

Persimmon Homes Thames Valley
Persimmon House
Knoll Road
Camberley
Surrey
GU15 3TQ
01276 808080

Peter Barnett
Principle Planning Officer
Adur & Worthing Councils
Worthing Town Hall,
Chapel Road,
Worthing,
West Sussex, BN11 1HA

30th June 2026

Dear Mr Barnett,

Phase 3 at Land West of Sompting

Reserve Matters Application for the submission of details of scale, layout, appearance, access and landscaping for the erection of 278 dwellings, vehicular access, landscaping, open space, a LEAP, a pocket park and parking pursuant to Hybrid planning consent AWDM/0323/19

Planning Portal Reference PP-14990523

Please find enclosed a reserve matters application submitted on behalf of Persimmon Homes (Thames Valley) Ltd, for 278 dwellings on Land at West Sompting at the development site known as Malthouse Meadows.

Submitted Information

This application is support by the following information:

- This cover letter
- Compete application forms
- CIL Form 1
- The following supporting documents:
 - A planning Statement by Persimmon Homes dated June 2026
 - A Design and Access Statement by Persimmon Homes dated June 2026
 - A materials palette
 - A Statement of Community Involvement by Persimmon Homes dated August 2024.
 - An Environmental Noise Impact Assessment by Sound Advice Acoustics Ltd
 - An Energy and Sustainability Statement by Southern Energy Consultants



- The following architectural drawings by Persimmon Homes
 - 612_PL.001-Ph3 – Location Plan
 - 612_PL_100_Ph3– Planning Layout
 - 612_PL_101_Ph3 – Affordable Housing Plan
 - 612_PL_102_Ph3 – Unit Types Plan
 - 612_PL_103_Ph3 – Storey Heights Plan
 - 612_PL_104_Ph3- Parking Strategy Plan
 - 612_PL_106_ph3 – Materials Plan
 - 612_PL_105_Ph3 – Fire and Refuse Strategy Plan
 - 612_PL_107_Ph3 – Garden Areas Plan
 - 612_PL_108_ph3 – External Works Plan
 - 612_PL_109_Ph3 – Energy Strategy Plan
 - 612_PL_110_Ph3 – Character Areas Plan
 - 612_PL_111_Ph3 – Movement Plan
 - Phase 3 housetype drawings:
 - 612_PL_PH3_A_E1 – Type A Elevation 1
 - 612_PL_PH3_A_E2 – Type A Elevations 2
 - 612_PL_PH3_A_E3 – Type A Elevations 3
 - 612_PL_PH3_A_E4 – Type A Elevations 4
 - 612_PL_PH3_A_E5 – Type A Elevations 5
 - 612_PL_PH3_A_E6 – Type A Elevations 6
 - 612_PL_PH3_A_P1 – Type A Floor Plans 1
 - 612_PL_PH3_A_P2 – Type A Floor Plans 2
 - 612_PL_PH3_Ab_E2 – Addlebrough Elevations 2
 - 612_PL_PH3_Ab_E3 – Addlebrough Elevations 3
 - 612_PL_PH3_Ab_P1 – Addlebrough Floor Plans 1
 - 612_PL_PH3_Ab_P2 – Addlebrough Floor Plans 2
 - 612_PL_PH3_Al_E1 – Alnmouth Elevations 1
 - 612_PL_PH3_Al_E2 – Alnmouth Elevations 2
 - 612_PL_PH3_Al_P1 – Alnmouth Floor Plans 1
 - 612_PL_PH3_Al_P2 – Alnmouth Floor Plans 2
 - 612_PL_PH3_An_E1 – Ashdown Elevations
 - 612_PL_PH3_An_P1 – Ashdown Floor Plans
 - 612_PL_PH3_AnC_E1 – Ashdown Corner Elevations
 - 612_PL_PH3_AnC_P1 – Ashdown Corner Floor Plans
 - 612_PL_PH3_Ba_E1 – Barndale Elevations 1
 - 612_PL_PH3_Ba_E2 – Barndale Elevations 2
 - 612_PL_PH3_Ba_E3 – Barndale Elevations 3
 - 612_PL_PH3_Ba_E4 – Barndale Elevations 4
 - 612_PL_PH3_Ba_E5 – Barndale Elevations 5
 - 612_PL_PH3_Ba_E6 – Barndale Elevations 6
 - 612_PL_PH3_Ba_P1 – Barndale Floor Plans
 - 612_PL_PH3_Bd_E1 – Birkdale Elevations
 - 612_PL_PH3_Bd_P1 – Birkdale Floor Plans
 - 612_PL_PH3_Bt_E1 – Brampton Elevations 1
 - 612_PL_PH3_Bt_E2 – Brampton Elevations 2





