

**From:** Planning@horsham.gov.uk <Planning@horsham.gov.uk>  
**Sent:** 16 March 2026 15:46:43 UTC+00:00  
**To:** "Planning" <planning@horsham.gov.uk>  
**Subject:** Comments for Planning Application DC/26/0366  
**Categories:** Comments Received

## Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 16/03/2026 3:46 PM.

### Application Summary

**Address:** Land North West of Southwater

**Proposal:** Outline planning application, with all matters reserved (except for primary access to the highway) for a phased development comprising: the demolition of existing buildings and the construction of residential dwellings (including affordable housing) (Use Classes C2 and C3); a mixed-use neighbourhood centre (Use Classes E and F); education facilities (Use Class F1(a)); business and employment floorspace (Use Classes B2, B8 and E(g)); redevelopment of existing agricultural buildings including construction of a building for community use (Use Classes E and F2); improvements to public rights of way; sports pitches; gypsy and traveller pitches/plots; public open space; landscaping, and associated infrastructure.

**Case Officer:** Matthew Porter

[Click for further information](#)

### Customer Details

**Address:** 4 Courtlands Southwater Horsham

### Comments Details

**Commenter Type:** Consultee

**Stance:** Customer objects to the Planning Application

**Reasons for comment:**

- Loss of General Amenity
- Overdevelopment

Comments:

I am objecting to the Berkeley Homes proposal to build 1,000 homes northwest of Southwater on the grounds that water scarcity is a real, unresolved infrastructure constraint - and the removal of the formal water neutrality planning condition has not changed the physical facts on the ground. In October 2025, Horsham District Council announced that the 'water neutrality' requirement - which had paused large housing developments in this area for several years - had been lifted. This has been used to suggest the water supply problem is solved. It is not. Removing a planning rule does not create more water. It simply removes the formal mechanism that required the problem to be addressed before building proceeded. The Sussex North Water Supply Zone, which serves Southwater, is a designated water-stressed area. Southern Water has itself confirmed that cumulative housing growth in this zone creates risks to its ability to sustainably manage groundwater abstraction at Hardham. The physical constraint has not gone away - it has been administratively set aside. The 2025 drought was the worst in over 130 years. Hosepipe bans were imposed. The Environment Agency confirmed England needed a full winter of above-average rainfall to recover - which did not materialise. England already faces a projected water deficit of nearly 5 billion litres per day by 2050, with Sussex among the worst-affected regions. We also have direct local evidence that the water supply for Southwater is already under strain. Residents on the recently built Berkeley Homes Broadacres estate - a development on the same side of the village - have had to remove water-saving flow restrictors from their taps and showers because they were not getting enough water pressure or volume for basic daily needs. This is happening now, before 1,000 more homes are added. In addition, Horsham District Council's own water demand monitoring is misaligned with Southern Water's published consumption figures by 21%. This means the official planning calculations used to argue that water supply is adequate are themselves unreliable. I ask that the Berkeley Homes 1,000-home proposal be refused until an independent hydrogeological assessment - not a Southern Water self-assessment - has confirmed that potable water supply in the Sussex North Water Supply Zone is sufficient and sustainable for 1,000 additional Southwater homes across all weather conditions, including drought years.

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Kind regards

**Telephone:**

**Email:** [planning@horsham.gov.uk](mailto:planning@horsham.gov.uk)



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