Appendix B
Concept Masterplan and Vision
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1

LANDSCAPE AND URBAN DESIGN ANALYSIS
1.1 Introduction

This report provides a high level urban design and landscape analysis of the site and its context, identified in Figure 1.

The report then examines the detailed landscape and visual sensitivities of the site, breaking it down into a series of character areas and then examining the landscape capacity of each area to accommodate change.

Finally, the report identifies opportunities to inform a future high level masterplan for the site.
1.2 Local Context Plan

Rookwood Golf Course lies on the outer, western boundary of the town’s suburbs, with Boldings Brook forming a physical buffer between the site and adjacent residential areas.

The Rookwood Park estate had encroached over the brook and forms the southern site boundary and the busy A24 and A264 form the western and northern site boundaries.

These busy roads link the town to London, the coast and Gatwick Airport, which is only a 30min drive away.

The urban area of Horsham lies immediately to the east of the site; to the west, beyond the A24 link road, the classical rural landscape forms part of the Warnham Court Estate.

Warnham Court, (built in 1825) is a private estate and listed historical landscape.

---

**KEY**

- **Site Boundary**
- A24; London to Worthing
- A264; Horsham to London via Crawley and Gatwick Airport

---

**Figure 1**
1.3 Movement

An analysis of the existing movement framework is identified in Figure 2. The site is situated between two major A Roads, with direct routes to London and the coast.

Horsham railway station is a 30-minute walk from the site and there are several local footpaths into the town centre as well as out into the rural areas surrounding the town. These routes offer many recreational possibilities.

The High Weald Landscape Trail starts at Horsham train station and runs through the Area of Outstanding Natural Beauty (AONB) to Rye, on the Sussex coastline.

The 55 mile West Sussex Literary Trail starts at Chichester Cathedral and runs through the site before culminating in Horsham Town Centre.
1.4 Land use / facilities and walking distances

Figure 3 identifies that the site is within 2km/1.5miles of both the town centre and rail station, approximately a 30 minute walk away. This reasonable walking distance to many of Horsham’s facilities makes the site a possible prime residential location.

Horsham has a wide array of educational, health, community, recreational and religious facilities. The town centre has several smaller shops and there are also three large supermarkets within close proximity of the town centre.
1.5 Horsham's Historical Development

The historic medieval market town of Horsham greatly expanded with the coming of the railway in the 19th Century and by large 20th Century residential estates.

Much of the historic core survives as the town centre, however Horsham has expanded way beyond this inner boundary.

The Dorking to Horsham section of Railway line opened on 1st May 1867. This vital connection to London and the coast encouraged the expansion of the commuter town.

The town has retained its green feel and core with the creation and retention of Horsham Park; 24 hectares of formal gardens a maze, lake, sports and children's playing facilities. Several other, smaller parks are now nestled within the town, along with each phase of urban expansion.

Warnham Mill; a water powered corn mill and two farms; Warnham Place and Brookwood are in all six maps and have been retained until this day. The first of which is no longer a working farm, but the equipment store and grounds workers area for the golf course. Brookwood Farm is now the hub of Rookwood Golf Course.

The town’s expansion and development of its key character areas can be seen via looking at historic maps, as per those to the right. Within the site the old Rookwood Farm building, identified on the 1880 map, has been retained and converted into the golf course clubhouse.

1880 Map
The railway line was opened 12 years prior to the publication of this map therefore its effects may have already been felt with the expansion of the “New Town” to the eastern side of the tracks, away from the historic old settlement. Warnham Mill, Warnham Place and Brookwood farms sit within the site boundary.

1935 Map
Urban expansion has pushed out along Warnham Road towards the site, with large detached properties. The hospital has been newly constructed; a large expansion of the old cottage hospital. The area around the station has continued to expand, with the addition of Hurst Avenue among others.

All maps courtesy of the National Library of Scotland
The site remains unchanged however the town has expanded to the north and east with the addition of 'The Common' development and school. The school building has since been replaced with a 1950’s/60’s building; Trafalgar Community infant School. The area of the town around the railway station has continued to expand.

Since the drafting of this map this town has continued to expand and seen a lot of infill, including the loss of Springfield Park. The A24 and A264 have appeared and now form the site boundary. Horsham’s Northern Bypass; the A264 opened in 1989 to stop traffic having to pass through the town.
1.6 Townscape Character Areas

**LOCATIONS**

Figure 4 identifies that Horsham has several key character areas that have distinctive characteristics attributed to their age and scale of development.

Horsham’s historic core - with many Wealden timber framed buildings roofed with Horsham stone slabs - has survived to this day as have the distinctive landmarks of St Mary’s and St Mark’s Church spires.

Large scale office and retail buildings cluster around the ring road to the north of the historic core with the rest of the town largely being 20th century suburbs.

Many of the historic character areas and earlier areas of settlement have been in-filled with later residential development, meaning that the character areas often bleed into one another.

The earlier developed areas, as explored in the historic maps, stem from the original roads and railway line into the town and spread outwards from the centre.

Later development fills these gaps in historic settlement and sees the town sprawl outwards. In the 1960’s-80’s this sprawl was north and east. In more recent years the Holbrook area to the north has seen a huge expanse of residential development and other smaller pockets of space to the west; Rookwood Park and Arundale Walk.

A 600 acre site of land just north of the A264 has also just been released for development of 2,500 new private and affordable homes.

The key character area of the town are indicated on the adjacent map and explored in more depth on the following pages.

![Figure 4](image-url)
TYPOLoGIES

Horsham has a wealth of ages and styles of architecture, from medieval through to contemporary and recent, yet traditionally styled housing.

Large areas of the east and north of the town are described in the 2003 Horsham and District Landscape Character Report as: ‘extensive areas of inter-war suburbs and later 20th Century estates which are mostly undistinguished in character, but are softened by frequent green spaces, treebelts and woodland around the settlement edge’.

These expanses form some of the larger character areas whilst the more historic and notable architecture of the town centre and inner suburbs form the smaller character areas.

In terms of the site, any proposals should draw on the rural edge characteristics, such as larger detached and semi-detached, capable of being integrated into the landscape framework of the site.

HORSHAM TOWN CENTRE

Horsham has a thriving, historic town centre. The medieval street pattern remains largely intact, comprising West Street, East Street, The Carfax and The Causeway. These have a high density of historic buildings with narrow width frontages, and a network of connected alleys and smaller spaces. There is also some more recent residential development in the town centre.

NEW TOWN

‘New Town’ expanded to the eastern side of the railway tracks with the opening of the London to Brighton railway line through Horsham in 1867. The character area also includes the older properties directly south of the town centre, along Worthing Road. Mabel Cottage on Brighton Road is an attractive example of this area, though there are many mixes of historic style.

ROOKWOOD PARK ESTATE

The prestigious Rookwood Park Estate is a modern development comprising of expansive family homes set in large grounds, many with private swimming pools and double garages. The roads up to the properties are green with several mature trees. The more recent Farthings Walk expansion, south of the A281 consists of similar large, detached family homes.

HORSHAM TRADE PARK AND SURROUNDINGS

Horsham’s Trade Park is a central area of warehouses, retail and light level industry. The area borders the train station and has late 1900s semi-detached residential development surrounding it.

COOTES FARM DEVELOPMENT

This large expansion of semi-detached family homes, to the west of the town centre, appeared in the 1950s. The estate includes a central green space with a pond, pub, shops and Greenway Academy School. This character area includes some 1940’s and later infill surrounding the more historic ‘Common’ Area.

ARUNDALE WALK

A very recent development (2014-16) straddling the A24, south of Rookwood Park Estate. It comprises a mix of large detached homes, semi-detached, terraced and apartment properties. The development includes open green space and dedicated play areas and sits adjacent to Tanbridge House Secondary School.

All maps courtesy of Google Maps Streetview
LITTLEHAVEN AND ROFFEY
This character area is largely 1970’s and 1980s residential development, however, there are some earlier houses, along Crawley and Rusper Roads towards its southern tip. Most of these historic houses have been in-filled with more recent dwellings. There are three schools and several more community facilities among this large area of suburbs.

‘THE COMMON’ AND WARNHAM ROAD
Late 1800s expansion of red brick terraces and semi-detached homes to the east and north of Horsham Park, set around Trafalgar Road. The whitewashed terraces along Victory Road are a strong feature of this character area. Many of the late 1800’s/early 1900’s properties remain in good condition. Several have later extensions and there is some more recent in-fill.

HILLS FARM LANE AND BLACKBRIDGE LANE
1950’s-70s development of semi-detached family homes with driveways set around several cul-de-sacs. Later infill of smaller developments such as Deer Way. This area wraps around the southern and eastern sides of Hillside Cemetery and still has a rural border where Boldings Brook feeds into the River Arun.

WIMBLEHURST AND RICHMOND ROADS
Wimblehurst Road and the surrounding small streets begun to be developed at the start of the last century and many of these early 1900’s houses survive in good condition. They would have had a rural outlook when first built but are now surrounded in later urban infill and are relatively close to the town centre.

OLDBRIDGE LANE
Oldbridge Lane and the surrounding small streets begun to be developed at the start of the last century and many of these early 1900’s houses survive in good condition. They would have had a rural outlook when first built but are now surrounded in later urban infill and are relatively close to the town centre.

HILLSIDE
Area of early-mid 1900’s development, south-east of the town centre. Hillside and The Crescent are parallel roads both developed at this time, consisting of a mix or detached and semi-detached family homes with large gardens. Hills Cemetery lies to the east of Hillside.

HILLSIDE
Area of early-mid 1900’s development, south-east of the town centre. Hillside and The Crescent are parallel roads both developed at this time, consisting of a mix of detached and semi-detached family homes with large gardens. Hills Cemetery lies to the east of Hillside.