- 612_PL_PH3_Bt_E3 – Brampton Elevations 3
- 612_PL_PH3_Bt_P1 – Brampton Floor Plans
- 612_PL_PH3_C_E1 – Type C Elevations
- 612_PL_PH3_C_P1 – Type C Floor Plans
- 612_PL_PH3_Cd_E1 – Charndale Elevations 1
- 612_PL_PH3_Cd_E2 – Charndale Elevations 2
- 612_PL_PH3_Cd_E3 – Charndale Elevations 3
- 612_PL_PH3_Cd_P1 – Charndale Floor Plans
- 612_PL_PH3_Cm_E1 – Cambridge Elevations
- 612_PL_PH3_Cm_P1 – Cambridge Floor Plans
- 612_PL_PH3_Ct_E1 – Chiltern Elevations
- 612_PL_PH3_Ct_P1 – Chiltern Floor Plans
- 612_PL_PH3_Dg_E1 – Dallington Elevations 1
- 612_PL_PH3_Dg_E2 – Dallington Elevations 2
- 612_PL_PH3_Dg_E3 – Dallington Elevations 3
- 612_PL_PH3_Dg_E4 – Dallington Elevations 4
- 612_PL_PH3_Dg_P1 – Dallington Floor Plans 1
- 612_PL_PH3_Dg_P2 – Dallington Floor Plans 2
- 612_PL_PH3_Ga_E1 – Galloway Elevations 1
- 612_PL_PH3_Ga_E2 – Galloway Elevations 2
- 612_PL_PH3_Ga_P1 – Galloway Floor Plans
- 612_PL_PH3_Hd_E1 – Haldon Elevations
- 612_PL_PH3_Hd_P1 – Haldon Floor Plans
- 612_PL_PH3_Kn_E1 – Knebworth Elevations 1
- 612_PL_PH3_Kn_E2 – Knebworth Elevations 2
- 612_PL_PH3_Kn_P1 – Knebworth Floor Plans
- 612_PL_PH3_Lb_E1 – Lambridge Elevations
- 612_PL_PH3_Lb_P1 – Lambridge Floor Plans
- 612_PL_PH3_Ly_E1 – Lynmouth Elevations
- 612_PL_PH3_Ly_P1 – Lynmouth Floor Plans
- 612_PL_PH3_Ro_E1 – Rockcliffe Elevations 1
- 612_PL_PH3_Ro_E2 – Rockcliffe Elevations 2
- 612_PL_PH3_Ro_P1 – Rockcliffe Floor Plans 1
- 612_PL_PH3_Ro_P2 – Rockcliffe Floor Plans 2
- 612_PL_PH3_Sh_E1 – Sherwood Elevations 1
- 612_PL_PH3_Sh_E2 – Sherwood Elevations 2
- 612_PL_PH3_Sh_E3 – Sherwood Elevations 3
- 612_PL_PH3_Sh_P1 – Sherwood Floor Plans 1
- 612_PL_PH3_Sh_P2 – Sherwood Floor Plans 2
- 612_PL_PH3_Sh_P3 – Sherwood Floor Plans 3
- 612_PL_PH3_Ta_E1 – Tamar Elevations
- 612_PL_PH3_Ta_P1 – Tamar Floor Plans
- 612_PL_PH3_Wa_E1 – Wareham Elevations 1
- 612_PL_PH3_Wa_E2 – Wareham Elevations 2
- 612_PL_PH3_Wa_E3 – Wareham Elevations 3
- 612_PL_PH3_Wa_P1 – Wareham Floor Plans 1
- 612_PL_PH3_Wa_P2 – Wareham Floor Plans 2
- 612_PL_PH3_Wt_E1 – Winterfold Elevations



