From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 22 November 2026 12:50:24 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 22/11/2026 12:50 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 up to 1,000 residential dwellings (including affordable housing) (Use Class C3); up to 80 specialist accommodation units (Use Class C2); 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:	Courtlands Southwater Horsham

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer objects to the Planning Application

Reasons for comment:	- Design - Loss of General Amenity - Overdevelopment
Comments:	Objection to DC/26/0366: no wastewater treatment, foul network or water supply capacity. Southern Water's consultation response to this application (Southern Water Future Growth Planning Team to Horsham District Council, ref. DSA000051974, 28 April 2026) is headed "Inadequate capacity in the foul network" and asks that "Occupation of the development is to be phased and implemented to align with the delivery by Southern Water of any sewerage network reinforcement". It states that "Network Capacity is independent of capacity at the WWTW" and does not say that any treatment works can take the flows. On water supply it is headed "No to Water capacity", says "additional off-site mains or upgrades to existing infrastructure will be required", and warns that "the timing of infrastructure improvements by the water company may not always align with development timelines". The only site capacity check SRS has seen is Southern Water's Level 1 Capacity Check of 12 July 2022 (ref. DSA000012586) to WSP UK Ltd, Berkeley's drainage consultant, which forms part of this application's flood risk and drainage evidence. It found "inadequate capacity within the foul sewerage network", named Barns Green Wastewater Treatment Works, about 2km south-west, as "The nearest point where capacity is currently available", and stated that its results "are only valid for 12 months". It therefore expired in July 2023. The Council's Housing Delivery Study Update records that Berkeley "have had confirmation from Southern Water that there is capacity in the wastewater network" (examination document HDCJB20, July 2026, para 3.57), but that refers to the network, not treatment, and conflicts with Southern Water's April 2026 response. SRS asks the Council to publish any such confirmation. Barns Green Wastewater Treatment Works does not have the treatment capacity. Southern Water's response to an Environmental Information Regulations request (ref. EIR 3295, 9 April 2025) states that the works serves 1,018 people and "could support a population of roughly 1400 people before the dry weather flow would be over the consented limit", and that "Currently there are no plans to increase the capacity at the treatment works at Barnes [sic] Green". That leaves headroom for about 380 people, or about 160 homes at Berkeley's own 2.4 people per home (Design and Access Statement). This development would add about 2,500 people. On 9 September 2026, Southern Water's Future Growth Lead told the Council's Communities and Place Policy and Scrutiny Committee that it was unclear whether the site would drain to Horsham or Barns Green, and that there is currently no capacity at either works (HDC meeting recording, from 1:33:46). CPRE Sussex reports that Southern Water's Clean Rivers and Seas Plan schedules the Barns Green upgrade to start "after 2030" (CPRE Sussex

Regulation 19 representation on Policy HA3, para 3.6). Barns Green already discharged storm sewage into Parsons Brook 47 times, for a total of 417 hours, in 2025 (Environment Agency Event Duration Monitoring data).
Southern Water's investment is set in five-year funding periods, with 2025-30 already fixed (HDC Infrastructure Delivery Plan, HDCJB19, p. 20). With no Barns Green upgrade funded in that period, the next opportunity is the 2030-35 period, settled by Ofwat around December 2029. Allowing for design, Environment Agency permitting and construction (the Horsham works upgrade took about two and a half years on site from September 2022), SRS estimates that new treatment capacity is unlikely before 2032 at the very earliest, and more realistically 2034-35. Only Southern Water can confirm the date.
On 4 August 2026 the Council refused 68 homes at Barns Green (DC/25/2057), citing development "without proven foul sewerage capacity from Southern Water to service the development", contrary to Policy 32 of the Horsham District Planning Framework (Statement of Common Ground between HDC and Miller Homes, examination document HDCJB23, paras 2.16-2.17). This application is about fifteen times larger and the Council must apply the same test. A developer's right to connect does not create treatment capacity. The Local Plan Inspector accepted that "phasing might be necessary on some sites" (post-hearings letter IDJB14, 30 October 2026).
SRS asks the Council to refuse the application because there is no evidence that wastewater treatment capacity can be provided within a reasonable time. If the Council is minded to approve it, SRS asks for:
1. Southern Water's written position, before determination, on which treatment works will receive the flows, the spare capacity there and the funded date of any upgrade
2. a Grampian condition that no dwelling is occupied until Southern Water confirms in writing that wastewater treatment capacity, foul network reinforcement and water supply reinforcement for that phase are complete and operational
3. a phasing plan tying the Hop Oast works and the secondary school to the same occupation triggers.

Kind regards

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Horsham District Council

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