



Why Build on Rookwood?



KEEP ROOKWOOD
GREEN

Rookwood – Context

Led by Philip Ayerst – Architect
Horsham Society

Who are the Keep Rookwood Green Alliance?

- We are campaigning to keep Rookwood Golf Course as public green space
- Some experienced campaigners, some doing this for the first time
- Supported by many individuals and organisations including
 - Friends of Warnham Local Nature Reserve, Horsham Green Spaces
 - Friends of Horsham Park, Friends of Chesworth Farm,
 - Horsham Society



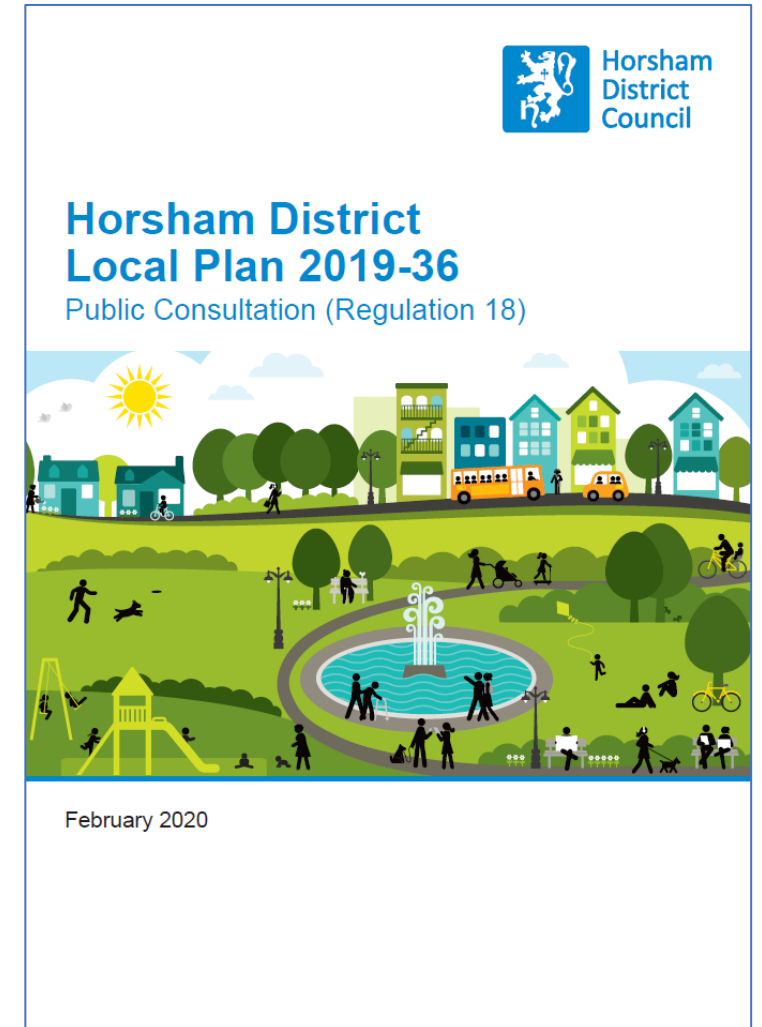
Watching Over The Interests of Horsham



FRIENDS OF WARNHAM
LOCAL NATURE RESERVE

Local Plan Housing Context