- 612_PL_PH3_Wt_P2 – Winterfold Floor Plans
- Phase 3 apartment drawings :
 - 612_PL_PH3_BLK A_E1
 - 612_PL_PH3_BLK A_E2
 - 612_PL_PH3_BLK A_E3
 - 612_PL_PH3_BLK A_P1
 - 612_PL_PH3_BLK A_P2
 - 612_PL_PH3_BLK A_P3
 - 612_PL_PH3_BLK B_E1
 - 612_PL_PH3_BLK B_E2
 - 612_PL_PH3_BLK B_P1
 - 612_PL_PH3_BLK C_E1
 - 612_PL_PH3_BLK C_E2
 - 612_PL_PH3_BLK C_E3
 - 612_PL_PH3_BLK C_P1
 - 612_PL_PH3_BLK C_P2
 - 612_PL_PH3_BLK C_P3
 - 612_PL_PH3_BLK D_E1
 - 612_PL_PH3_BLK D_E2
 - 612_PL_PH3_BLK D_P1
- The following ancillary drawings:
 - 612_PL_BCS_01 – Block C and Plots 183-184 Bin / Cycle Store
 - Ga1_1_MA_R25_902 A – Single Garage
 - Ga2_2_MA_R25_901 – Double Garage
 - 612_PL_PH3_CS_01 – Cycle Shed
 - GTC-E-SS-0012_R2-2-1 of 1 – Substation detail
 - 612_PL_SSA-C_PH3 – Streetscene A, B & C
- The following drainage drawings and documents by Milestone:
 - Drainage Strategy Report dated June 2026 (main report and appendices A - G)
 - Drainage Management and Maintenance Plan dated June 2026
 - 612_0500_P02 - Overall Drainage Plan
 - 612_0501_P01 - Drainage Plan
 - 612_0502_P01 - Drainage Plan
 - 612_0503_P01 - Drainage Plan
 - 612_0504_P01 - Drainage Plan
 - 612-0505_P01 - Drainage Plan
 - 612_0506_P01 - Drainage Plan
 - 612_0507_P01 - Drainage Plan
 - 612_0508_P01 - Drainage Plan
 - 612_0509_P01 - Drainage Plan
 - 612_0510_P01 - Flood Zone Mapping Plan
 - 612_0511_P01 - Overland Flow Plan
 - 612_0512_P01 - Overland Flow Plan
 - 612_0513_P01 - Overland Flow Plan
 - 612_0514_P01 - Overland Flow Plan



- 612_0515_P01 - Overland Flow Plan
- 612_0516_P01 - Overland Flow Plan
- 612_0517_P01 - Overland Flow Plan
- 612_0519_P01 - Overall Permeability Plan
- 612_0521_P01 - Infiltration Plan
- 612_0601_P01 - Levels Layout
- 612_0602_P01 - Levels Layout
- 612_0603_P01 - Levels Layout
- 612_0604_P01 - Levels Layout
- 612_0605_P01 - Levels Layout
- 612_0606_P01 - Levels Layout
- 612_0607_P01 - Levels Layout
- 612_0800_P01 – Drainage Standard Details.
- The following highway related drawings by Milestone
 - Highways and Transport Technical Note date June 2026
 - 612_0101_P02 - Internal Visibility
 - 612_0102_P02 - Internal Visibility
 - 612_0103_P02 - Internal Visibility
 - 612_0104_P02 - Internal Visibility
 - 612_0105_P02 - Internal Visibility
 - 612_0106_P02 - Internal Visibility
 - 612_0107_P02 - Internal Visibility
 - 612_0701_P01 - Pavement Layout
 - 612_0702_P01 - Pavement Layout
 - 612_0703_P01 - Pavement Layout
 - 612_0704_P01 - Pavement Layout
 - 612_0705_P01 - Pavement Layout
 - 612_0706_P01 - Pavement Layout
 - 612_0707_P01 - Pavement Layout
 - 612_0708_P01 - Pavement Layout
 - 612_0709_P01 - Pavement Layout
 - 612_0711_P01 - Adoption (s38) Plan
 - 612_0712_P01 - Adoption (s38) Plan
 - 612_0713_P01 - Adoption (s38) Plan
 - 612_0714_P01 - Adoption (s38) Plan
 - 612_0715_P01 - Adoption (s38) Plan
 - 612_0716_P01 - Adoption (s38) Plan
 - 612_0717_P01 - Adoption (s38) Plan
 - 612_0721_P03 - Swept Path – Fire Tender
 - 612_0722_P03 - Swept Path – Fire Tender
 - 612_0723_P03 - Swept Path – Refuse
 - 612_0724_P03 - Swept Path – Refuse
 - 612_1101_P01 - Kerbing Layout
 - 612_1102_P01 - Kerbing Layout
 - 612_1103_P01 - Kerbing Layout
 - 612_1104_P01 - Kerbing Layout
 - 612_1105_P01 - Kerbing Layout



