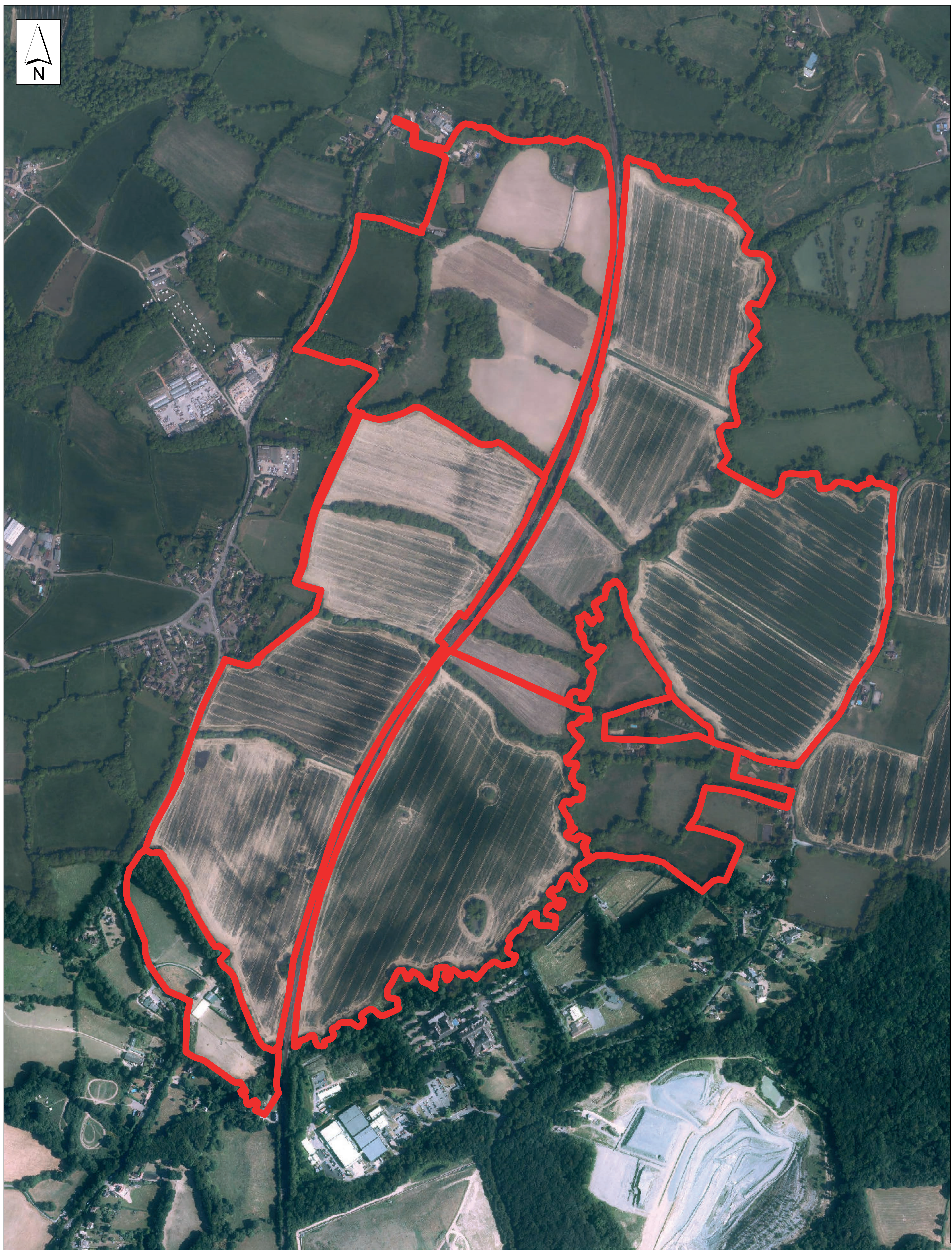
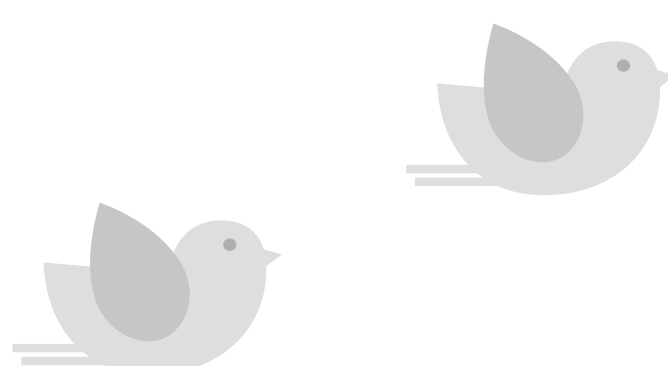


Land at Kingsfold, Warnham (North West Horsham)



Site area:
177 hectares

The site comprises a mixture of arable and pasture land with some hedgerows and woodland. The site is split into two sections by the Sutton and Mole Valley railway line. The A24 also runs through the site.



Horsham District Council Parkside, Chert Way, Horsham West Sussex RH12 5PL Barbara Childs - Director of Place <small>Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2000). Ordnance Survey Licence 100023865</small>	Local Plan Review 2020 Potential Strategic Allocations over 800 dwellings		
	Reference No : Drawing No :	Date : 27 January 2020 Checked : Drawn :	Scale : 1:5,000 at A2 Revisions :

The site promoter has suggested that the site could bring forward 1,000 homes as five new villages centred around Kingsfold and along the A24. The land is in the ownership of relatively few landowners.

The site promoter has stated that if the site were allocated they would provide:

- 35% of all homes as affordable housing together with elderly care provision
- Land for early years, primary education and special educational needs could be provided.
- A 75,000m² business community would be created with at least one new job per home.
- Land for open space, recreation, retail and village facilities.
- Biodiversity net gains would be provided.
- Upgrades to the A24 and potential for a new parkway station.

Pros and Cons

- If allocated the site would help the Council to meet the Government's housing requirements and would provide some facilities and services such as shops and schools and leisure facilities.
- Potential to provide new employment land and jobs.
- As five smaller villages none would have a good range of services and facilities. Travel would be needed between villages and south to Horsham to meet day to day needs.
- The railway line severs the site. There is no vehicle access across the line. This will make affect access to some key facilities such as the local school and is unlikely to generate a sense of community.
- Further information about how biodiversity net gain will be achieved is needed particularly as the new road will lead to the loss of some ancient woodland.
- No certainty of a new station.
- Development in this location will increase traffic and car use in the area. More work is needed to understand the precise impacts.



Find out more and have your say by registering online at:

www.horsham.gov.uk/localplanreview

Email: **strategic.planning@horsham.gov.uk**

Telephone: **01403 215100**