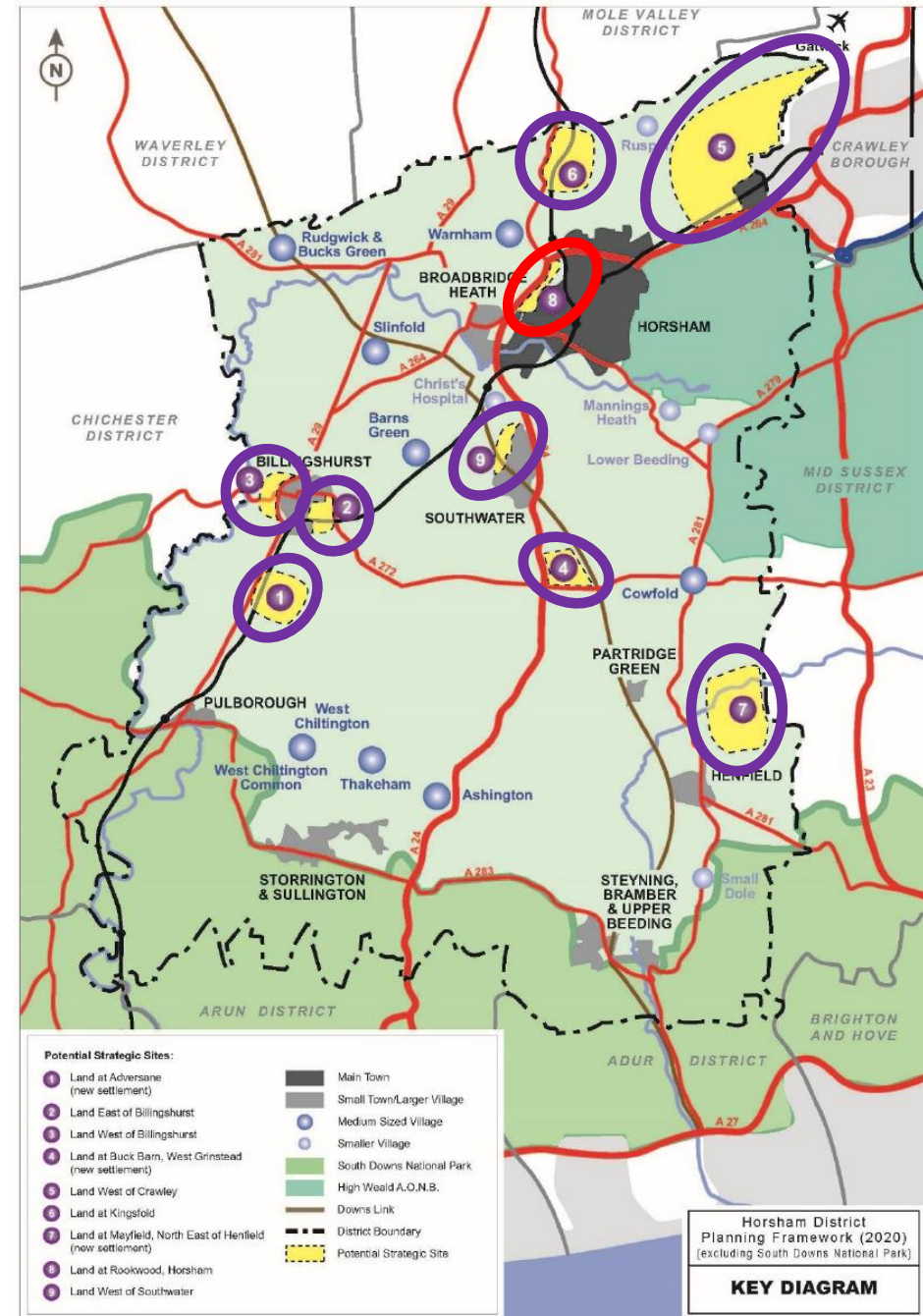
- Government: Councils must have a Local Plan
 - Horsham District's plan must be revised in 2021
 - If there is no Local Plan, it is very difficult to prevent inappropriate development
- The Local Plan covers 2019 to 2036 –18 years
- It describes three build rate scenarios:
 - 18,000 homes (1,000 homes per year)
 - 21,600 homes (1,200 homes per year)
 - 25,200 homes (1,400 homes per year)





Horsham District Local Plan

- HDC’s draft plan identifies 9 “strategic sites” that can deliver at least 500 dwellings
- Rookwood Golf Course is one of these sites
- Rookwood provides the smallest number of dwellings
- Targets can be met without Rookwood!

