



# Land at Rookwood, Horsham



**Site area: 39 hectares**

The site currently comprises a golf course with a mix of open fairways, greens and areas of rough grassland and trees. The A24 joins the site to the west, and the A264 to the north. The site is divided into two sections by Warnham Road. The northern section of the site adjoins Warnham Nature Reserve to the east, and the southern section of the site adjoins the built-up area of Horsham. The eastern boundary of the site in this location is formed by Boldings Brook.

**No development is proposed on Warnham Nature Reserve or the river corridor.**



<p>Horsham District Council                  Planning, Civil Works, Highways                  West Sussex PO12 1RL                  Barbara Crane, Director of Place</p> <p><small>Reproduced by permission of Ordnance Survey map on behalf of HMGO. © Crown copyright and database rights (2020). Ordnance Survey Licence: 100023865</small></p>	<p>Local Plan Review 2020                  Potential Strategic Allocations                  over 800 dwellings</p> <p>Reference No.:                  Drawing No.:</p>	<p>Date: 05 February 2020                  Checked:                  Scale: 1:5,000 at A2                  Revisions:</p>
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The site is owned by Horsham District Council and promoted by the Council's property team. **The site has been independently assessed by Planning Officers.**

It has been suggested that the site could bring forward around 900-1,000 homes. The land is not available until 2022/23 but it is stated that development could be completed by 2036.

The site promoter has stated that if the site were allocated they would provide:

- 35% of all homes as affordable housing
- Land for primary education could be provided, with the possibility of provision for those with special educational needs
- Biodiversity net gain, integrated across the whole site through a high quality design together with a strong buffer to Warnham Nature Reserve. It would include open space, a woodland park and green links throughout the development
- Small scale retail provision and a community facility could be provided
- Pedestrian and cycle links would be enhanced
- Electric vehicle charging points.

**Pros and Cons**

- If allocated, the site would help the Council to meet the Government's housing requirements and would provide open space and land for a primary school and a community hub.
- The potential to provide small scale office space within the community hub should be explored.
- The site is close to a number of facilities in Horsham town centre, including a range of shops, cinemas, swimming pools and leisure facilities.
- The scheme would provide biodiversity net gain throughout the development.
- The historic mill building will need to be protected.
- Further work is needed to understand how impacts on climate change would be achieved.
- The northern section of the site is relatively isolated from the rest of Horsham, which could mean new residents in this area feel isolated from the rest of the town.
- The golf course would be lost if developed.
- Development in this location will increase traffic and car use in the area. More work is needed to understand the precise impacts.



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