Rookwood

A unique opportunity for Horsham

January 2021.
1. Introduction.

### Purpose.

- To brief you on the new masterplan for the site

### Structure.

2. Our ambition  
3. New Masterplan  
4. Responding to public feedback  
5. Public Benefits
2. Our Ambition.

Creation of a **new public park** at Rookwood is a **community inspired idea** which has come forward through consultation and debate on the new District Local Plan.

The new park will create an **umbrella of protected wildlife sites and open space** around the Town, linked by the Riverside Walk, to Chesworth Farm, Leechpool and Owl Beech Woods with Horsham Park at its centre.

This is a uniquely Horsham vision to create more public open space, an extension to Warnham Nature Reserve, a site for a new Primary School and over 250 much needed affordable homes, all funded by an **eco-friendly, sustainable, garden-setting development**. The new homes will be in the southern more urbanised setting, retaining much of the open space, vegetation and landscape and **protecting the two river corridors**.
3. New Masterplan.

Northern Part.

- Site Area (28.6ha):
  - Developed area: 2.6ha (9%)
  - Public open space/landscape: 26ha (91%)
- Unlocking 26ha of publicly accessible greenspace for a range of potential new functions
  - Partners to help develop the final vision
  - New cycleways and pathways
  - Retain woodland and hedgerows
  - Ensure the proposal delivers at least 10% biodiversity net gain across the whole site
- New entrance gateway, improved car parking, and visitor facilities and café for Warnham Nature Reserve
- Can provide a site for a new primary school in a unique setting
Northern Part – View from Warnham Road
Northern Part – View from Nature Reserve
3. New Masterplan.

Southern Part.

- Site area (42ha):
  - Net developed area: c.17.9ha (43%)
  - Public open space/landscaping: c.24ha (57%)
- 700+ homes
  - Mix of housing types and sizes
  - Over 250 affordable homes (35%)
  - Net residential density: c.40dph
- Sustainable
  - Eco friendly homes
  - Priority to walking & cycling and less car centric
  - Extensive green infrastructure – health and wellbeing
  - Protection of Boldings Brook and Red River
  - New wildlife corridor along fairway 15
  - New mitigation for existing flood issues
Southern Part – View from Warnham Road
## 4. Responding to public feedback.

<table>
<thead>
<tr>
<th>Public Concern</th>
<th>Solution</th>
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<tbody>
<tr>
<td>Impact of development on WNR and ecology and wildlife</td>
<td>No housing or workspace north of Warnham Road. Over 10% biodiversity net gain. Eco-friendly homes in a garden setting with new green infrastructure and landscaping</td>
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<tr>
<td>Loss of nature reserve car park</td>
<td>New car park and visitor centre to be provided</td>
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<tr>
<td>Impact on 15th fairway and Red River/Boldings Brook</td>
<td>No development on the 15th fairway. New wildlife corridor between Red River and Boldings Brook</td>
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<td>Impact on existing public open space in Redford Avenue</td>
<td>Bus link removed</td>
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<td>Flood risk to Redford Avenue</td>
<td>No development on 15th fairway. Mitigation measures to remove existing problems</td>
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<tr>
<td>Loss of access to golf course</td>
<td>50ha of publically accessible open space</td>
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<td>No public benefit</td>
<td>New public park, space for a new primary school, over 250 affordable homes, 500 new sustainable homes and a capital receipt for the Council</td>
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<td>Ongoing community engagement</td>
<td>New project community consultation board to be established</td>
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5. Public Benefits.

**Social.**

- Creation of a new public park
- Extension to Warnham Nature Reserve
- Delivery of a beautiful, distinctive new neighbourhood for Horsham
- Delivery of quality new eco-friendly homes:
  - Mix of sizes and types
  - 250+ affordable homes in the area of greatest demand
- Supports health and well-being:
  - Unlocking of 42ha of new public open space
  - New social infrastructure (including WNR, school)

**Economic.**

- £18 - 20m receipt to protect community assets and vital Council services
- Boost to vitality and viability of Horsham Town Centre (via increased local expenditure)
- Future Council Tax income

**Environmental.**

- The most sustainably located potential site allocation in Horsham – 20 mins walk from town centre
- Contribution to climate change minimised and adaptability to a changing climate designed-in
- Bio-diversity net gain of at least 10%
- Opportunity to mitigate existing flooding issues
- Opportunity to expand the WNR and to extend habitats of value adjacent to WNR
Rookwood country park and sustainable garden community

Questions?