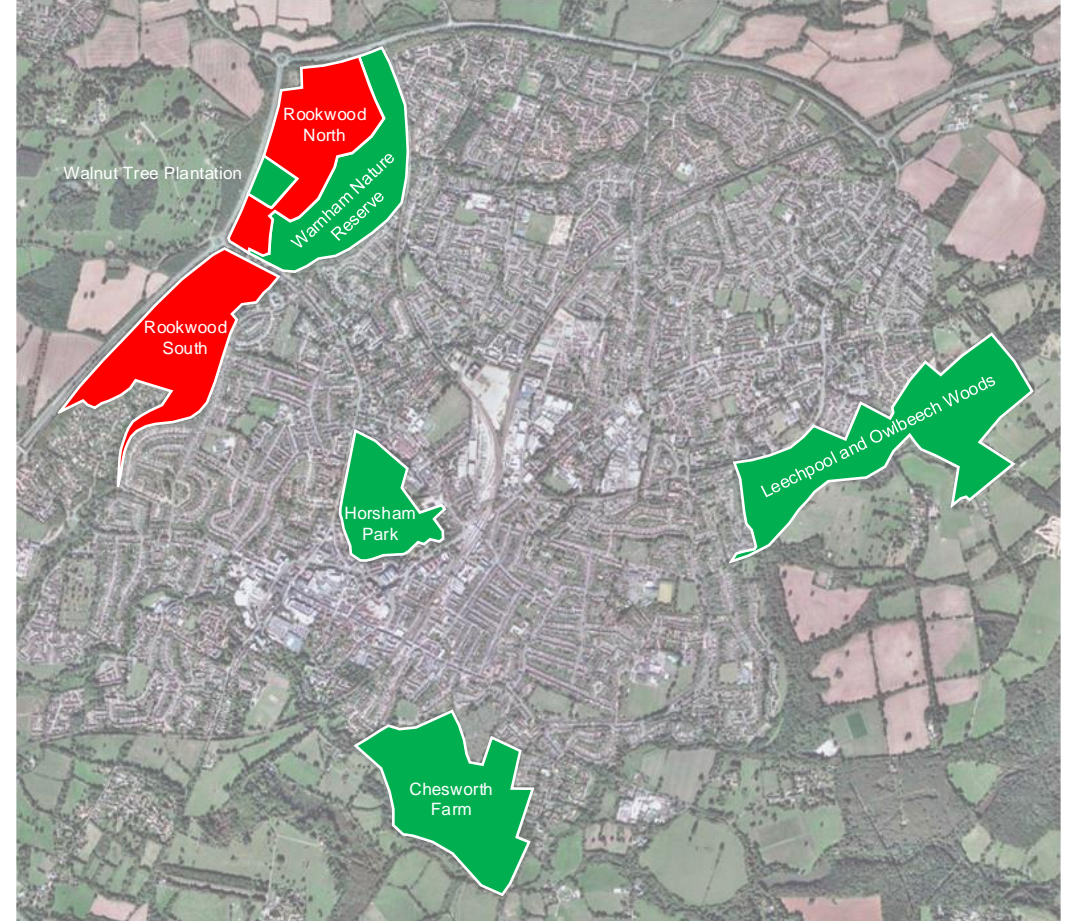




Horsham's Large Green Space

- In total, Rookwood is 33% of Horsham's large green space
- HDC's revised proposal suggests that about 75% of the site will be developed
- We want to protect our green spaces for a future larger Horsham Town

Site	Area (Hectares)	% of Total
Chesworth Farm	36	17%
Horsham Park	24	12%
Warnham Local Nature Reserve	37	18%
Leechpool and Owlbeech Woods	42	20%
Rookwood South (SHELAA SA394)	32	16%
Rookwood North (SHELAA SA395)	34	17%
	<u>205</u>	<u>100%</u>





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The Threat To Rookwood

Led by Dr Peter Simpson PhD



Rookwood's Key Position

- North-west quadrant of Horsham Town
- Adjacent to Warnham Local Nature Reserve
- Home to the Riverside Walk and the Literary Trail walking footpath.
- Part of vital Green and Blue corridors connecting north and south Horsham





Rookwood is a Public Asset

- 1986: Land purchased by HDC for public use and designated as a Local Nature Reserve in 1987
- 1991: Half the land undesignated to create the golf course and, in 1996, build luxury housing.
- 2020: All the land remains owned by HDC





The 1986 Land Purchase by HDC from the Lucas Trust

Clauses from the conveyance document lodged at the Land Registry in 1986:

- 3(i) – HDC agrees to pay the Lucas Trust if a “qualifying event” occurs.
- 3(ii) - HDC cannot build houses without the Lucas Trust’s agreement.
- **We understand that HDC must give half the proceeds of selling Rookwood to the Lucas Trust**

3. THE Council hereby covenant with the Vendors

(i) to pay to the Vendors or their successors in title or to whom they may direct such further sums as shall become payable by the Council in accordance with the provisions of Clause 3 (iii) of and the Fifth Schedule to a deed dated the 27th March 1986 and made between the Vendors of the one part and the Council of the other part as a result of a qualifying event (as referred to in the said Fifth Schedule) occurring within the period of eighty years from the 27th March 1986 SUBJECT TO and in accordance with the terms and conditions set out in the said Fifth Schedule

(ii) not without the prior written consent of the Vendors or their successors in title to use the land hereby conveyed otherwise than for the purposes of or in connection with agriculture forestry public open space a country park and/or public recreation and upon disposal of any interest in the land hereby conveyed to obtain a covenant from the disponee directly in favour of the Vendors or their successors in title in the same terms as herein contained and

(iii) to make good all damage caused to the Vendors' adjoining land known as Warnham Mill shown hatched purple on the said plan caused by any overflowing or breaking of the waters in Warnham Mill Pond of their banks



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Is Building on Rookwood a “Great Idea”?

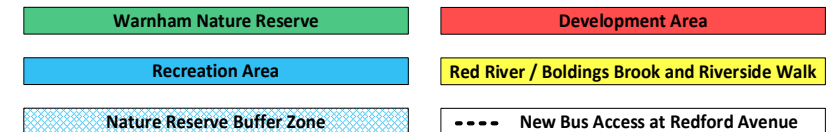
- Building on Rookwood destroys up to 33% of Horsham’s large green open space
- Rookwood only contributes 800 dwellings (300 affordable)
- 800 dwellings is just 3% of the Local Plan’s target of 25,200 dwellings
- Half of the sale profit goes to the Lucas Trust and does not benefit residents
- Building on Rookwood squanders Horsham District’s NATURAL CAPITAL
- **We believe that Rookwood should be retained as Green Space**

Horsham District Council Do Have A Choice!

HDC's Revised Proposal

Should HDC choose to proceed with Rookwood we have four principal areas of concern:

1. Large development on fairway 15 between Boldings Brook, the Riverside Walk and the Red River
2. Partial protection for Warnham Nature Reserve
3. Access roundabout destroys hedgerows, the green entrance to the Reserve and the Reserve car park
4. Access bus route cuts across Boldings Brook, the Riverside Walk and the Red River





New Rookwood Roundabout

- Obliterates Warnham Nature Reserve car park
- Very close to extended Robin Hood roundabout
- Rookwood Golf Course lake reduced to 33%





Redford Avenue Bus Access

- Truncates Redford Avenue football pitch
- Cuts through two areas of “Highest Ecological Importance”
- Crosses and disrupts the Riverside Walk





