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SITE CONTEXT

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2.1 Regional Context

The site is part of a wider mixed-use Mowbray masterplan, just to the north of the A264.

Horsham is a market town on the upper reaches of the River Arun on the fringe of the Weald in West Sussex. The town is 31 miles south-east of London, circa 9 miles south-west of Crawley and circa 14 miles from Gatwick Airport.

The employment element of the Mowbray masterplan is located at the eastern end of the site and bound to the south by the A264 and the railway line between Horsham and Crawley.

Mowbray to;
Horsham Train Station:
2.3miles, Car (7mins), Bus (9mins) Cycle (13min), Walk (48mins)

Warnham Train Station:
2.9 mile, Car (6mins), Cycle (12min), Walk (34mins)

Mowbray Village to Gatwick Airport: 13miles / 17min (car)
Mowbray Village to Crawley: 6.3miles / 13min (car)
Mowbray Village to Horsham: 4.3miles / 14min (car)

Horsham to Gatwick Airport: 15 miles (car) 25 mins (train)
Horsham to Crawley: 22 miles (car) 45 minutes (train)
Horsham to London Bridge: 52 mins every 30 mins (train)



The site's wider context

2.2 Local Context

The employment site is bound by the A264 to the South-West and the railway line to the South East.

The wider masterplan for North Horsham is under development to the West of the employment land and the access road has been created off of the A264.

The closest train station is Littlehaven which is circa 1 mile or 23 minutes walk from the centre of the site.

This reinforces the sustainable location of Mowbray Village with onward connections to Gatwick, Crawley and Central London.

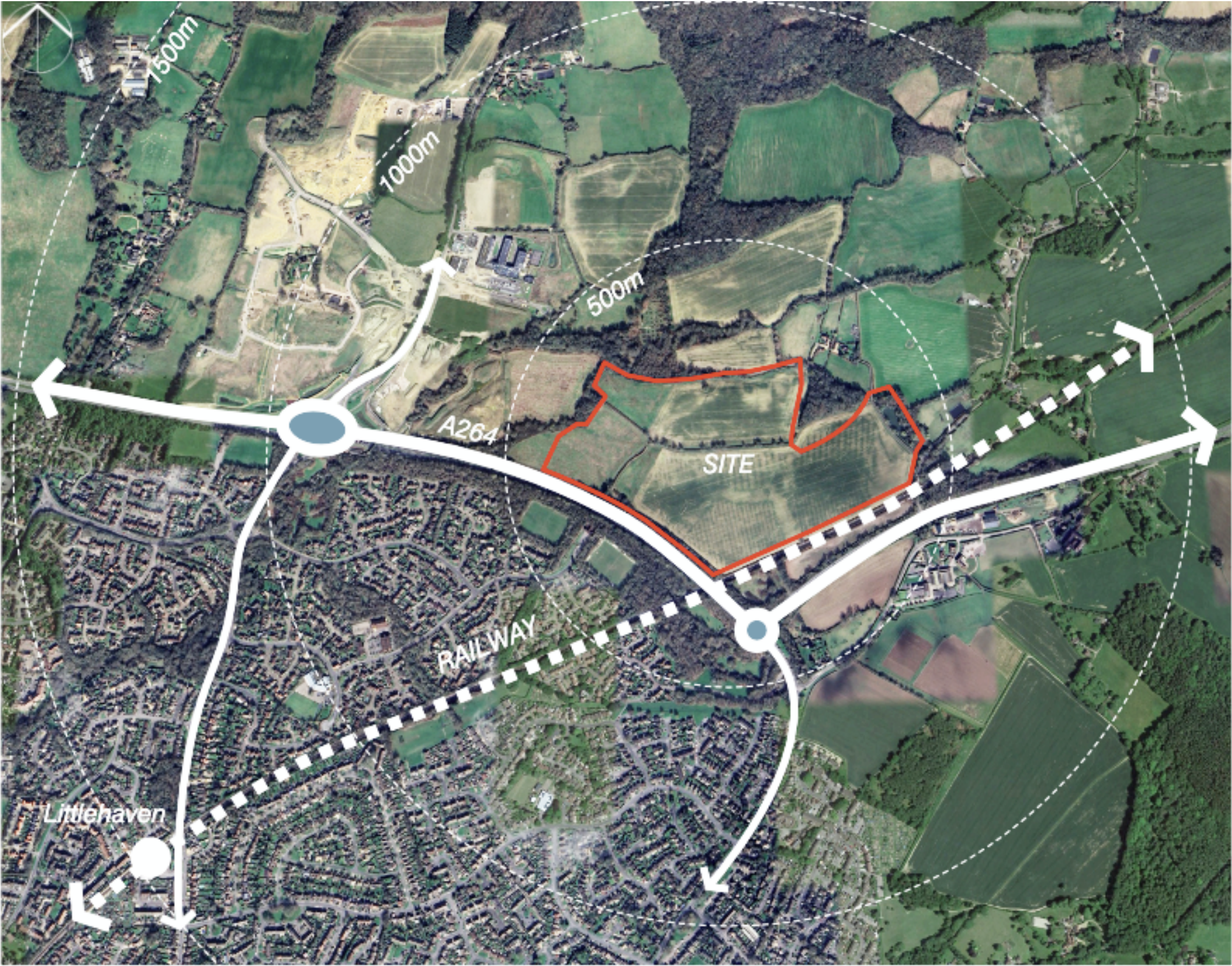
Mowbray Village to Littlehaven Train Station:

1 mile, Car (3mins), Bus (12mins) Cycle (6min), Walk (23mins)

Littlehaven to Gatwick Airport: 17-24mins (train)

Littlehaven to Crawley: 6-8mins (train)

Littlehaven to London Bridge: 1hr (train)



The site's immediate context

2.3 Site Photos



Street View - A264 Crawley Road roundabout looking West



Street View - A264 Crawley Road roundabout looking North



Street View - A264 approaching Crawley Road roundabout



Street View - Road from South West along A264 new entrance to masterplan



Street View - Road from South East Moorhead roundabout



Street View - A264 Crawley Road looking North West



Street View - Wimland Road Level Crossing



Street View - A264 Crawley Road looking South West



Street View - Road from SE along A264 over railway bridge looking NW