HOLBROOK
An area of early 2000s large, detached and semi-detached family homes with driveways. Streets are winding with many cul-de-sacs and paved, shared-streets with tree planting.
1.7 Open Space Assessment

Horsham has a good network of public open green-space, identified in Figure 5, from small areas of lawn and tree planting, to designated parks and sports grounds. Many of these are within 1km of the Rookwood Golf Course site, including Horsham Park.

A wide variety of sports are provided for; each major new urban expansion has provided a public open space. The town overall has a green outlook with many of its streets being tree lined.

Those public green-spaces containing dedicated sports and play facilities are shown on the adjacent plan. There are, however, many more recreational green-spaces that run through Horsham. The town’s rural setting also provides a wealth of walking and recreational possibilities. The greenway footpath along Boldings Brook provides a strategic pedestrian route around the town.
1.8 Horsham's Open Space Provision

Horsham District Council has undertaken several assessments of its existing network of green spaces as well as its local and more widespread landscape character. Adequate, high quality green-space is essential in delivering sustainable development and balancing the social, environmental and economic needs of existing and future residents.

These studies gain information on the town's existing assets and its potential to link them, whilst also accommodating necessary future housing needs.

The town already has a strong set of green spaces, which were assessed as part of its green infrastructure capacity. The Green Infrastructure network includes parks and gardens, natural and semi-natural green space, green corridors, the water environment and river corridors, amenity green space, outdoor sports facilities, children’s and youth play areas, cemeteries and church yards, residential gardens and accessible countryside.

The brooks that run through Horsham and join with the river Arun to the south of the town centre are lined with green pedestrian routes that link the various areas of the town and many larger green spaces.

GREEN INFRASTRUCTURE STRATEGY: HORSHAM DISTRICT PLANNING FRAMEWORK: APRIL 2014

Green infrastructure is defined in the National Planning Policy Framework (NPPF 2012) as: ‘A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities’.

Horsham’s Green Infrastructure Strategy identified existing green infrastructure and its weak points and planned for future greening to provide a network of quality open space. The strategy aimed to link the town’s suburban green-spaces with its rural surroundings. The golf course forms part of this rural fringe.

The purpose of the work into Green Infrastructure was to inform planning policy and to ensure that future strategic development delivers, protects, improves and enhances the green infrastructure network, as well as seeks to contribute to the creation of sustainable communities through the provision of a wide range of ecosystem services and quality of life and health benefits for both future and existing residents.

This is something that any development that may occur on the Rookwood site must adhere to, with new green tracts and foot-ways as well as protecting and enhancing the existing green network.

The strategy found that Horsham town and the area around our site has a good network of green-space and identified Warnham Nature Reserve and Rookwood Golf Course as key assets.

The strategy identified pressure for development and therefore loss of green space as the area’s weaknesses. To overcome this pressure the report stated that new development should contribute to enhancements to green infrastructure provision, both within the strategic development site and providing links into the wider countryside.

The benefits of green infrastructure are extensive and should be an integral part of any new development. This ties into the vision for the Horsham District Council Green Infrastructure Strategy; ‘A network of high quality multi-functional green-spaces and waterways that are protected and managed in partnership, and delivering environmental, social and economic benefits for businesses, communities and the environment of the District’.

THE HORSHAM DISTRICT SPORT, OPEN SPACE AND RECREATION ASSESSMENT: FEBRUARY 2014

The report reviewed the provision of allotments, sports facilities, village and community halls, play provision, golf facilities, multi-functional green-spaces and youth activity areas and suggests some new provision standards. The report helped inform the findings of the Green Infrastructure Strategy.

It also suggests possible approaches the District Council could take to its green-space strategy and puts forward recommendations for the policy for open space and sport and recreation provision in its Local Development Framework.

Five strategic priorities are set out for sports and green-space provision and these should be accounted for in any new development:

- Promote pride and community involvement in the District’s attractive and high quality environment.
- Ensure that the District’s green-spaces and sport and recreation facilities meet local needs and are accessible, of high quality, fit for purpose and well managed and maintained.
- Support physical activity and mental well-being.
- Promote nature conservation and biodiversity.
- Harness natural systems and processes in order to promote sustainability.

HORSHAM PARK

Horsham Park is the town’s prime green space, just north of the historic town centre, close to the train station and 1km from the site. The park has several sporting and pay facilities; skate-park, play area, tennis courts, football pitches, open lawn, pond, wooded copes, seating and a hedged maze. The park as described in the GI assessment as the town’s ‘green lung’.

HORSHAM’S SPORTS GROUNDS

There are more than ten football pitches within the town, excluding those within school grounds. The town also has rugby, tennis, badminton and cricket facilities within both open public green-space and two dedicated sports clubs.
1.9 Topography

Figure 6 identifies that Horsham and the site sit approximately 50 metres (160 ft) above sea level. Rookwood Golf Course itself lies in the western, lowest lying area of the town, with Warnham Mill Pond, Boldings and Channels Brooks running through it.

Horsham lies in the centre of the Weald - an area in South East England situated between the parallel chalk escarpments of the North and the South Downs. It crosses the counties of Sussex, Hampshire, Kent and Surrey.

Horsham sits in the Low Weald, with the Surrey Hills of the North Downs to the north and the Sussex Downs of the South Downs to the south.

The River Arun has its source in St Leonard’s Woods; the higher area to the east of Horsham. It rises as a series of streams before flowing through the south of the town. Boldings and Channels Brooks that flow through Rookwood Golf Course are tributaries of the River Arun. At 37 miles (60 km) from its source to the sea, the Arun is the longest of the rivers flowing entirely within Sussex.
1.10 Flood Risk and Surface Water Management

Masterplanning has been informed by flood risk and surface water management considerations from the earliest opportunity, to create a sustainable and desirable development which brings together water management, green infrastructure and high quality urban design.

The majority of the site naturally falls towards the Boldings Brook and its tributaries, and the current Environment Agency ‘Flood Map for Planning’ shows the majority of the site to have a ‘Low’ annual probability of flooding from rivers, with areas of ‘Medium’ and ‘High’ annual probability limited to areas adjacent to the watercourses. Further technical assessment will be undertaken in due course, to verify the risk of flooding and to account for the projected impacts of climate change over the lifetime of the development, but the development proposals will ‘make space’ for the watercourses and any associated flood extents, so that proposed buildings are at low risk of flooding, and so as not to adversely impact on flood risk elsewhere or the watercourse corridor.

Sustainable Drainage Systems (SuDS) will be integrated with ecology/habitat areas, green infrastructure, and public open space throughout the development. In addition to facilitating the efficient and sustainable management of surface water runoff, this integrated approach will contribute to habitat creation and enhance biodiversity, provide multi-functional amenity space, and preserve water quality. The amount of surface water being discharged from the development will be carefully controlled to replicate the drainage regime of the existing site, so as not to cause any increase in off-site flood risk.
1.11 Landscape Character Areas

National Character Areas divide England into 159 distinct natural areas. Each is defined by a unique combination of landscape, biodiversity, geodiversity, history, and cultural and economic activity. Their boundaries follow natural lines in the landscape rather than administrative boundaries.

Rookwood Golf Course, to the west of central Horsham, falls into number 121; Low Weald.

The site is also less than 3km away from the High Weald Area of Outstanding Natural Beauty (AONB), whose border lies on the eastern side of Horsham.

LOW WEALD NATIONAL CHARACTER AREA

The Low Weald National Character Area (NCA) is summarised by its Natural Character Area Profile as, a broad, low-lying clay vale which largely wraps around the northern, western and southern edges of the High Weald.

It is predominantly agricultural, supporting mainly pastoral farming owing to heavy clay soils, has many densely wooded areas with a high proportion of ancient woodland. There are tracts of ancient woodland to the north of Horsham and the Golf Course site.

Around 9 per cent of it falls within the adjacent designated landscapes of the Surrey Hills, Kent Downs and High Weald Areas of Outstanding Natural Beauty and the South Downs National Park. Around 23 per cent of the area is identified as greenbelt land.

It is important for biodiversity and is generally wet and woody. It is dissected by flood plains and its impermeable clay soil and low-lying nature make many areas prone to localised flooding. The eastern side of the Rookwood site lies within an area ‘at risk of flooding’.

Despite its proximity to London and continuing pressure for development, the Low Weald remains essentially rural in character with small-scale villages nestled in woodland and many traditional farm buildings, including oast houses, which are typical in the east.

LW8 NORTHERN VALES OF THE LOW WEALD

Within the national Low Weald Character Area, West Sussex County Council have characterised several smaller Landscape Character Areas and produced The West Sussex Landscape Land Management Guidelines. Within these, Rookwood Golf Course falls into the LW8 - Northern Vales area of the Low Weald (as illustrated in the map to the below right).

The guidelines summarise the area as follows:

In the north of the county, this character area comprises a narrow clay vale running north east/south west between low wooded ridges to the north, and the higher wooded ridges of the High Weald to the south. It contains a mixed landscape of woodland, shaws and hedgerows, pasture, and low lying areas, overlain by road and rail corridors, and pylon lines. The towns of Horsham and Crawley New Town have a dominant influence, as do the dual carriageways of the A24 and the A264, which cut through the landscape.

