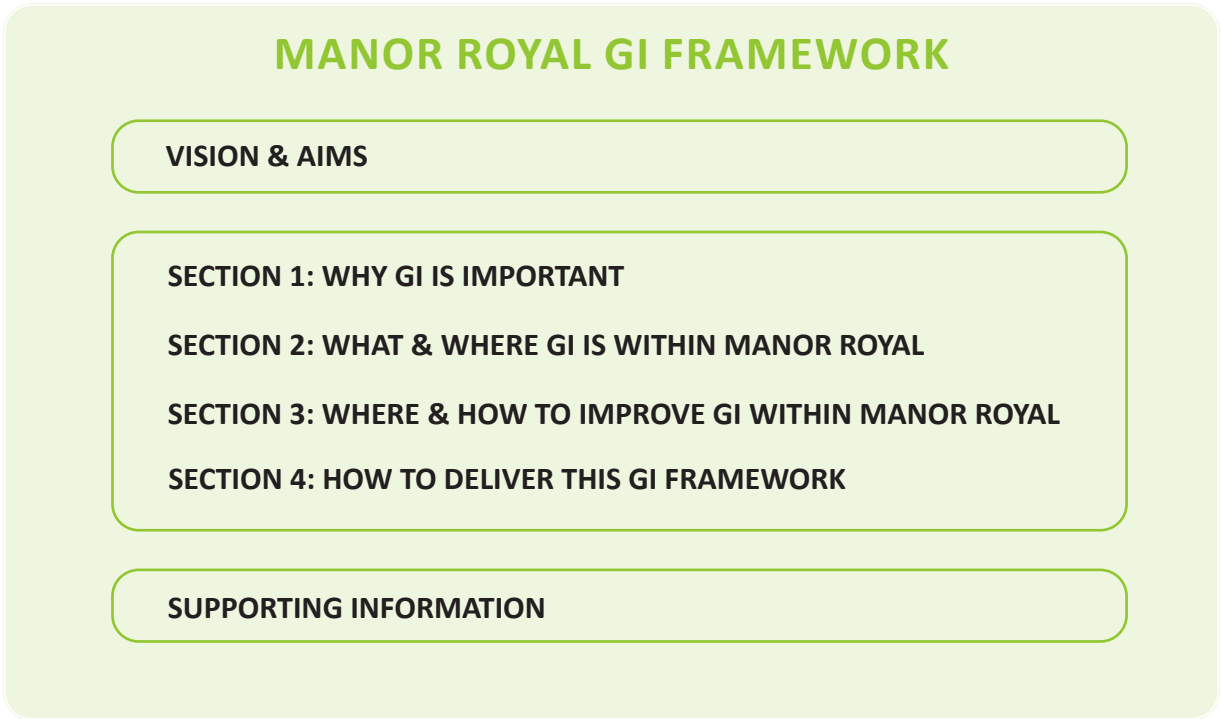
MANOR ROYAL BID BUSINESS PLAN 2023 - 2028



MANOR ROYAL PROJECTS PACK 2023 - 2028

INFLUENCED & DIRECTED BY

- GOVERNMENT POLICIES
- NATURAL ENGLAND GI FRAMEWORK
- CRAWLEY LOCAL PLAN POLICIES



ENABLED AND DELIVERED THROUGH

- MR BID PROJECTS & INITIATIVES
- MR BID MAINTENANCE
- MR BID PARTNERSHIPS

CASE STUDIES / BEST PRACTICE

INFLUENCED & INSPIRED BY

VISION STATEMENT

TO MAINTAIN, PROTECT & IMPROVE THE GREEN INFRASTRUCTURE OF MANOR ROYAL.

Our Mission

By bringing more nature into Manor Royal, we'll enhance biodiversity, strengthen our economy, and create a healthier, more sustainable environment for everyone, now and in the future.

As part of this, our goal is to:

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How will we do it?

The Green Infrastructure (GI) Framework provides the strategic direction and actions needed to achieve this vision and its goals.

Delivering this vision will take time. Biodiversity Net Gain (BNG) schemes typically span around 30 years, and it will require partnership, collaboration, and the shared commitment of both public and private stakeholders working alongside the Manor Royal BID to help the area reach its full potential.

Through diligence, patience, and persistence, the BID will take the necessary steps to implement this GI Framework and will report regularly on progress toward its goals.

The BID is committed to delivering the vision and achieving these goals through:

- Implementation of the Projects Pack;
- Ongoing investment in management and maintenance; and
- Strong partnerships with public and private sector organisations.

The delivery of this GI Framework is multi-faceted, and so too are the ways in which we will monitor and measure its progress and success.

The BID will champion and seek to monitor progress & the success of this GI Framework and its actions.

The ways to monitor progress & the success include:

Monitoring progress of each Action within section 4. The BID will report on progress using a simple traffic light system to indicate progress and remain accountable to the business community and levy payers.

Monitoring the success of each Action within section 4. Each action has its own way to monitor the success from delivering it.

Monitoring BNG for each project delivered by the BID using Habitat Monitoring and Management Plan HMMP (where required). HMMPs are required as part of the planning process associated with BID led development such as micropark, pockets parks and gateway enhancements. The BID will be responsible for commissioning and preparing the HMMP to align with BNG assessments and Biodiversity Gain Plans (BGPs).

Monitoring progress made by MRBID Maintenance Team by regular reports highlighting visual change.

Monitoring the perceived success of collective progress of delivering the Actions. In its surveys and questionnaires, the BID will periodically include questions to seek feedback on progress made.

Monitoring the measurable success in relation to Ecosystem Services benefits. The BID will advocate for surveys such as noise and air pollution levels.