Rookwood's Wildlife Value

Led by Tim Thomas MBE



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Rookwood Wildlife Context

- No data in record centre at the start of 2020
- A two day site visit was made in July 2017 by PBA / Stantec
- A one day walkover survey was undertaken in March 2020 by the Ecology Consultancy
- Golf course has been well managed in a wildlife friendly way
- Golf courses can provide up to 60% greater biological diversity than farm land



now part of



Rookwood Golf Course

Identification of Potential Ecological and Environmental Enhancements



Rookwood Golf Course, Horsham

Ecological Constraints and Opportunities Plan

Report for Horsham District Council

On behalf of Horsham District Council



London Road, High Wycombe, Buckinghamshire, HP11 1JQ

Rookwood Golf Course, Horsham / ECoP / Report for Horsham District

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Version	Checked by	Approved by	Date	Type	
1.0	Wendy McFarlane MA MSc MCIEEM	Giles Coe	28/04/2020	Final	

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Rookwood is an Ecological Treasure!

172 Wildflower species

37 Tree species

4 Fern species

8 Grass & sedge species



12 Mammal species

45 Bird species

130 Invertebrates

5 Reptile & Amphibian species

Over 400 species and counting in just 7 months!



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What Can Be Done?

- Record animals, plants and trees
- Grow the Sussex Biodiversity Record Centre database

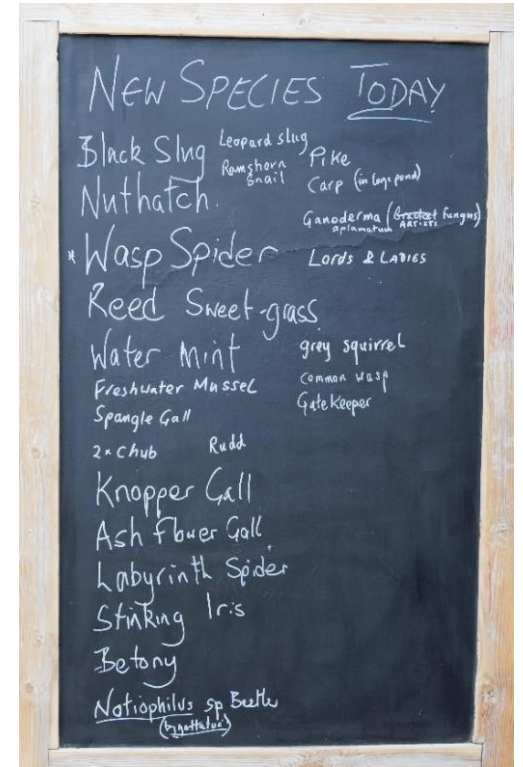


eBird



WOODLAND TRUST

Ancient Tree Inventory





Rookwood's People Value

Led by Morag Warrack

Trafalgar Neighbourhood Councillor and Chair of FREC
(Friends of Victory Road Recreation Ground)



Rookwood Survey Feedback

- Petition: 9,608 signatures, 1,240 survey responses... to date
- “It is green space and a wildlife corridor linked to the nature reserve. A very precious space for people and wildlife.”
- “Quality of life cannot be overlooked and the local green spaces are inherent to mental health and air quality.”
- “We need to keep Rookwood green as Horsham town is fast running out of green space.”
- “Spaces such as Rookwood can't be replaced once destroyed.”
- “It is a valuable, affordable, fully utilised golf facility open to all who might not relish a traditional golf club.”