LANDSCAPE MANAGEMENT GUIDANCE

The West Sussex Landscape Land Management Guidelines state the following recommendations for working within the character area:

- Conserve, manage and restore woodlands, hedgerows, hedgerow trees, field ponds, species rich grassland and meadows, unimproved grassland and meadows.
- Maintain historic character including small scale field patterns, earthworks and historic parkland.
- Establish a framework of new woodland and hedgerow planting.
- Promote the establishment of field margins in arable areas.
- Conserve the open character of the floodplain and promote natural floodplain management avoiding the introduction of engineered flood defences.
- Conserve, enhance or restore marginal vegetation along the River Mole and River Arun tributaries.
- Conserve historic lanes with their ancient oaks and unimproved roadside verges.
- Focus on the enhancement of the major transport corridors, seeking better integration into the existing field pattern of the wider landscape.
- Ensure any small scale development responds to the historic dispersed settlement pattern and local design and materials.
- Seek to reduce the intensity and visual impact of horse grazing.
- Ensure any new development around the urban edges, in particular Horsham, Crawley and Southwater, is well integrated with the wider landscape pattern. Encourage bold native woodland and hedgerow planting. Buildings should also blend in with the landscape in scale, form, colour and design.
- Plant amenity trees in settlements, particularly around new housing areas.
- Encourage screen planting of native trees and woodland around roadside buildings and service areas, and industrial and commercial development, including Gatwick Airport.
- Support any initiative to create community woodland for multi purpose objectives including active and passive recreation, timber production and coppicing.
1.12 Statutory Constraints

Figure 7 identifies Local Plan constraints. Rookwood Golf Course lies on the western outskirts of Horsham, within the Low Weald NCA. It is a gently undulating, wooded site, with the gold course running its length and Warnham Local Nature Reserve lying within its northern end.

Roads outline and dissect the site yet within its boundary the site has a strong landscape framework, with tracts of water running through it.

The key local landscape features are indicated on the map below.
1.13 Site Analysis

Figure 8 provides an aerial view of the site and is broadly described below:

**WARNHAM NATURE RESERVE**
Warnham Nature Reserve is a 92 acre site was designated a Local Nature Reserve in 1988. It includes a 17 acre (6.9 ha) millpond, marshes, grassland, reed-beds, hedges and woodlands.

The area includes Walnut Wood - The 1896 map onwards show this area as wooded, though its width was reduced by the 1980s addition of the A24 to its western edge. The plantation is part of the nature reserve, and has a loop path running through it with an outdoor classroom and timber seating within it. Over 200 species of wild plants and 150 species of bird have been recorded in the area.

The area may contain examples of Ancient Woodland which reflect the characteristics of the Low Weald National Character Area and LW8 Northern Vales of the Low Weald.

**ROOKWOOD GOLF COURSE**
Since its construction there has been emphasis on enhancing the biodiversity of the land with the planting of many trees and shrubs and a reduction in the use of pesticides and other chemicals, previously used on the land. Thus, whilst there is a manicured character to the fairways, there are belts of woodland, ponds and specimen trees located throughout the site.

**RIVERSIDE WALK**
A meadow landscape with winding paths sits south from the B2237 and Warnham Mill. Boldings Brook runs along the full length of the eastern side of the site from Warnham Mill Pond. Red River Brook runs to the far side of the wild-flower meadow in this area; a small remnant of the industrial past when rock was hammered to release iron ore and the brook ran red. There are significant tree belts along the length of the character area.

Within these broad areas the site breaks down into a series of character areas identified in Figure 8, and analysed in greater detail within the following pages.
DETERMINATION OF LANDSCAPE AND VISUAL SENSITIVITY
2.1 Assessing Landscape and Visual Sensitivity

The following pages assess the Rookwood Golf Course site in terms of its ability to incorporate any potential future development across its range of environments and character areas.

A baseline visual assessment was carried out following a site visit and assessment of the site, illustrated via photographs and summarised in a table and plan format. This visual impact summary resulted in a plan of low-high visual impact sensitivity areas, which in turn were taken forward in the landscape character areas and determining any capacity for change.

**BASELINE VISUAL ASSESSMENT METHODOLOGY**

**Type Of View And Number Of Viewers**

In terms of assessing the baseline visual sensitivity, key factors to consider are the type of view and the likely numbers of viewers (the visual receptors). The type of view and the number of viewers are described in the following terms:

i) Glimpsed (i.e. in passing)/Filtered/Oblique/Framed/Open Views; and

ii) Few/Moderate/Many Viewers

**Value Of Views**

The value attached to views has regard to a number of factors, including:

- Recognition through planning designations or heritage assets;
- the popularity of the viewpoint, its appearance in guidebooks, literature or art, on tourist maps and the facilities provided for its enjoyment.

The assessment of the value of views is summarised in Table 1 opposite, in terms of high, medium and low value. These criteria are provided for guidance only and are not intended to be absolute.

**Susceptibility Of Visual Receptors To Change**

The susceptibility of different types of visual receptor to changes in views is mainly a result of:

- The occupation or activity of the viewer at a given location; and
- The extent to which a person’s attention or interest may therefore be focussed on a view and the visual amenity experienced at a given view.

The assessment of a visual receptor to change is specific to the proposed development. However the Guidelines for Landscape and Visual Impact Assessment offers the generic guidance identified in Table 2 as a starting point for the assessment.

**Overall Sensitivity Of Visual Receptors**

The assessment of receptor sensitivity combines judgements on the susceptibility of the receptor to the specific type of development proposed and the value attributed to that receptor.

<table>
<thead>
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<th>TABLE 1: VALUE ATTACHED TO VIEWS</th>
<th>Value</th>
<th>Criteria</th>
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<tr>
<td>High</td>
<td>Views from landscapes/viewpoints of national importance, or highly popular visitor attractions where the view forms an important part of the experience, or with important cultural associations.</td>
<td></td>
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<tr>
<td>Medium</td>
<td>Views from landscapes/viewpoints of regional/district importance or moderately popular visitor attractions where the view forms part of the experience, or with local cultural associations.</td>
<td></td>
</tr>
<tr>
<td>Low</td>
<td>Views from landscapes/viewpoints with no designations, not particularly popular as a viewpoint and with minimal or no cultural associations.</td>
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<th>Susceptibility</th>
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<tbody>
<tr>
<td>High</td>
<td>Residents;</td>
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<td></td>
<td>People engaged in outdoor recreation, including users of public rights of way, whose attention is likely to be focused on the townscape and on particular views;</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Visitors to heritage assets or other attractions where views of the surroundings are an important part of the experience;</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Communities where views contribute to the townscape setting enjoyed by residents; and</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Travellers on scenic routes.</td>
<td></td>
</tr>
<tr>
<td>Medium</td>
<td>Travellers on road, rail or other transport routes, where the view is moderately important to the quality of the journey.</td>
<td></td>
</tr>
<tr>
<td>Low</td>
<td>People engaged in outdoor sport or recreation, which does not involve appreciation of views;</td>
<td></td>
</tr>
<tr>
<td></td>
<td>People at their place of work, where the setting is not important to the quality of working life; and</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Travellers on road, rail or other transport routes, where the view is fleeting and incidental to the journey.</td>
<td></td>
</tr>
</tbody>
</table>
## 2.2 Assessment of Site Visibility and Key Views

