

Consultation on a planning application for an extension to the Manor Royal Business Park

Aberdeen Standard Investments is preparing a planning application for a natural extension to the highly successful Manor Royal Business Park on land to the north of Hydehurst Lane, Crawley.



The emerging proposals

This development is being proposed to meet a local need for new high quality employment space.

Key features

- The development proposes c.10,000sqm of flexible Class E(g)(iii) (light industrial), Class B2 (general industrial) and Class B8 (storage or distribution) across three units.
- The development will be accessed from Hydehurst Lane, a high-grade road which currently serves units within Manor Royal and joins the A23, providing links into Crawley, Gatwick Airport and the M23.
- The emerging design provides 128 car parking spaces with sufficient space for additional parking if required depending on final occupiers.
- The height of the proposed buildings is between 12.5m and 14.5m, in keeping with the character of the Manor Royal Business District.
- The positioning of the buildings and a buffer of native hedge and trees along the northern boundary are proposed to reduce the visual impact on the rural fringe beyond.
- New flood attenuation features will be provided and the Public Right of Way through the site will be retained.

Economic benefits



1

This development will provide high-quality employment space, creating up to 270 jobs



2

The development will make an economic contribution of up to £18,900,000 in Gross Added Value Terms to the local economy



3

It will generate estimated business rates of £320,000 annually

Timetable



Aberdeen Standard Investments plans to submit an application in February 2021.

Crawley Borough Council will then consider the application.

If approved, construction would begin in early 2022, with occupation of the development targeted for 2023.

Your views



Aberdeen Standard Investments would like to hear your views on the proposed development and can answer any questions you might have.

You can contact us in the following ways:

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