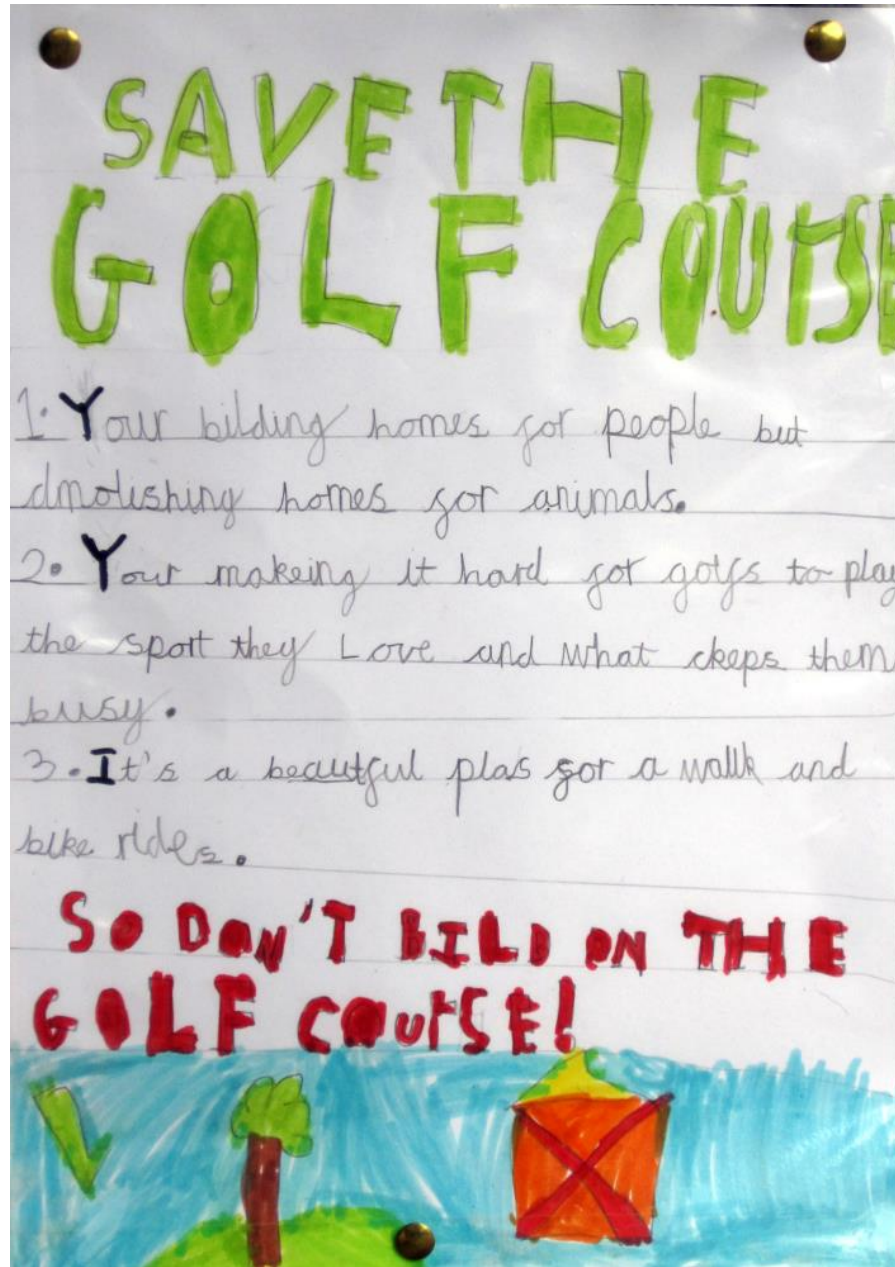
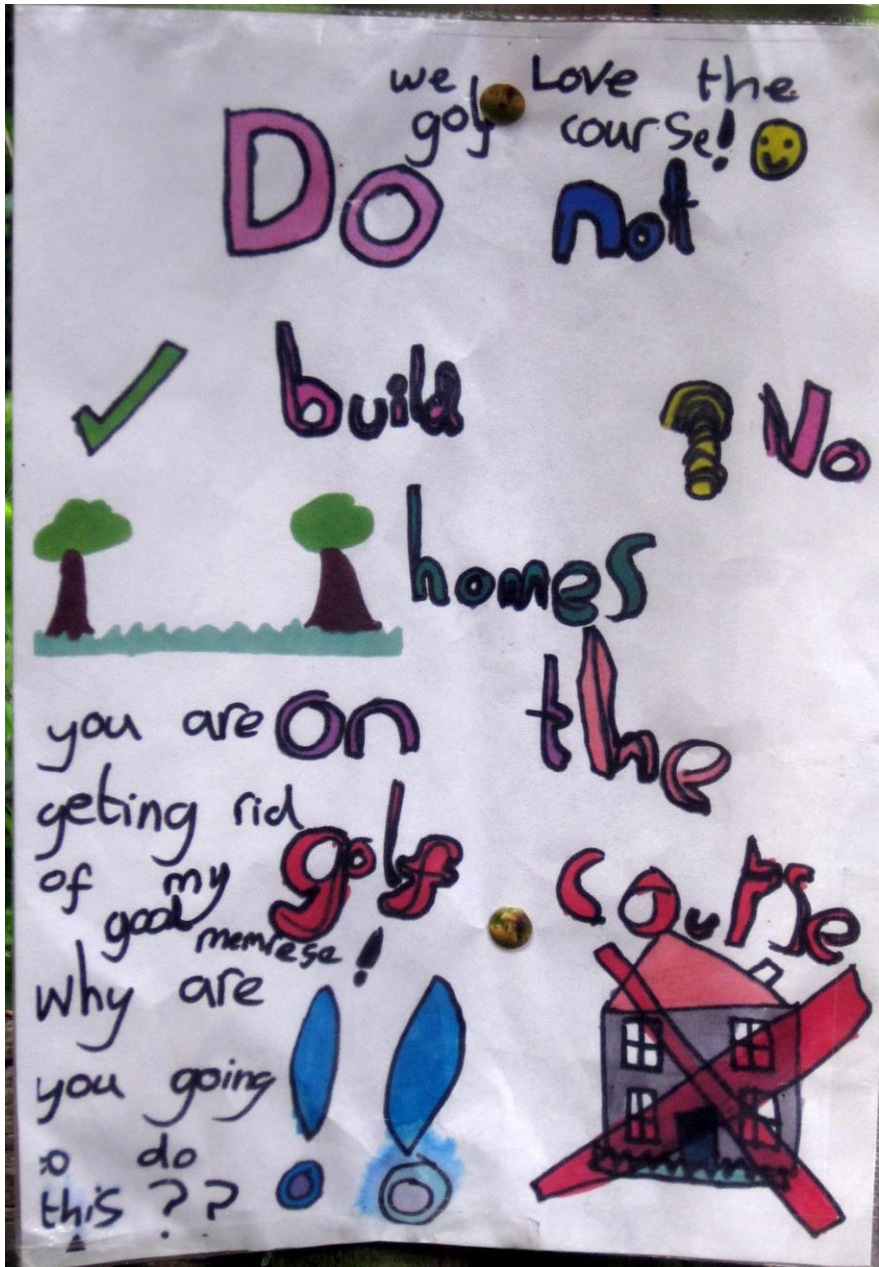
Impression looking along Fairway 15