<table>
<thead>
<tr>
<th>LOCATION OF VIEW</th>
<th>TYPE OF VIEW AND NUMBER OF VIEWERS</th>
<th>VALUE OF VIEWS</th>
<th>SUSCEPTIBILITY TO CHANGE</th>
<th>OVERALL SENSITIVITY OF RECEPTOR</th>
</tr>
</thead>
<tbody>
<tr>
<td>View 1: Riverside Walk</td>
<td>Users of the footpath have funneled view, with wooded edge and housing beyond.</td>
<td>High</td>
<td>High</td>
<td>High</td>
</tr>
<tr>
<td>View 2: Boldings Brook Bridge</td>
<td>Users of the footpath have views along the wooded brook</td>
<td>Medium</td>
<td>Medium</td>
<td>Medium</td>
</tr>
<tr>
<td>View 3: Rookwood Golf Course looking south</td>
<td>Users of the footpath looking along fairway</td>
<td>Medium</td>
<td>High</td>
<td>High/High</td>
</tr>
<tr>
<td>View 4: Riverside Walk looking east</td>
<td>Funneled views along path adjacent to Red River, with glimpsed views of housing - experienced by users of the footpath</td>
<td>High</td>
<td>High</td>
<td>High</td>
</tr>
<tr>
<td>View 5: South East corner of the golf course</td>
<td>Open view across hole experienced by golfers only</td>
<td>Low/medium</td>
<td>High</td>
<td>Medium</td>
</tr>
<tr>
<td>View 6: Golf Course Access looking south</td>
<td>Enclosed view along access road experienced by users of the golf course only</td>
<td>Low</td>
<td>Low</td>
<td>Low</td>
</tr>
<tr>
<td>View 7: Golf Course Man Made Pond</td>
<td>Open view experienced by users of the golf course only.</td>
<td>Low/medium</td>
<td>High</td>
<td>Medium</td>
</tr>
<tr>
<td>View 8: A24 underpass</td>
<td>Enclosed view along access road forms the public right of way.</td>
<td>Low/medium</td>
<td>Low</td>
<td>Low/Medium</td>
</tr>
<tr>
<td>View 9: Overflow car park to Nature Reserve</td>
<td>Screened view over temporary car park looking towards golf course, adjacent to B2237, experienced by occasional visitors</td>
<td>Medium</td>
<td>Medium</td>
<td>Medium</td>
</tr>
<tr>
<td>View 10: View look south east across narrow section of golf course</td>
<td>Filtered view experienced by users of the golf course only, adjacent to Nature Reserve</td>
<td>Medium</td>
<td>High</td>
<td>Medium/High</td>
</tr>
<tr>
<td>View 11: Warnham Mill Pond Extension</td>
<td>Enclosed view looking west along the edge of Walnut Plantation, experienced by visitors of the Nature Reserve</td>
<td>High</td>
<td>High</td>
<td>High</td>
</tr>
<tr>
<td>View 12: Walnut Tree Plantation</td>
<td>Enclosed view through Walnut Plantation</td>
<td>High</td>
<td>High</td>
<td>High</td>
</tr>
<tr>
<td>View 13: Gold Course Ponds</td>
<td>Filtered view looking south east across ponds</td>
<td>Low/Medium</td>
<td>Medium/high</td>
<td>Medium</td>
</tr>
<tr>
<td>View 14: Northern half of Golf Course</td>
<td>Open views along Fairway experienced by users of the golf course only.</td>
<td>Low/medium</td>
<td>High</td>
<td>Medium</td>
</tr>
<tr>
<td>Viewpoint 15: Northern half of Golf Course</td>
<td>Open view along Fairway looking south east at northern edge of Walnut Plantation experienced by users of the golf course only.</td>
<td>Low/medium</td>
<td>High</td>
<td>Medium</td>
</tr>
<tr>
<td>Viewpoint 16: Western access path</td>
<td>Filtered view along maintenance track along western boundary, adjacent to A24, experienced by few and golfers and maintenance staff.</td>
<td>Low</td>
<td>Medium</td>
<td>Low/Medium</td>
</tr>
<tr>
<td>Viewpoint 19: Private access road</td>
<td>Funneled view along private access road looking north towards Great Daux Roundabout, experienced by residents only.</td>
<td>Low</td>
<td>Low</td>
<td>Low</td>
</tr>
<tr>
<td>Viewpoint 18: Halfway Snack Bar</td>
<td>Open view looking north east experienced by users of the golf course and residents</td>
<td>Low/medium</td>
<td>High</td>
<td>Medium</td>
</tr>
<tr>
<td>Viewpoint 19: Residential dwelling looking west along private access road</td>
<td>Funneled view along access road experienced by residents and maintenance staff.</td>
<td>Low/medium</td>
<td>Low/medium</td>
<td>Low/medium</td>
</tr>
<tr>
<td>Viewpoint 20: Historic Farmstead Maintenance Building</td>
<td>Filtered view of historic farm experienced by maintenance staff and users of the golf course.</td>
<td>Medium</td>
<td>Medium</td>
<td>Medium</td>
</tr>
<tr>
<td>Viewpoint 21: Warnham Nature Reserve Flood Plain</td>
<td>Open views across Nature Reserve, looking east, experienced by users of the golf course only.</td>
<td>High</td>
<td>High</td>
<td>High</td>
</tr>
<tr>
<td>Viewpoint 22: Redford Avenue Playing Fields</td>
<td>Open view across recreation ground playing fields experienced by residents and users of the footpath.</td>
<td>High</td>
<td>High</td>
<td>High</td>
</tr>
<tr>
<td>View 23: Great Daux Roundabout</td>
<td>Kinetic views experienced by road users</td>
<td>Low</td>
<td>Low</td>
<td>Low</td>
</tr>
<tr>
<td>View 24: A24</td>
<td>Kinetic views experienced by road users along western site boundary</td>
<td>Low</td>
<td>Low</td>
<td>Low</td>
</tr>
<tr>
<td>View 25: Robin Hood Roundabout</td>
<td>Kinetic views experienced by road users</td>
<td>Low</td>
<td>Low</td>
<td>Low</td>
</tr>
<tr>
<td>View 26: A24 Underpass</td>
<td>Kinetic views experienced by road users with glimpses through woodland boundary into the site, where the underpass is visible.</td>
<td>Low</td>
<td>Low</td>
<td>Low</td>
</tr>
<tr>
<td>LOCATION OF VIEW</td>
<td>TYPE OF VIEW AND NUMBER OF VIEWERS</td>
<td>VALUE OF VIEWS</td>
<td>SUSCEPTIBILITY TO CHANGE</td>
<td>OVERALL SENSITIVITY OF RECEIVER</td>
</tr>
<tr>
<td>----------------------------------</td>
<td>---------------------------------------------------------------------------------------------------</td>
<td>----------------</td>
<td>--------------------------</td>
<td>---------------------------------</td>
</tr>
<tr>
<td>View 26: A24 Underpass</td>
<td>Kinetic views experienced by road users with glimpses through woodland boundary into the site, where the underpass is</td>
<td>Low</td>
<td>Low</td>
<td>Low</td>
</tr>
<tr>
<td>View 27: A24</td>
<td>Kinetic views experienced by road users; highly wooded boundary to site</td>
<td>Low</td>
<td>Low</td>
<td>Low</td>
</tr>
<tr>
<td>View 28: Rookwood Park Estate</td>
<td>Glimpsed views into wooded area of site behind houses; residents, users of the footpath and kinetic vehicular glimpsed views</td>
<td>Medium</td>
<td>Low</td>
<td>Medium/Low</td>
</tr>
<tr>
<td>View 29: Cootes Avenue</td>
<td>Glimpsed views into wooded area of site behind houses; residents and visitors only</td>
<td>Medium</td>
<td>Low</td>
<td>Medium/Low</td>
</tr>
<tr>
<td>View 30: Merryfield Drive</td>
<td>Glimpsed views into wooded area of site behind houses; residents, users of the footpath and kinetic vehicular glimpsed views</td>
<td>Medium</td>
<td>Low</td>
<td>Medium/Low</td>
</tr>
<tr>
<td>View 31: Redford Avenue Public Right of Way</td>
<td>Funneled views into site through wooded area along prime public footpath running east-west through the site</td>
<td>High</td>
<td>High</td>
<td>High</td>
</tr>
<tr>
<td>View 32: Red River Court</td>
<td>Glimpsed views into wooded area of site behind houses; residents, users of the footpath and kinetic vehicular glimpsed views</td>
<td>Medium</td>
<td>Low</td>
<td>Medium/Low</td>
</tr>
<tr>
<td>View 33: Riverside Walk, Warnham Mill Bridge</td>
<td>Users of the footpath have funneled view along open meadow area, with wooded edge to brooks and housing beyond.</td>
<td>High</td>
<td>High</td>
<td>High</td>
</tr>
<tr>
<td>View 34: Warnham Road</td>
<td>Kinetic glimpsed views experienced by road users along wooded boundary to site. Opening in boundary where the underpass is</td>
<td>Medium</td>
<td>Low</td>
<td>Medium/Low</td>
</tr>
<tr>
<td>View 35: A264</td>
<td>Kinetic views experienced by road users; highly wooded boundary to site</td>
<td>Low</td>
<td>Low</td>
<td>Low</td>
</tr>
</tbody>
</table>
2.3 Location of Key Views for Visibility Assessment

Figure 9 shows the locations of the views as assessed in the table; photos of which are shown on the following pages. The locations have been chosen to represent key landscape characters within the site and its immediate surroundings. Due to the wooded nature of the immediate site surroundings the golf course currently is not visible from its surrounding vehicular or pedestrian network.

The most sensitive receptors are largely users of the footpaths, through the site and linking to Walnut Plantation, and golfers playing the course - although this is on the basis of paying for the use rather than open public access.

Other less sensitive receptors are the users of the surrounding footpaths and occupants of the vehicles using the A24 and A264 form the north, western site boundaries and Warnham Road.

Residential areas may be affected to the eastern, built-up edge, although this is largely wooded which helps screen the site.
2.4 Site Visibility and Key Views

RIVERSIDE WALK
A meadow landscape with winding paths sits south from the B2237 and Warnham Mill. Boldings Brook runs along the full length of the eastern side of the site from Warnham Mill Pond. Red River Brook runs to the far side of the wild-flower meadow in this area; a small remnant of the industrial past when rock was hammered to release iron ore and the brook ran red.

BOLDINGS BROOK BRIDGE
This narrow, vehicular access (likely emergency and golf caddy only) provides a route over Boldings Brook to link the two southern sides of the golf course. The public right of way (PROW) that crosses the site uses this bridge and provides a link from Redford Ave and Horsham’s urban areas, through the site and under the A24 to Robin Hood Lane and the countryside beyond.

GOLF COURSE ACCESS ROAD
This tarmacadam, hedge and tree-lined route provides vehicular access into the site from Robin Hood Lane to the west of the site, under the A24, south to the Rookwood Golf Course headquarters and car park. The road has a swale ditch and well-established hedgerows running its full length.

ROOKWOOD PARK ESTATE
A veteran oak sits adjacent to the PROW path that runs through the golf course. This tree, along with many other key feature trees throughout the site, most likely will have a Tree Protection Order (TPO) and should be retained in any future development as an asset. The golf course here is gently undulating and narrow, at only 50m wide.

SOUTH-EAST CORNER OF GOLF COURSE
This area of the course is surrounded by Boldings and Red River Brooks to three sides and accesses by the PROW over the bridge to its northern area and another bridge and path linking directly to the Golf Centre headquarters in the old farm building. The widest part of the course here, between its tree-lined boundary is only 88m across.

GOLF CLUB MAN-MADE POND
This large pond, 150m at its largest point, sits to the north-west corner of the southern side of the site. The pond forms an attractive feature within the golf course with shrub and tree planting to its southern edge. The pond doesn’t appear on any maps prior to 1960 so appears to be man-made perhaps as a swale.

RIVERSIDE WALK; RED RIVER TO REDFORD AVE
Pedestrian access alongside Red River Brook provides a verdant recreational route between the golf course and 1960’s area of residential development that borders the site. The long back gardens to the houses along Redford Ave and the extensive shrub and tree cover to their boundaries provides a substantial green buffer to the route, which then links onto Merryfield Drive.