- 612_1106_P01 - Kerbing Layout
- 612_1107_P01 - Kerbing Layout
- 612_1108_P01 - Kerbing Layout
- 612_1109_P01 - Kerbing Layout
- The following landscape drawings by CSA Landscape Consultants:
 - CSA_2134_300 - Soft Landscape drawing sheet 1 of 5
 - CSA_2134_301 - Soft Landscape drawing sheet 2 of 5
 - CSA_2134_302 - Soft Landscape drawing sheet 3 of 5
 - CSA_2134_303 - Soft Landscape drawing sheet 4 of 5
 - CSA_2134_304 - Soft Landscape drawing sheet 5 of 5
 - CSA_2134_305 - Hard Landscape drawing sheet 1 of 4
 - CSA_2134_306 - Hard Landscape drawing sheet 2 of 4
 - CSA_2134_307 - Hard Landscape drawing sheet 3 of 4
 - CSA_2134_308 - Hard Landscape drawing sheet 4 of 4
 - CSA_2134_310 - POS Landscape sheet 1 of 6
 - CSA_2134_311 - POS Landscape sheet 2 of 6
 - CSA_2134_312 - POS Landscape sheet 3 of 6
 - CSA_2134_313 - POS Landscape sheet 4 of 6
 - CSA_2134_314 - POS Landscape sheet 5 of 6
 - CSA_2134_315 - POS Landscape sheet 6 of 6
 - CSA_2134_316 - Play Area Proposal
 - CSA_2134_317 - Landscape Masterplan
 - Landscape Management Plan dated June 2026
- The following ecology report by CSA
 - Ecology Mitigation and Enhancement Strategy (EMES) dated June 2026
 - A Badger Mitigation Strategy dated June 2026
 - Ecology Construction and Environmental Management Plan (ECEMP) for Phases 1, 2 and 3 dated June 2026
- The following street lighting drawings and documents by Nick Smith Associates:
 - Design Summary document 3234-Rev A
 - Proposed s38 Road Lighting and Illuminance Layout – 3234-NSA-D-01 Rev A
 - Proposed Private and Adopted Road Lighting and Illuminance Layout – 3234-NSA-D-02 Rev A
- The following arboricultural drawings and documents by Keen Consultants
 - Tree Survey and Impact Assessment dated May 2026
 - Arboricultural Method Statement dated May 2026
 - 2555-KC-XX-YTREE_TCP01_Rev0 - Tree Constraints Plan
 - 2555_KC_XX_YTREE_TPP01_Rev0 -Tree Protection Plan

A planning application fee of £78,141 which will be paid via the planning portal.



Outline Conditions

The table below summarises the status the Planning Conditions attached to the Hybrid Planning Consent and details conditions that are sought to be discharged with this Reserve Matters Application:

1	Approved Drawings	Development to be carried out in accordance with approved drawings which include parameter plans for the outline elements	Full regard has been had to the parameters approved with the Hybrid Planning Approval – refer to Planning Statement and Design and Access Statement
2	Time scales	Development for which full planning permission is granted shall be approved before the expiration of 3 years	N/A to this RMA
3	Times scales	Each phase of the development for which outline permission is granted shall be commenced before the expiration of 3 years from the date of the Planning Permission of 2 years from the last RMA	To Note
4	Timescales	Details of the reserve matters to be submitted within 3 years of the date of the Hybrid Consent	Noted and submitted within the relevant timescales
5	Site Investigation / Contamination	Details of site investigation to be submitted	Discharged site wide via AWD/1153/23
6	Site Investigation	Verification report requirements	Discharged site wide via AWD/1153/23
7	Public Water Protection	Details of measures to protect public water apparatus	Discharged site wide via AWD/1156/23
8	Construction Method Statement	CMP to be submitted	Discharged site wide via AWD/1154/23
9	Working Hours	Working hour restrictions	Compliance only
10	Surface Water Drainage Scheme	Full details of surface water scheme required.	Details submitted with this RMA submission. <i>Refer to drainage strategy report and drawings by Milestone</i>
11	Foul Water Drainage Scheme	Full detail of foul water drainage proposals required	Details submitted with this RMA. <i>Refer to drainage strategy report and drawings by Milestone</i>
12	Surface Water Maintenance	Details of the maintenance and management of the surface water drainage system in a site-specific maintenance manual	Details submitted with the RMA. <i>Refer to the Surface Water management and Maintenance Plan and Drainage Maintenance by Milestone.</i>
13	Watercourses	Details of any culverting, diversion, infilling or obstruction of watercourses	Not relevant to our drainage strategy for Phase 3.
14	Surface water – as built details	Prior to occupation of each dwelling as build drawings and a completion report required	Not relevant to RMA submission