Impression of Fairway 15 near the Boldings Brook gap



Impression of the Footpath Across Fairway 15



Pleas from Our Future





The Local Plan

Sally Sanderson

Coordinator of Horsham Green Spaces

Chair of Friends of Horsham Park



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The Local Plan

We call on Horsham District Council to be

Fair in allocating development across the whole district

Transparent in its decision making

Consistent with its green policies



KEEP ROOKWOOD GREEN



Fair

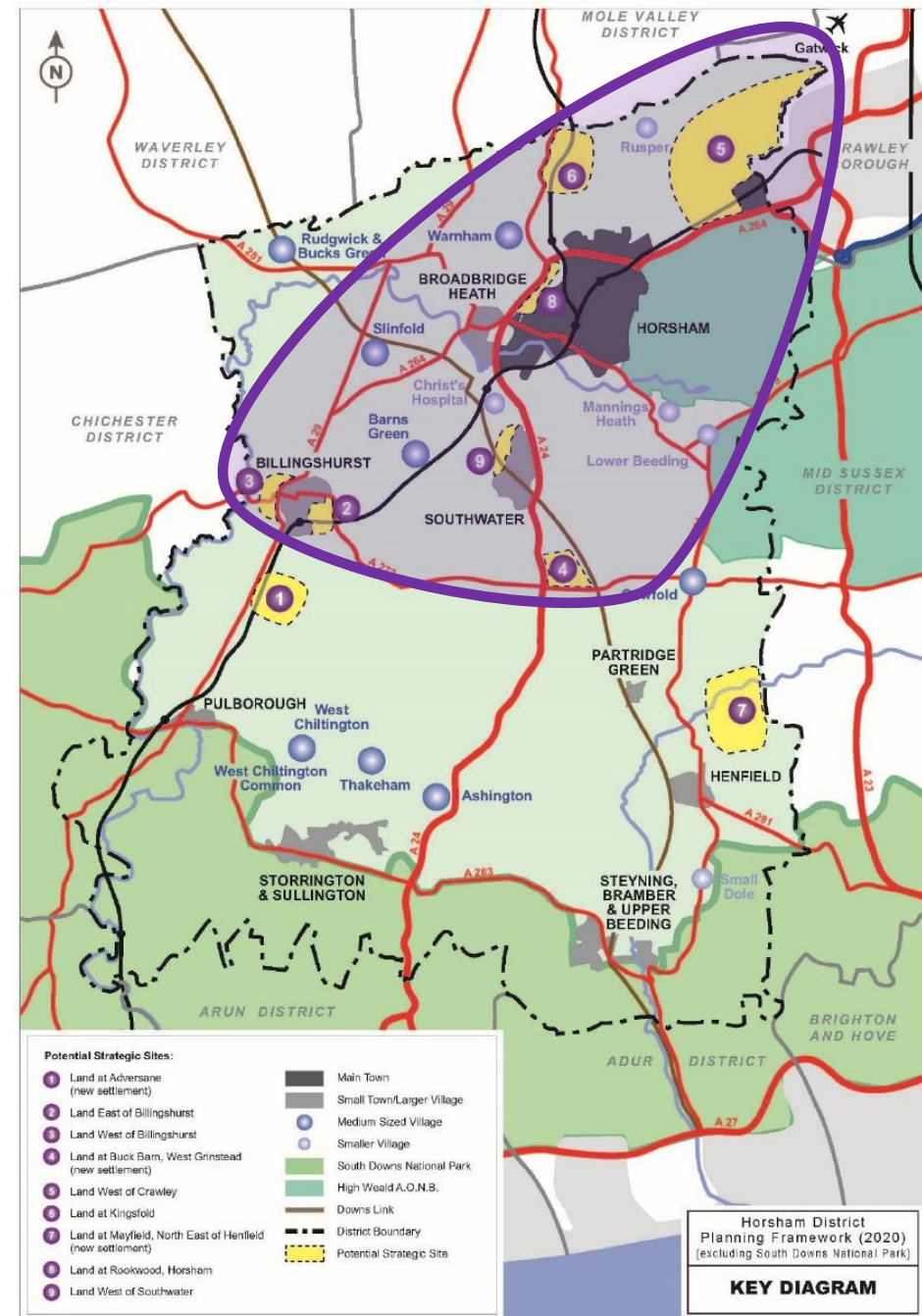




Fair, Transparent and Consistent

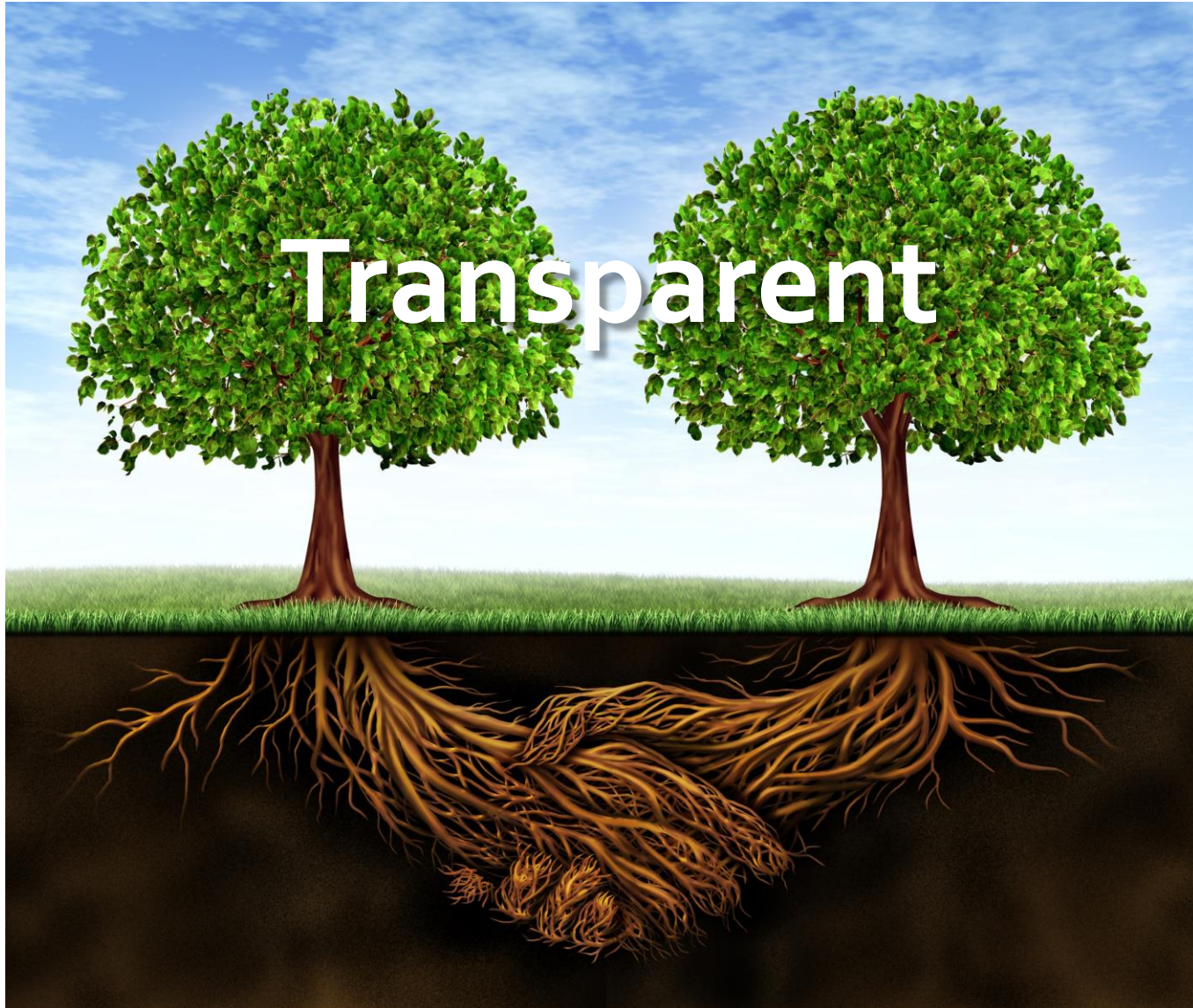
- There are 9 strategic development sites:
 - 7 developments north of the A272
 - 2 developments south of the A272
- The north of Horsham District has borne the brunt of development over the last 10 years
- HDC needs to **level up** accessible green space to ensure that wellbeing is distributed fairly within the district.

Map from the Regulation 18 Local Plan Consultation document – February 2020 (p17)





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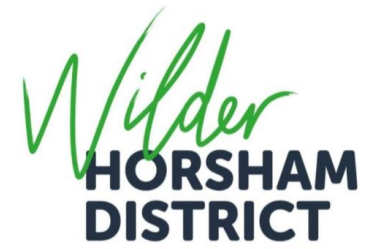
Fair, **Transparent** and Consistent

- Meaningful involvement for local people in strategic decisions such as the future of Rookwood Golf Course
- Show how building on Rookwood benefits Horsham Town beyond increasing housing stock
- Open about how the loss of Rookwood creates a 10% increase in biodiversity and improves nature connectivity






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Consistent

 Horsham District Council



Green Space Strategy
2013 - 2023

Working together to provide vibrant green spaces for all

Serving our towns & villages

Approved November 2013



Sussex Local Nature Partnership

Natural Capital Investment Strategy for Sussex
2019-2024


Sussex Local Nature Partnership
December 2019

Final Version

[Adopted by Sussex LNP October 2019]