A24 UNDERPASS
This underpass provides vehicular access into the site under the busy A24, which forms the western site boundary. The road links Robin Hood Lane to the golf course car park and could provide a future access route to any development, though has low capacity and head clearance.
WESTERN ACCESS PATH
This pedestrian access route along the western site boundary runs adjacent to the A24 and links the A264 to the nature reserve. It is likely for emergency and golf course maintenance only and provides a pedestrian route down the side of the course, away from in-flight golf balls.

NORTHERN HALF OF GOLF COURSE
The northern half of the golf course expands in width to its northern end, being 300m in width at its widest point between the A24 and Warnham Nature Reserve. This photograph was taken as the formal path, to the side of the Walnut Tree Plantation leads you out into the open course.

GOLF COURSE PONDS
The two ponds that sit in the southern end of the northern half of the golf course are almost invisible due to their heavy surround of shrubs and reeds. They appear to be man-made being shown as woodland on historic maps. The ponds may have been introduced as swales, to reduce flood likelihood.

NORTHERN HALF OF GOLF COURSE
There are several feature trees throughout the course, likely to have TPOs, that should be retained in any future development as landscape assets. The course runs between these trees and small expanses of planting and deciduous woodland and is most undulating at this larger, northern area.

WARNHAM MILL POND EXTENSION
This small extension to the larger mill pond appears to be natural, being shown on historic maps. It provides an attractive feature and ecology asset, surrounded by reeds, just south of the Walnut Tree Plantation woodland. A timber bridge provides pedestrian access over the pond.

CENTRAL GOLF COURSE HOLES
The central area of golf course holes, just north of the B2237, in the northern half of the site, are nestled between singular heritage feature trees and clumps of deciduous woodland. Access paths wind between the two halves of golf course.

WARNHAM NATURE RESERVE CAR PARK
This photograph is taken from the nature reserve overflow car park, looking into the golf course. The main car park is 80m in length and heavily wooded to its surroundings. Paths lead from here up into the nature reserve. The golf course wraps around the car park and there is an underpass to allow golfers under the B2237.

WALNUT TREE PLANTATION
The 1896 map onwards show this area as wooded, though its width was reduced by the 1980s addition of the A24 to its western edge. The plantation is part of the nature reserve and has a loop path running through it with an outdoor classroom and timber seating within it.
The A24 is wooded and banked up along its entire length adjacent to the site. Therefore visibility into the site is low along its length. However permeability may be more apparent in winter when the leaves have been shed.

The roundabout is the junction between the A24 and the A264. The A24 forms the main road between Brighton and London and the A264 goes to Gatwick Airport, making for a busy intersection.

This house, the second dwelling accessed via the private access road from the roundabout, isn’t shown on the 1960’s map so must be a later addition but constructed in a sympathetic manner to sit alongside the historic farm.

This area forms the northern part of the nature reserve and is an open, floodplain meadow that runs alongside Boldings Brook. The open meadow is a wildlife resource and borders the golf course boundary.

This playing fields consist of a football pitch on a grass clearing set back from the residential road. The PROW that runs through the site meets Redford Avenue just south of the field. This greenspace sits just within the site boundary.

This private road provides access to the two houses and golf course maintenance centre, based in an old farm building. The narrow tarmacadam road runs south east from the Great Daux Roundabout. This gate sits between the western access path and the private road.

The golf course snack bar sits in the northern area of the site, halfway around the course. The small timber building is surrounded by heritage trees and shrub planting and sits along the private access road between the two residential dwellings.

This farm, that now acts as the maintenance and storage centre for Rookwood Golf Course is a historic farmstead, appearing on the 1880 map.

This house, the second dwelling accessed via the private access road from the roundabout, isn’t shown on the 1960’s map so must be a later addition but constructed in a sympathetic manner to sit alongside the historic farm.

The playing fields consist of a football pitch on a grass clearing set back from the residential road. The PROW that runs through the site meets Redford Avenue just south of the field. This greenspace sits just within the site boundary.

This farm, that now acts as the maintenance and storage centre for Rookwood Golf Course is a historic farmstead, appearing on the 1880 map.
Red River Court

The late 1900s development backs directly onto the wildflower meadow part of the site that sits between the two brooks. There are views into the site however these are largely screened by trees.

Redford Avenue Public Right of Way

The PROW that crosses the golf course comes out at this point on Redford Avenue. If any development were to go ahead this link would likely be widened and would therefore have an affect on appearance and removal of a significant number of trees.

Merryfield Drive

The public footpath that runs down the south-eastern side of the site comes out at this point on Merryfield Drive.

Cootes Avenue

The 1950’s bungalows along Cootes Avenue, due to their low height may allow views over them towards any future development. However trees help with screening.

Rookwood Park

The large gardens and green streets of the prestigious Rookwood Park Estate, along with a substantial buffer to its north screen the site from the estate.

A24

The A24 is wooded and banked up along its entire length adjacent to the site. Therefore visibility into the site is low along its length. However permeability may be more apparent in winter when the leaves have been shed.

A24 Underpass

The only real clear view down into the site from the A24 is where the road crosses the underpass into the site, with the access road from Robin Hood Lane.

Robin Hood Roundabout

Views from the roundabout are largely screened by tree and shrub planting and receptors from this point are limited to users of vehicles.
The Riverside Walk starts at this point, to the eastern side of Warnham Mill Bridge. This is a prime pedestrian recreational route with clear views into the site.

Warnham Road

There is a gap in the hedge and tree screening to either side of Warnham Road as it crosses the underpass that allows golfers to move between the two sides of the course. There are clear views into the northern side of the site at this point.

A264

This image is taken from the highest point of the A264, just after it crosses the Brighton-London railway line. From here the site is visible, however as an expanse of greenery. Development may well be noticeable from this point, however receptors would be limited to occupants of vehicles.
2.5 Site Visibility and Key Views: Summary

Figure 10 illustrates the findings of the visual sensitivity study. The colours relate to the visual sensitivity of each area, determined by its character and receptors and therefore helps inform the capacity to accommodate change across the site.
Determination of Landscape Capacity
3.1 Landscape Capacity Previous Study Findings

Landscape capacity is defined as the ‘relative ability of the landscape to accommodate different amounts of development without unacceptable adverse impacts, taking account of appropriate mitigation measures’. It is a reflection of the interaction between the sensitivity of the landscape, the type and amount of change that is being proposed, and the way the landscape is valued. This is as defined in the Horsham District Landscape Capacity Assessment April 2014.

Visual Sensitivity, Landscape Character Sensitivity and Landscape Value are all assessed to form judgement on whether a site can accommodate change.

The following pages build upon the existing findings by Horsham District Council and go into more detail on the specific character areas of the wide site to come to conclusions on their capacity for housing.

HORSHAM DISTRICT LANDSCAPE CAPACITY ASSESSMENT: APRIL 2014

In the 2014 Landscape Capacity Assessment, the land at Rookwood Golf Course was separated into two large sites and valued as having no-low and low-moderate capacity for development, (as per the plan to the right).

Rookwood Golf Course (the southern half of our site) formed area 34 of the assessment. Visual sensitivity was summarised as; ‘Hedgerows and hedgerow trees provide a moderate degree of screening resulting in a mostly low visibility of the area from the A24. The valley landform to the east of the A24 is more visually sensitive. Overall it is considered that there is a moderate visual sensitivity to development. Employment development would more intrusive in the small stream valley.’

Landscape Value was summarised as:

- Ecological interest from Boldings Brook. The area also adjoins Warnham Mill SNCI and Boldings Brook riverside vegetation.
- Low tranquility due to the A24.
- Public Golf Course and footpaths provide good amenity access in this area.
- The landscape has a high amenity value due to the public golf course and footpaths crossing the area.
- Important green setting to the western edge to the town.

The report concluded that there is some capacity for housing but this should not result in any adverse impact upon the green setting of the town. It emphasised the distinctive river valley setting along the eastern edge of the golf course and recommended restricting any future development to the eastern, urban side of the A24, within the golf course area.

The report summarised that the site has moderate capacity for medium scale housing development, as opposed to low-moderate capacity for large scale housing or employment development.

The northern half of the site falls under Local Landscape Character Area 36: Warnham Mill Pond. Visual sensitivity was summarised as; ‘Enclosure from tree belts and plantations give a strong visual enclosure to the landscape which results in a low visual sensitivity to development.’

Landscape Value was summarised as:

- This area contains a historic hammer/mill pond, which is also of ecological interest and is designated as an SNCI. (Warnham Mill Pond SNC)
- The area is a Local Nature Reserve and is valuable for recreational enjoyment of the landscape close to the town.
- There is low tranquility due to proximity of the A24.

The report concluded that the site is of high sensitivity and no/low landscape capacity for any form of development, due to its distinctive green landscape features, nature reserve, water bodies and its provision of a green buffer to the town.
3.2 Landscape Capacity: Detailed Assessment

Planit carried out a detailed assessment of landscape capacity, as described within the following pages, the methodology of which is provided within the appendix. As the study demonstrates, by breaking the site down into a series of character areas a more accurate picture emerges, identifying much more fine-grained variances across the site in terms of landscape capacity.

The plan identifies areas which could not accommodate new development without a significant and adverse impact on the landscape character.

This includes Warnham Nature Reserve, Walnut Plantation and Riverside Walk.

Area 8, Boldings Brook, also has limited capacity on the basis of its visual sensitivity, its designation as the West Sussex Literacy Trail and historic value (originally being the approach to the listed building). In this location, very small scale development may be possible, providing it has regard to the setting and form of existing settlement and the character and the sensitivity of adjacent landscape character areas.

