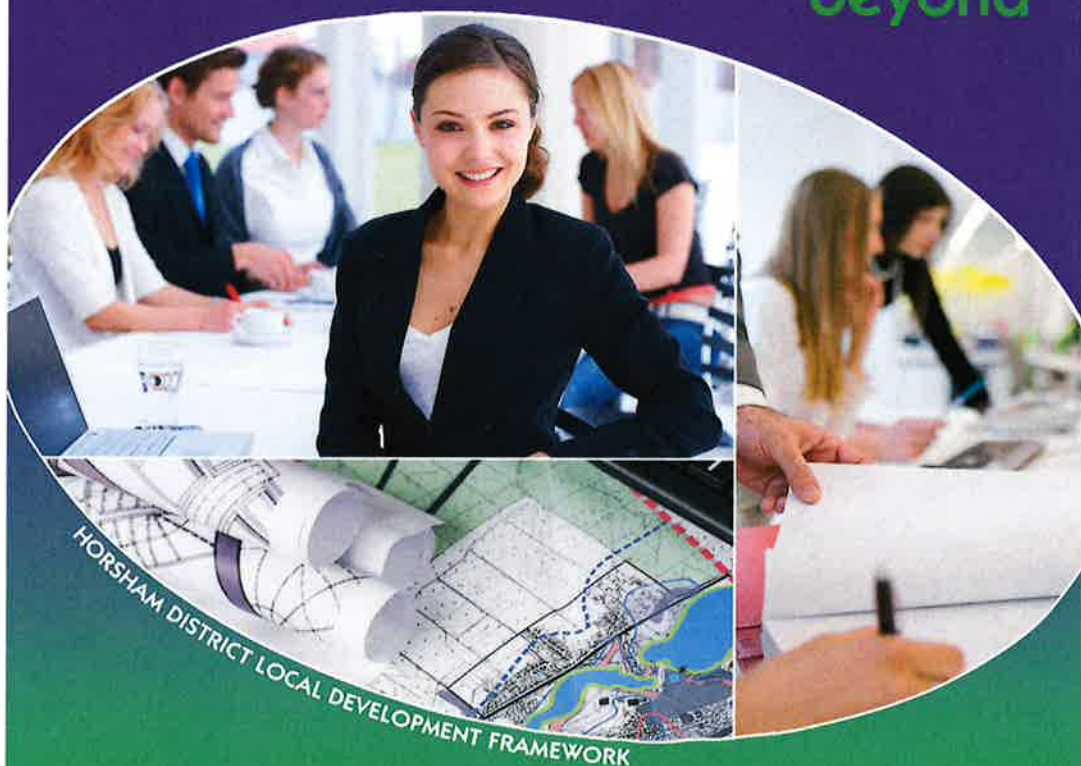




Horsham
District
Council

Leading Change in Partnership to 2026 and beyond



Core Strategy Review Consultation Document

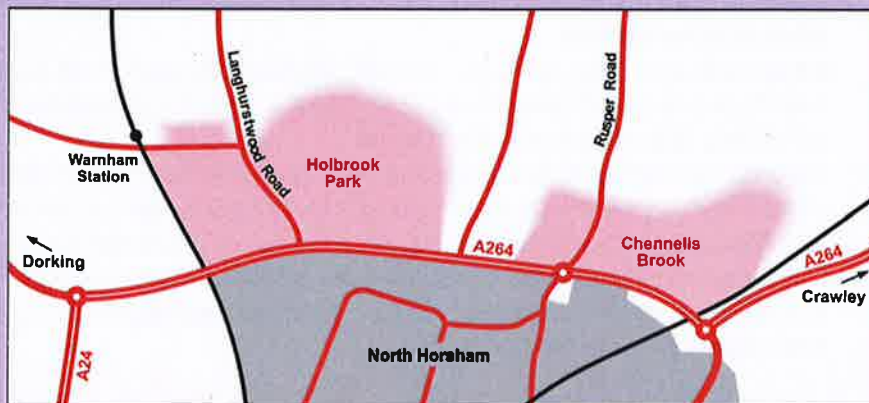
September 2009

£10.00



Strategic Site Option 3 and 4

North Horsham



This potential option (part of the approach under Option 2 of the Strategic Spatial Options) relates to two areas north of the A264, both west and east of Old Holbrook. The western area comprises some 58 hectares and could accommodate up to 1,500 homes, with open space, a neighbourhood centre and the realignment of Langhurstwood Road. The eastern area is larger overall, at some 121 hectares, but is affected by the floodplain of Chennells Brook and, therefore, could be expected to accommodate up to 2,000 new homes together with open space, a new neighbourhood centre, a primary school and potentially a new railway station. The opportunities and constraints applying to these areas can be summarised as:

Opportunities:

Western Area (Holbrook Park - Option 3):

- Development would be adjacent to an existing railway station (Warnham) offering the opportunity to reduce car journeys
- Development would enable improved capacity and safety at the A264/Langhurstwood Road junction, as well as the potential to enhance pedestrian and cycle links between Warnham/the employment areas to the north and Horsham, with a new bridge over the A264
- Development would provide good opportunities to access the countryside and natural areas to the north.

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Eastern Area (Chennells Brook - Option 4):

- Opportunity to provide a new parkway station for Horsham, with access from the A264 roundabout, subject to consideration of the implications for other existing stations;
- Development can be served by the existing A264/Rusper Road junction, helping to reduce infrastructure costs. There is also the possibility of a secondary access onto Wimland Road
- Development would achieve good access to the Strategic Road Network which may provide the opportunity to promote employment development
- The floodplain and environmentally sensitive areas afford the opportunity to create a significant area of natural open space or even a Country Park
- The development will provide good opportunities to access the countryside and natural areas to the north.

Constraints:

Western Area (Holbrook Park - Option 3):

- A264 physically separates the site from Horsham making integration difficult
- Views from the A264 and from parts of North Horsham would be significantly altered
- Development is likely to increase the amount of traffic on Langhurstwood Road north of Mercer Road
- Development could potentially harm Graylands Copse and there is possible odour issue from Brookhurst Wood landfill site.

Eastern Area (Chennells Brook - Option 4):

- Development would be within an area with significant environmental and floodplain constraints, with the west of the site constrained by a Scheduled Site of Archaeological Interest (Moated Farm)
- A264 physically separates the site from Horsham making integration difficult
- Views from the High Weald Area of Outstanding Natural Beauty, the A264 and from parts of North Horsham would be significantly altered
- Much of the site is within the current Horsham-Crawley Strategic Gap and development is likely to increase settlement coalescence
- Secondary site access could lead to 'rat-running' via Wimland Road unless restricted to buses/emergency vehicles
- Area is not well contained by natural boundaries to the north and development could lead to further pressure to develop north along Rusper Road.