Monitoring and assessing success of BNG and UGF every 5 years. The BID will commission as stocktake of BNG and UGF across Manor Royal every 5 years to assess progress.

Review the strategic aims and the action plans every 5 years. Following a stocktake the BID will review the needs to refresh the Strategic Aims and the action plans accordingly.

Strategic Aims

The delivery of the Vision, goals and the actions are focused around four Strategic Aims, each specific and relevant to Manor Royal’s unique green infrastructure context.

INCREASE TREE CANOPY COVER

With a focus on:

- Targeting 20% tree canopy cover up from 10%
- Targeting planting new trees in Floodzone 2 and along green verges
- Protecting and enhancing all trees and woodland
- Ensuring all BID led public realm projects increase tree canopy cover where appropriate

PROTECT & ENHANCE THE BROOK CORRIDOR

With a focus on:

- Enhancing and manage existing woodland to a higher standard
- Naturalise the brook corridor using nature based solutions
- Increasing community involvement, engagement and awareness
- A potential target of up to 25% BNG uplift

INCREASE SPECIES RICHNESS

With a focus on:

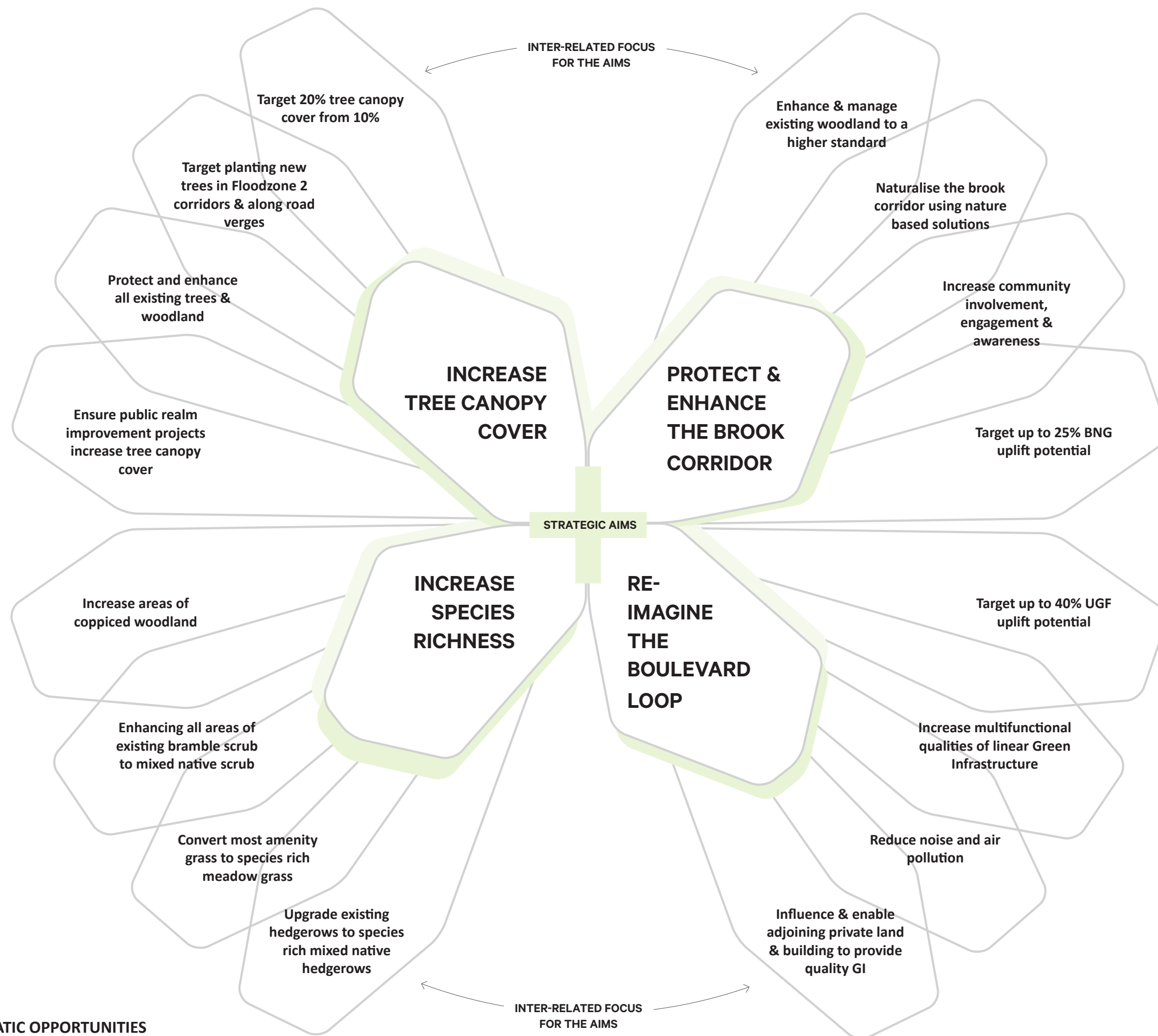
- Increasing areas of woodland coppiced
- Enhancing all areas of existing bramble scrub to mixed native scrub
- Converting most amenity grass to species rich meadow grass
- Upgrading existing hedgerow to species rich mixed native hedgerows

RE-IMAGINE THE BOULEVARD LOOP

With a focus on:

- A potential target of up to 40% UGF uplift
- Increasing multifunctional qualities of linear GI
- Reducing noise and air pollution
- Influencing and enabling adjoining private land and buildings to provide quality GI

These Strategic Aims are founded on desktop and initial site assessments.



STRATEGIC AIMS & THEMATIC OPPORTUNITIES