Within the golf course there are areas of moderate capacity (Areas 2, 4, 5, 6, 9 and 10 to accommodate change). Thus, the landscape character area could be able to accommodate areas of new development in some parts, providing it has regard to the setting and form of existing settlement and the character and sensitivity of adjacent landscape character areas. There are landscape constraints and therefore the key landscape and visual characteristics must be retained and enhanced.

The assessment has considered that these areas are well used and appreciated by paying members of the public resulting in a moderate level of landscape sensitivity, but their overall landscape value can only be considered as a local recreational facility.

A tabular and spatial representation of the assessment is provided within the following pages. For the purposes of the assessment medium and moderate have the same meaning and classification.

**KEY**

- No/low capacity
- Low-moderate capacity
- Moderate capacity
- Moderate-high capacity
- High Capacity No/low capacity
Overall visual sensitivity
Combining general visibility, population and mitigation

Landscape sensitivity
Combining natural and cultural factors and perceptual features

Landscape Character sensitivity
Combining overall visual sensitivity and landscape sensitivity

Wider sensitivity

Overall landscape sensitivity
Combining landscape character sensitivity and wider sensitivity

Landscape Value
<table>
<thead>
<tr>
<th>AREA</th>
<th>STAGE 1: VISUAL SENSITIVITY</th>
<th>STAGE 2: LANDSCAPE SENSITIVITY</th>
<th>STAGE 3: LANDSCAPE CHARACTER SENSITIVITY</th>
<th>STAGE 4: WIDER SENSITIVITY</th>
<th>STAGE 5: OVERALL LANDSCAPE SENSITIVITY</th>
<th>STAGE 6: LANDSCAPE VALUE</th>
<th>STAGE 7: OVERALL LANDSCAPE CAPACITY</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>General visibility</td>
<td>Population Mitigation</td>
<td>Overall</td>
<td>Natural</td>
<td>Cultural</td>
<td>Perceptual</td>
<td>Overall</td>
</tr>
<tr>
<td>Area 1: Warnham Nature Reserve</td>
<td>Medium</td>
<td>Medium</td>
<td>High</td>
<td>Medium/High</td>
<td>High</td>
<td>High</td>
<td>High</td>
</tr>
<tr>
<td>Area 2: Northern Expanse of Golf Course</td>
<td>Low/Medium</td>
<td>Medium</td>
<td>Medium</td>
<td>Medium</td>
<td>Low</td>
<td>Medium</td>
<td>Medium</td>
</tr>
<tr>
<td>Area 3: Walnut Tree Plantation</td>
<td>Medium</td>
<td>Medium</td>
<td>High</td>
<td>Medium/High</td>
<td>High</td>
<td>High</td>
<td>High</td>
</tr>
<tr>
<td>Area 4: Central Golf Course</td>
<td>Low/Medium</td>
<td>Medium</td>
<td>Medium</td>
<td>Medium</td>
<td>Low</td>
<td>Medium</td>
<td>Medium</td>
</tr>
<tr>
<td>Area 5: Central Golf Course</td>
<td>Medium</td>
<td>Medium</td>
<td>Medium/High</td>
<td>Medium</td>
<td>Low</td>
<td>High</td>
<td>Medium</td>
</tr>
<tr>
<td>Area 6: Southern Expanse of Golf Course</td>
<td>Low/Medium</td>
<td>Medium</td>
<td>Medium</td>
<td>Medium</td>
<td>Low</td>
<td>Medium</td>
<td>Medium</td>
</tr>
<tr>
<td>Area 7: Riverside Walk</td>
<td>High</td>
<td>High</td>
<td>High</td>
<td>High</td>
<td>Low</td>
<td>High</td>
<td>Medium/High</td>
</tr>
<tr>
<td>Area 8: Boldings Brook North</td>
<td>High</td>
<td>High</td>
<td>Medium</td>
<td>Medium/High</td>
<td>Medium</td>
<td>High</td>
<td>Medium/High</td>
</tr>
<tr>
<td>Area 9: Clubhouse</td>
<td>Low/Medium</td>
<td>Medium</td>
<td>Medium</td>
<td>Medium</td>
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</tr>
<tr>
<td>Area 10: Boldings Brook South</td>
<td>Low/Medium</td>
<td>Medium</td>
<td>Medium</td>
<td>Medium/High</td>
<td>Low</td>
<td>Medium</td>
<td>Medium</td>
</tr>
</tbody>
</table>
3.3 Site Constraints

Although the site is surrounded by a good road network its access into this is limited, especially the southern half of the site. Here the only existing vehicular access is via a narrow underpass passing underneath the A24 from Robin Hood Lane, which would likely not be sufficient for future development.

Robin Hood and Great Daux Roundabouts may restrict the locality of any new access points.

The site is cut on two via the B2237, which may need to be slowed, along with any future development. The site requires access from the B2237 into the northern and southern sites, consideration for the safe pedestrian, cyclist and vehicular access needs to be accounted for.

Access into Warnham Nature Reserve needs to be retained from the B2237 and any development would have to be restricted so as not to have an impact upon the Nature Reserve and its habitats.

There are also several public rights of way that must be kept open through the site and which provide sensitive visual receptors, requiring mitigation.

In addition, there are also sensitive landscape resources such as trees, hedges, ponds and areas of ecological value.

The overall landscape capacity of the areas defined in red is limited, with the exception of a some sensitive crafting of development around Boldings Brook area.
3.4 Environmental Constraints - PBA

The Environmental and Technical Constraints Plan has been prepared by Peter Brett Associates. The design principles and framework masterplan have been informed by this constraints information and guidance.
3.5 Opportunities

The Landscape capacity assessment has identified broad zones within both the northern and southern parcels of the site which could be able to accommodate areas of new development providing it has regard to the setting and form of existing settlement and the character and sensitivity of adjacent landscape character areas. There are landscape constraints and therefore the key landscape and visual characteristics must be retained and enhanced.

The area known as Boldings Brook North has limited capacity on the basis of its visual sensitivity and its designation as the West Sussex Literacy Trail. In this location, very small scale development may be possible, providing it has regard to the setting and form of existing settlement and the character and the sensitivity of adjacent landscape character areas. This area could become a green focal point for the southern parcel of development and provide a recreational function.

Throughout the site, the mature planting and ponds should serve to define a strong landscape framework, which development should be carefully crafted around. The landscape would help define development character areas, create a unique sense of place and a clear and legible layout. Further, the green network should inform the density of the particular character areas.

Buildings should have a positive relationship with the adjacent open space corridor and Walnut Tree Plantation, generally fronting out onto it and stepping back from it.

Opportunity exists to enhance the movement framework within and around the site, extending and connecting to the existing network of footpaths and providing improvements to surfacing, lighting and signage. New road connections should be aligned to minimise impact on the green infrastructure. The plan takes into account the access opportunities suggested by the Technical Note produced by PBA on the 17th July 2017; however, the landscape impact of the emergency access off Redford Avenue would be such, that an alternative location, perhaps of Warnham Road, should be considered.

The sensitive relationship between development and ecological resource could be used as the site’s USP and provide an opportunity to promote the development as a best practice exemplar of how to integrate the built and natural fabric.
NATIONAL PRECEDENT STUDY
Standish House, Gloucestershire

PLANIT-IE PROJECT

**DESIGN PRINCIPLES**

- High quality, rural feel, low density new residential development.
- Large houses and gardens, spread out to fit in with existing landscape features and contours.
- Existing buildings and historical gardens retained and incorporated.
- Respond to rural setting within the Cotswolds AONB.
- Respond to the ecological and biodiversity reports, incorporating wildlife corridors and naturalistic planting.
- Provide and enhance public access through the site, whilst maintaining and improving the public footpaths and bridleway.

**GREEN CREDENTIALS**

- Woodland: existing and proposed
- Water Body retained and enhanced
- Gardens with flowering species
### DESIGN PRINCIPLES

- High quality, rural feel, low density new residential development within the Green Belt.
- A series of character areas, each with their own unique type of architecture and landscape typology, set out within the existing historic landscape framework.
- Different residential area characters cohere to create a strong sense of place, with open shared landscape between building character areas.
- Mix of apartments and houses of varying sizes. Some architecture character areas see residences focused around shared courtyards.
- Ancient woodland, historic parkland and listed buildings retained and incorporated.
- Public access opened up to this previously private landholding, strengthening links with surrounding communities and allowing people who live and work locally to enjoy its amenities.

### GREEN CREDENTIALS

- Ancient woodland, to be enhanced
- Water Body retained and enhanced
- Gardens with flowering species

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**Alderley Park, Cheshire**

**PLANIT-IE PROJECT**

- **Jobs**: Approx. 4,000 new job opportunities
- **Open Space**: 400 acres of parkland
- **Improved Links**: Public transport, cycling, footpaths
- **Total Units**: 247 new units
Accordia, Cambridge

PRECEDENT PROJECT BY OTHERS

DESIGN PRINCIPLES

- High quality, medium-high density new mixed use development within an urban area with existing and retained established small tracts of woodland.
- A focus on outside-inside life with interior rooftop spaces, internal courtyards and large semi-public community gardens.
- Shared spaces and communal gardens, largely in lieu of the traditional private garden space.
- Ecological wildlife corridors make use of and further enhance green belts through new development and link to surrounding botanical gardens and green spaces.
- Pedestrian friendly approach to the site has prevented a car dominated streetscape.
- 3.5ha of open space is provided, shared equally, this provides each household with 92.6 sqm of open space.

