

View Comment

Document Section [▶ Draft Horsham District Local Plan 2019-...](#)
[▶ Housing \(Key Questions\)](#) [▶ Potential Housing Allocations](#)
[▶ Land at Rookwood, Horsham](#) [▶ Land at Rookwood, Horsham](#)

Comment ID /4372

Respondent [Campaign to Protect Rural Engl...](#)

Response Date 30 Mar 2020

Current Status Awaiting Processing

Response Type OBJECT

What is the nature of this comment?

Object

Summary We are very concerned that the proposed scheme would have an adverse impact on the Warnham Nature Reserve, and cause substantial harm to the biodiversity and wildlife within the reserve. The need to comply with NPPF paragraph 97 is also an issue.

Comment CPRE Sussex objects to this proposal for the following reason:

1. The northern section of the site is relatively isolated from the rest of Horsham, which has the potential to impact the community cohesion of this element of the site (Site appraisal, page 96).

2. The site is currently in use as a golf course, which provides leisure and recreational opportunities and this would be lost were this proposal to come forward (Site appraisal, page 96).

2.1 It is 'understood' that demand for golfing is falling, and that pay and play facilities are available elsewhere, but this will need to be clearly demonstrated (Site appraisal, page 97).

3. NNPF paragraph 97, stipulates that

"Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or

b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or

c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use”.

3.1 HDC’s site appraisal indicates that it has not been determined whether the site of the golf course is surplus to requirements; the scheme is therefore premature. There is no commitment to replacing the golf course with another in a suitable location, or indeed of retaining the site as a park/green space for Horsham ’s residents to enjoy.

4. We are very concerned that the proposed scheme would have an adverse impact on the Warnham Nature Reserve, and cause substantial harm to the biodiversity and wildlife within the reserve.

4.1 We note that details and the extent of the proposed protective ‘buffer’ are not given in the site appraisal, and we question whether the provision of a ‘strong buffer’ would really protect the Warnham Nature Reserve and the biodiversity and wildlife within.

4.2 Cumulative impacts of the proposed scheme and other developments in the area on the Reserve need also to be assessed.

Proposed Change Reject the scheme.

Attachments