

**West Horsham Strategic Location –
Highways & Transport Feasibility Study of Rookwood**

FOREWORD

Land west of Horsham was identified as a Strategic Development Location in the adopted West Sussex Structure Plan. In June 2004 Horsham District Council published for consultation 'Planning for our Future – Issues and Options' which identified the areas of land considered appropriate for such a development and the options available. From this consultation process another development opportunity to the north of those originally identified was suggested that needed to be considered. It consisted of an area of land currently used as a golf course to the west of Horsham and bounded by the A24, known as Rookwood Golf Course.

The site examined was considered to be particularly sensitive to development due to the impact on Boldings Brook / Red River valley, extensive woodland and mature trees, and the Warnham Nature Reserve. Rookwood is also a popular public golf course.

Notwithstanding the potential impact of development on the nature reserve, other important habitats, landscapes, open space and the golf course, consultants MVA were commissioned to undertake a highway and transport feasibility study of the site to inform the work on the Preferred Options stage of the Local Development Framework. In particular they were requested to provide a detailed analysis, conclusions and recommendations on the feasibility, deliverability and implications of a Strategic Development Location of up to 1000 homes in this location in highways and transport infrastructure terms.

The consultants study completed in November 2004 has helped inform the content of the Local Development Framework Submission document. The study report is published in full as a Background Document for information. It has informed the Core Strategy policy on the strategic development location West of Horsham and the results are also incorporated into Background Document No. 2, 'Land West of Horsham: Strategic Development'.