GREEN CREDENTIALS

- Woodland: existing and proposed
- Green Transport and recreational links
- Gardens with flowering species
- Existing substantial legacy trees integrated

Open Space
3.5 ha (Shared equally, provides each household with 92.6 sqm of open space)

Parking spaces
1.25 per dwelling

Total Units
(166 apartment units - overall density of 40 dph)
Newhall Be, Harlow

PRECEDE NT PROJE CT BY OTHERS

DESIGN PRINCIPLES

- Medium-High density residential development. Similar to Accordia in that small gardens with courtyards and roof top terraces.
- Varied typologies and character areas within larger development.
- Ecological corridor along an existing brook retained between pockets of residential development. The brook links directly to retained area of woodland.
- Open meadow and recreational mown grass areas, between developments.
- Pedestrian access through wildlife areas.

GREEN CREDENTIALS

- Woodland; existing and proposed
- Green Transport and recreational links
- Meadow planting
- Existing and enhanced Watercourse
4.1 Development Principles to take forward

**OPEN SPACE**
Residents are afforded their own spaces that are private and can be personalised, either in the form of terraces, garden spaces or garden courtyards. A series of communal spaces in the form of gardens and courtyards offer residents additional outdoor space. This will allow for informal play and relaxation, encourage social interaction and help foster the creation of the village community. Wider parkland and woodland spaces become the houses borrowed landscape, within which residents can walk, play, exercise.

**HEIGHTENED IMMEDIACY OF NATURE**
Filtered views between garden spaces to woodland beyond form strong visual links that reinforce this green and natural character. New homes retain these connections with units nestling into the edges of the retained woodland areas, primary frontages facing onto the surrounding parkland and upper floors into the tree canopies. Pedestrian access around the outside new blocks is encouraged to keep the parkland open and free from secondary garden boundaries, with new natural landscape buffers used to create comfortable stand off distances to properties.

**INWARD/OUTWARD CONNECTIONS**
A strong relationship with the surrounding natural environment, embracing the landscape within the development. Green space will be drawn from the open space and woodland into the heart of the development, and views of the surrounding landscape will act as a backdrop to development.

**LAYOUT/VIEWS/CONNECTIONS**
Strong perimeter blocks, some with internal parking, reduces external infrastructure, creates a simple grid of movement and view axes and defines an underlying structure of the development. Long linear routes create a series of long views and grand vistas through the village - making it easy to wayfind - as well as maintaining visual links to the surrounding woodland and countryside. Development planned around a semi-private courtyard. Cars are restricted to the central area, creating shared external spaces between the sitting room frontages and the existing walled garden walls. Around the perimeter of the blocks, a simple treatment of buffer planting and lawn will draw in the wider landscape and form a strong link between the open space and the new homes. Combination of built form and planting creates a sequence of attractive views that slowly reveal the development and leads the visitor into the site. Glimpsed views are opened up through the new buildings and walls to the spaces beyond. Smaller scale detached homes nestle into the landscape. Each home is envisaged as a pavilion within a courtyard - preserving the walled garden narrative of the wider village development, and providing each unit with a private space linked to the estate landscape beyond.

**MASSING**
Massing steps up from sensitive edges, allowing for terraces on these natural edges that can enjoy this amenity. The car parking is situated within the walled court, of the road and away from the communal central space.

**MATERIALITY/BUILDING DESIGN**
The main material is brick, with bronze colouring as a highlighting material. The architecture is simple yet of high quality and subservient to the colourful natural landscape.
4.2 Green Principles to take forward

**Protect and enhance existing woodland**
Existing woodland should be retained and enhanced with additional tree planting and tracts of greenery to ink different areas as biodiversity corridors. Green buffers should be planted to the woodland edge, where development should be restricted.

**Work with Warnham Nature Reserve**
Warnham Nature Reserve should be protected as a valuable wildlife and human recreational and sustainable resource. It may be appropriate to provide additional links into and through the nature reserve, to integrate with any new development. Development along its boundary should be heavily restricted and sensitive.

**Provide pedestrian and cycle links**
Sustainable modes of travel such as walking, cycling and public transport should be encouraged, to reduce car use and pollution in the new development and local area. This will also encourage healthier lifestyles and reduce pressure on the local road network.

**Integration with existing farms**
Cows still graze in Warnham Nature Reserve and should be encouraged to do so if this sits well in an ecological sense. The local deer park and surrounding fields also offer up a rural use and attraction for future dwellers and visitors.

**Swales**
Swales offer valuable wildlife corridors and a water retention resource. More naturalistic swales would be best suited to link up the existing and potential water bodies and tracts of woodland. Swales can also take on a more urban, formal form, linking roads and collecting surface water runoff.

**Water Bodies**
There are several substantial existing water bodies in the site: Boldings Brook, Red River, Warnham Mill Pond and the golf course pond. There are also several other smaller ponds nestled within the golf course and nature reserve. These are a valuable ecological resource and should be retained and integrated.

**Heritage Feature Trees**
Within the woodland tracts and as stand alone specimens within the golf course landscape, there are several notable feature trees. These should be seen as a huge ecological and financial asset to future development plans and protected and integrated as such.

**Meadow Planting**
Wildflower meadows are a great source of biodiversity and encourage invertebrates and the valuable insect population, such as bees, who are under threat. They also act as water retention and could offer an attractive buffer between woodland and more managed amenity grassland and development.

**Flowering Ornamental Planting**
Flowering species are of particular benefit to pollinating insects and should be integrated within public open spaces within the district centre and community spaces, as well as encouraged within the private gardens. Private gardens should have hedgehog friendly gaps to allow the gardens to act as a wildlife corridor.
There is an opportunity at Rookwood to create a development that uses the setting as an advantage, distinguishing it from other developments. In amongst the green space, pockets of development can be created; each with a distinct feel, all benefiting from the rural setting, and all contributing to the creation of a truly individual development. The ambition is to create a place that is inspiring and peaceful.
5.1 Vision

Rookwood is situated on the fringe of the Weald in West Sussex and is just a short cycle, walk, and drive from the town of Horsham.

This convenient location, combined with the unique offer of preserving and creating links to the Warnham Local Nature Reserve, Walnut Tree Plantation and surrounding landscape and parks, creates the potential for an exceptional new community at Rookwood.

There is an opportunity at Rookwood to create a development that truly maximises the opportunity of its landscape setting, this unique location sets it apart from other residential developments. In amongst the green space, pockets of development can be created, all benefiting from the natural landscape setting, contributing to the creation of a truly unique neighbourhood. The ambition is to create a place that is inspiring and peaceful. Buildings will be set amongst an already established and mature parkland and woodland landscape, allowing people to become close to nature.

A vibrant and sustainable community will be created at Rookwood including new community facilities and a school within walking distance of homes. The new community can establish themselves within the already mature setting of Rookwood from the onset. In addition, stronger links to the wider countryside, Warnham Park and High Weald AONB will provide the opportunity for outdoor living on your door step and beyond.

Active lifestyles will be encouraged, parkland and woodland spaces become the dwellings borrowed landscape, within which residents can walk, play, exercise and the diversity of external opportunities will provide both quiet spaces as well as space for children to play and friends can gather. A sense of belonging, community and neighbourliness will be promoted at Rookwood.

- To provide a supply of housing and supporting infrastructure in order to meet strategic growth requirements.
- To enhance road links to the A24.
- Enable the growth of north west Horsham.
- To locate development where it is easily accessible by sustainable forms of transport, essential services and facilities, reducing the need for car use.
- To create a new, distinctive and safe sustainable community within West Sussex which will have a minimal impact on the surrounding countryside and villages.
- A development that will encourage a sense of community identity and social cohesion and be well connected by high quality public transport links.
- To promote environmental education and human well-being by access to nature.
- To protect the varied character of the surrounding villages and landscape by ensuring that the scale of the new development is in keeping with the character and function of the surrounding countryside.
- To facilitate links with the surrounding villages and town by providing and enhancing a hierarchy of pedestrian and cycle connections.
- To ensure the development addresses sustainability issues, including climate change mitigation, achieving the highest viable standards of resource and energy efficiency, maximising recycling, reducing pollution and reducing carbon emissions.
- To create and design buildings of high quality architecture, reflecting the surrounding materials and vernacular, sympathetically designed to accentuate and appreciate the surrounding landscape.
- To deliver a Green Infrastructure led masterplan is fundamental to delivering strategic environmental benefits.
"The order and influence of the ingredients has been carefully considered to create a coherent masterplan with a narrative and focus on quality that will help define the place and in turn inform and influence the behaviour of those who live and work there."
5.2 Convenient Sustainable Living

Rookwood will be designed to encourage sustainable living in a way that is convenient and therefore embraced as a natural part of everyday living.

Buildings and the spaces between them will be designed to work together, creating a network of vibrant, green streets which support a plethora of activities.

Opportunities for formal and informal play, high quality cycle and pedestrian routes and facilities such as kick around areas and a cricket pitch will encourage physical activity.

Footpaths and cycle networks will be accessible by all and will enable families and individuals to walk or cycle to school, community facilities and the nearby Horsham town centre. Walking and cycling will be a functional and recreational part of living at Rookwood.

The existing Warnham Local Nature Reserve and Walnut Tree Plantation has the potential to be exclusively accessible for the residents of Rookwood and the surrounding community.
Healthy lifestyles will be encouraged at Rookwood by making it easy for residents to adopt a healthier way of life as part of day to day living.

Buildings and the spaces between them will be designed to work together, creating a network of vibrant, green streets which support a plethora of activities.

Opportunities for formal and informal play, high quality cycle and pedestrian routes and facilities such as kick around areas and a cricket pitch will encourage physical activity.

Footpaths and cycle networks will be accessible by all and will enable families and individuals to walk or cycle to school, community facilities and the nearby Horsham town centre. Walking and cycling will be a functional and recreational part of living at Rookwood.

