

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



Southern Part– Character



4. Responding to public feedback.

Public Concern	Solution
Impact of development on WNR and ecology and wildlife	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
Loss of nature reserve car park	New car park and visitor centre to be provided
Impact on 15 th fairway and Red River/Boldings Brook	No development on the 15 th fairway. New wildlife corridor between Red River and Boldings Brook
Impact on existing public open space in Redford Avenue	Bus link removed
Flood risk to Redford Avenue	No development on 15 th fairway . Mitigation measures to remove existing problems
Loss of access to golf course	50ha of publically accessible open space
No public benefit	New public park, space for a new primary school, over 250 affordable homes, 500 new sustainable homes and a capital receipt for the Council
Ongoing community engagement	New project community consultation board to be established

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?