 Horsham District Council

Corporate Plan
2019-2023

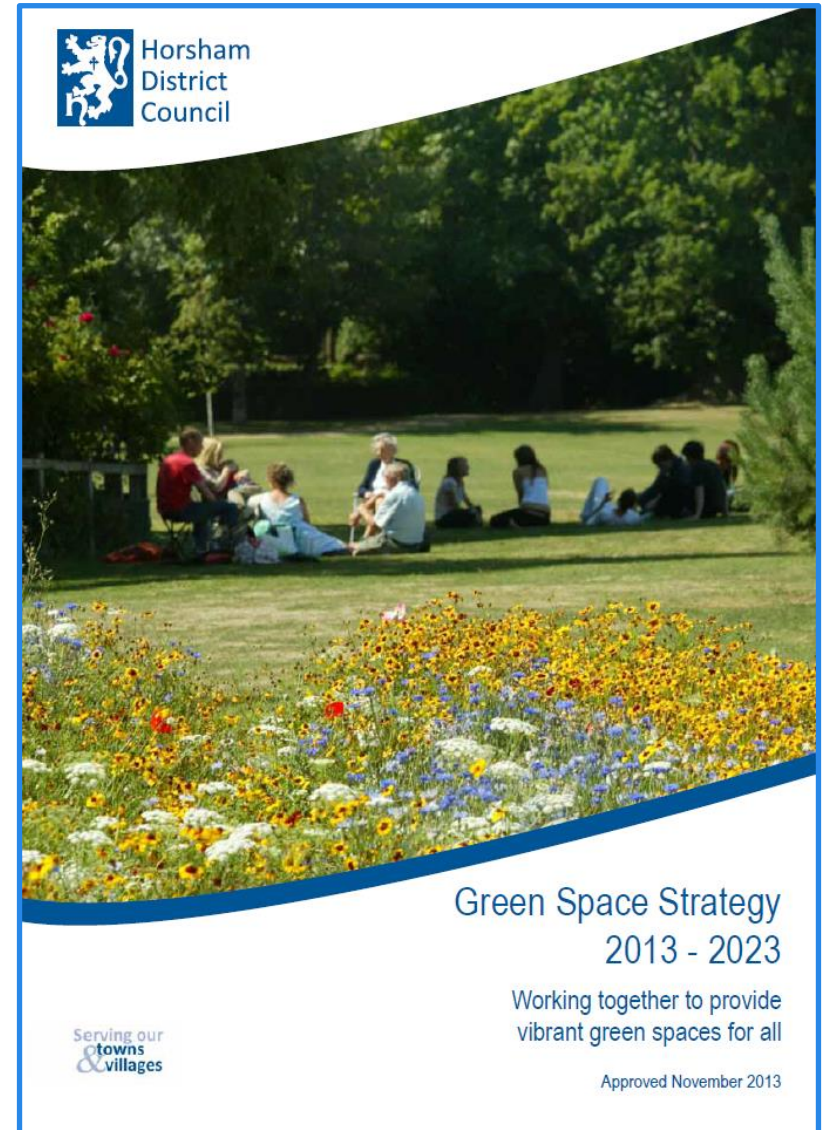




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Fair, Transparent and Consistent

- “Connecting green space habitats is also important in making habitats larger and more viable and allowing species to migrate between green spaces.”
- “Manage green spaces wherever possible in order to protect biodiversity for current and future generations to enjoy and learn.”
- “A further 88ha [of local nature reserve] is required to meet guidelines.”



Fair, Transparent and **Consistent**

Wilder Horsham District Objectives:

- *“Help wildlife thrive across the Horsham District”*
- *“Create networks of land that are protected and enhanced for wildlife, to allow habitats to expand and for species populations to increase which will ensure that they are resilient to change”*
- *“Maximise the opportunities from protecting and enhancing wildlife to tackling climate change and to reduce the impacts of a changing climate”*



Horsham
District
Council



Sussex
Wildlife Trust



Wilder
**HORSHAM
DISTRICT**

Fair, Transparent and Consistent

- “Areas flagged to achieve more housing in Sussex should be prioritised for protection and enhancement of accessible green space.”
- “Areas likely to increase in size due to new housing: Horsham, Crawley and the coastal belt.”



Natural Capital Investment Strategy for Sussex
2019-2024

Sussex Local Nature Partnership
December 2019

Final Version

[Adopted by Sussex LNP October 2019]



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Fair, Transparent and Consistent

- “We will provide culture, sports and leisure opportunities to improve the health and wellbeing of our communities.”
- “We are committed to showing leadership, working with partners and residents to undertake local action on the environment which is ambitious but achievable.”
- “In doing so we will work to protect our natural environment for future generations.”
- “Both our built and natural environments are highly valued and will be well managed to keep our District an attractive place to live.”



Corporate Plan
2019-2023





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Horsham
District
Council

We don't want the Local Plan to fail!

- We want a fair decision making process!
- We want a transparent decision making process!
- We want HDC to live by its green policies
- We want to protect our green spaces for a future larger Horsham Town

We just need the "Right" Local Plan!

Our children will be forever thankful that we didn't build on this irreplaceable natural space!



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Thank you!

**Please keep writing to the HDC Cabinet
and copy to all Councillors...**

keeprookwoodgreen.org/howtorespond

Can you help us in other ways?