The existing Warnham Local Nature Reserve and Walnut Tree Plantation has the potential to be exclusively accessible for the residents of Rookwood and the surrounding community.
5.4 Creating an attractive and well loved place

Successful place making requires an understanding of the elements of design that create distinctive, well-used, well-loved and attractive places. Places also need to be safe, comfortable, varied and vibrant.

The key design principles and features which have been applied to create a successful place at Rookwood are:

- A place with its own identity that enriches the quality of the existing landscape and nearby villages
- A place that is easy to get to and move around in, and strengthens existing links to the A24, A264 and the motorway
- A place that minimises the need to travel, through the provision of community facilities within easy walking distance and creates viable alternative modes of travel, such as public transport
- Attractive new landscape features to preserve the existing setting of Rookwood Golf Course and help to define public spaces
- A vibrant mix of uses and building forms to create stimulating, enjoyable and convenient places
- A place with attractive and high quality public open spaces that encourages healthy living and outdoor activities
- A place that responds easily to future changes in use, life style and demography

"The vision for Rookwood is to create an attractive, safe and distinctive neighbourhood, that will strengthen the choice, variety and quality of life for its residents."
5.5 Community Facilities

Key to creating a successful urban expansion is the integration of different uses for the community, and their arrangement.

The existing Golf Club House “Warnham Barn” provides the opportunity to create a community hub in the southern area of the site. Incorporating high quality public realm areas where people can meet and gather. It is intended that this facility can be accessed by all members of the community without the need to travel by car.

Within the neighbourhood centre, in the northern part of the southern site of the masterplan it allows for a primary school and a small local convenience store to reinforce this area as a heart for the Rookwood site.

It will be easily accessible, within a ten to twenty minute walk from dwellings, along direct, attractive and safe pathways.

The community facilities will not only create a place with variety and interest, the centrepiece of community life, but could also allow the opportunity of a centralised energy system providing power and waste solutions for each neighbourhood.

The existing Golf Club Centre, Warnham Barn, and surrounding Nature Reserve and mature vegetation already provide community enhancement and benefits for new residents.
5.6 Creating a Lifestyle Choice

The sustainability aspirations for the development include minimising resource consumption and protecting and enhancing local environmental features of value especially those of nature conservation interest.

The design quality of the built form and public spaces will be distinguished, allowing residents to enjoy a high quality of life.

These aspirations are carried forward into achievable development ideals for Rookwood and considered as follows:

- Incorporate public transport and distribute density to maximise the number of people within easy walking distance of local services.
- Alternative modes of travel will be encouraged, creation of attractive, safe and direct pedestrian and cycle routes, and discourage dependency on the car.
- Provide a range of housing types and tenures, to appeal to a variety of residents, from families, single person households and older persons, assisting in encouraging a social balance.
- Building design should be innovative to reflect the aspirations of Horsham. It should reference the positive characteristics of local vernacular and materials, typography and orientation to optimise solar gain and to reduce energy use.
- Create community facilities to encourage residents to utilise local amenities and foster community spirit.
- Establish and enhance the strong landscape structure to strengthen the visual quality and habitat value throughout Rookwood. There is the opportunity to utilise the Warnham Local Nature Reserve and Walnut Tree Plantation to provide private leisure and recreation facilities for residents, and an opportunity to provide wildlife education within these existing woodland and copses.

The development offers a lifestyle which is unique to West Sussex, a place where living sustainably becomes a natural part of everyday activity.
"Establish a strong landscape structure to enhance the visual quality and biodiversity value throughout Rookwood. The Warnham Local Nature Reserve, provides opportunity to appropriately manage access into the woodlands, which will provide leisure and recreation facilities, environmental education, and promote human well-being by access to nature."
5.7 Enhancing the Environment

The residents of Rookwood will be spoilt for choice with environmental assets on site including large areas of ancient natural woodland, veteran trees, a green network of species-rich hedges and ditches, and localised areas of unimproved grassland.

These assets define the landscape character, shape views into and out from the site. These assets are also the areas of greatest arboricultural and biodiversity value. The environmental assets are unique to Rookwood and can not be replicated anywhere else in West Sussex.

The proposals therefore seeks to protect and enhance these assets, ensuring the unique identity of Rookwood is retained and permeates into a robust and sustainable masterplan.

There is an opportunity to activate landscape spaces within the site to provide functional amenity space such as nature reserves, parkland and environmental education set within woodland.

Retaining healthy and attractive hedges and trees and using them to create ecological corridors in the development will preserve and reinforce important habitats and extend them to the parkland.

Drainage ditches are an important feature and these will be retained to form the basis of a Sustainable Urban Drainage strategy. Ponds and swales will provide further stable natural environments to help reverse the loss of habitats for wildlife.

The environmental assets are unique to Rookwood and cannot be replicated anywhere else in West Sussex.
"The residents of Rookwood will be spoilt for choice with natural landscape features, wildlife and countryside on their doorstep."
6.1 Key Design Drivers

1. **Protect landscape and connect to nature**
   Retain and enhance the historical landscape features, water bodies and areas of ecological biodiversity. Integrate the high quality landscape to enhance the immediate and wider setting for the community.

2. **Green corridors**
   Green corridors percolate through the development. The landscape has informed the arrangement of the buildings to create linear swathes of landscape that weave through the built form. Retained public footpaths run through and around the site.
3 Visual amenity and containment
The visual impact of the development is mitigated and mature existing landscape screens the development.

4 Form and scale
The form and scale of the development will be informed by the existing mature landscape. The central areas of development will be formal in arrangement with continuous frontage framing amenity spaces. Density reduces towards the perimeter of the development and the scale and massing reflects the informal character of the woodland. Larger detached dwellings will be set within existing mature landscape, opening up views of the landscape setting.
6.2 Key Design Drivers

5 Spatial organisation and movement
A clear and legible network of streets will create attractive and safe pedestrian and cycle links that provide access to the local facilities and amenity.

6 Views and vistas
Built form and development will be organised and arranged to frame views and provide glimpses to the surrounding Walnut Tree Plantation and Warnham Nature Reserve and internal views of the existing landscape. Feature buildings will provide markers and terminate views at the end of vistas.
6.3 Concept Masterplan

**DESIGN PRINCIPLES**

1. Vehicle access off B2237 to southern and northern development
2. Community hub centrally located within the development to promote a walkable neighbourhood
3. Existing pond forms a focus and natural landscape setting for the community hub
4. Dwellings benefit from views and amenity of the existing pond
5. Retail and community facilities located adjacent to existing main road to benefit from passing trade
6. Primary School/retail forms gateway to southern area
7. Pedestrian and cycle connections connect with wider movement network
8. Pedestrian cycle connections to be enhanced through existing Walnut Tree Plantation and woodland
9. Sensitive landscape features utilised within central landscape space, views and connections opened up towards the Warnham Nature Reserve
10. Walnut Tree Plantation and woodland forms key amenity within the development
11. Swathes of existing landscape weave through the development and create pedestrian connections and green corridors
12. Ribbons of built form are orientated east-west to allow glimpse views and views to woodland.
13. Series of courtyard spaces incorporate parking (also integral to buildings) and allow landscape to flow into the strong pattern of the urban form.
14. Landmark and feature buildings terminate vistas and form landmarks to assist with legibility within the development
15. The centre of the development will be formal in arrangement with continuous frontage framing a ‘central green space’
16. Density reduces towards the perimeter of the development, larger detached dwellings will be nestled within the existing landscape
17. Sustainable attenuation features and swales located along green corridors, contributing to the amenity and landscape environment, as well as providing areas of enhanced ecology.
18. Potential area for cricket pitch
19. Car parking area for cricket pitch
20. Linear Woodland Park contains existing buildings with potential for community uses
6.4 Conclusion

This document demonstrates our vision for a new neighbourhood at Rookwood. We have an opportunity to create an inspirational and truly unique setting, a place where people aspire to live because of the quality of life it returns.

The document demonstrates that Rookwood is a viable and sustainable site with the opportunity to provide the appropriate mix of housing required in Horsham. The concept masterplan is for illustrative purposes, however there is capacity for the following quantum of development:

558 No. (50.3%) - 2 to 5 bedroom family homes

552 No. (49.7%) - 1 and 2 bedroom Apartments

The total developable area is 19.69 ha with circa 1110 family homes at a density of 56.3 dph.

A primary school of 2.2 ha to be provided, along with retail facilities within a mixed uses area.

Residential development at Rookwood will consist of a choice of dwelling sizes, from ‘starter homes’ to senior living, to help Rookwood become a ‘lifetime neighbourhood’. Our proposals to build up to 1110 homes are sustainable and deliverable.

The intention is very much to integrate with neighbouring communities and the nature reserve and woodland presents a fantastic opportunity to become a wider focus of public space that is available for local people to enjoy. As described throughout the document the core of our thinking is to create a sustainable and walkable community, with a sense of place, belonging and neighbourliness. A development set amongst the natural landscape and ecological setting, allowing people to enjoy the outdoors and live within close proximity to nature.

Achieving good design is ingrained in our ethos and the design of the development will reflect the government’s National Planning Policy Framework (NPPF).

‘Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.’

THE DEVELOPMENT WILL:

Function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

- Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- Create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion;
- Be visually attractive as a result of good architecture and appropriate landscaping;
- Significantly enhance its immediate setting; and
- Be sensitive to the defining characteristics of the local area.
An overall tested, and robust masterplan for Rookwood will be the guiding base for which developers will have to follow and adhere-to. Alongside this, design drivers will inform the masterplan which will illustrate and communicate the running guidelines for the development.