

From: Planning@horsham.gov.uk <Planning@horsham.gov.uk>
Sent: 16 March 2026 16:18:09 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 4:18 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 Southern Water, the company that would provide water and treat sewage for these homes, cannot be trusted to deliver on its commitments. In 2020, Southern Water pleaded guilty to 51 separate criminal offences of deliberately discharging untreated sewage into coastal and inland waters. The Environment Agency described it as the worst case in its history. The company was fined £90 million. Since then, Southern Water has continued to discharge sewage unlawfully. Ofwat has ordered it to raise customer bills by up to 44% by 2030 to fund the infrastructure improvements it needs to make - but Southern Water is currently appealing this decision, creating serious uncertainty about whether those investments will happen. Nearly 19% of all water supplied in England is lost to leakage before it reaches a customer's tap. Building 1,000 more homes into a network where a fifth of supply is already being wasted is not a sustainable or responsible approach to water resource planning. Horsham District Council's own water demand forecasting has been found to be 21% out of alignment with Southern Water's published consumption figures. This means that even the official planning assumptions about water demand are not reliable. I ask that the Berkeley Homes 1,000-home proposal be refused until an independent body - not Southern Water itself - has assessed and confirmed the reliability of water supply and sewage treatment capacity for this development.

Kind regards

Telephone:

Email: planning@horsham.gov.uk