15	CEMP	Submission of CEMP required	An Ecological Construction Environmental Management Plan by CSA for Phases 1, 2 and 3 is provided with RMA submission. <i>Refer to submitted ECEMP.</i>
16	Bat sensitive lighting strategy	Details required to be produced by a suitably qualified consultant	Bat lighting strategy and layout plans are submitted with this RMA. <i>Refer to Lighting documents by Nick Sith Associates:</i> - Summary document 3234-Rev A - Proposed s38 Road Lighting and Illuminance Layout – 3234-NSA-D-01 Rev A - Proposed Private and Adopted Road Lighting and Illuminance Layout – 3234-NSA-D-02 Rev A
17	Archaeology	WSI to be submitted	Discharged site wide via AWD/1218/23
18	Noise	Noise report to be submitted demonstrating how dwellings are protected from road traffic noise.	Noise report is submitted with this RMA. <i>Refer to the Environmental Noise Impact Assessment by Sound Advice Acoustics Ltd dated May 2026</i>
19	Travel Plan	A residential travel plan is to be submitted.	Discharged site wide under AWD/1230/23
20	Cycle parking	Requires cycle parking space serving a dwelling detail to be provided.	Details provided with RMA submission. <i>Refer to drawings 612_PL_P104_Ph3, 612_PL_PH3_bCS_01, 612_PL_PH3_CS_01 and relevant apartment block drawings which show location and capacity of cycle storage.</i>
21	Parking	Car parking spaces to be constructed in accordance with approved plans	Compliance condition. However, parking space details are provided with the RMA submission. <i>Refer to drawings 612_PL_P104_P3; Ga1_1_MA_R25_902; Ga2_2_MA_R25 901 A; and 612_PL_PH3_CS_01</i>



22	Agricultural track	On completing of the existing agricultural track, stop up the kerb and reinstate the flint wall (along West Street). Details to be approved	Not relevant to this RMA – details approved under AWDM/1664/23
23	Refuse and waste details	No dwelling to be occupied until facilities for storage of refuse and waste have been submitted, approved and provided.	Details provided with RMA submission. Refer to drawing 612_PL_105_Ph3 and 612_PL_PH3_BCS_01; 612_PL_PH3_BLK A – P1; 612_PL_PH3_BLK B_P1; 612_PL_P3_BLK D_P1
24	Landscaping Phase 1	All approved detailed to be carried out.	Only relevant to Phase 1
25	Flint Wall construction	Sample panel required	Not relevant to this RMA
26	Referees Hut/Car Park	Provision required prior to opening of football pitches	Not relevant to the RMA
27	Sustainability	Phase 1 - Compliance with 31% CO2 reduction Phase 2/3 – Dwellings to be meet relevant Building Regulations and transition to FHS as necessary.	Compliance condition. However, details showing how compliance with current building regulations is achieved is contained in the <i>Energy and Sustainability Statement by Southern Energy Consultants Ltd</i> and submitted with RMA submission
28	Hours of Use for Football Pitch	Between 9am-9pm Mon-Sun	Not relevant to RMA submission
29	Floodlighting of Football Pitches	Not permitted	Not relevant to RMA submission
30	Parameter Plans	RMA applications to accord with principle of parameter plans	Accordance is achieved – please refer to <i>Planning Statement and Design and Access Statement</i>
31	Nature Conservation	Scheme of Nature Conservation required before Phases 2/3 commenced.	Nature Conservation Scheme submitted with RMA submission. Refer to the <i>Ecological Mitigation and Enhancement Strategy and Plan by CSA</i> (note drawing CSA/2134/138 in appendix E which details the location of the proposed mitigation).
32	Materials	Schedule of external materials, including hard landscaping required before Phases 2/3 commenced	Details submitted with RMA submission. Refer to drawing 612_PL_PH3_106 and the materials palette
33	Landscaping	Approved landscaping scheme for each Phase to be fully implemented.	Compliance condition
34	Cokeham Brooks Wildlife Scheme	To be implemented in accordance with approved detailed	Not relevant to RMA.
35	Dankton Lane tree protection	AMS and TPP required prior to commencement of Phase 2.	Not relevant to RMA.



36	Boundary Treatments	Details required prior to commencement of Phases 2 and 3	Details submitted with RMA. <i>Please refer drawing 612_PL_PH3_108 and hard landscape drawings.</i>
37	Community Farm	Details of buildings / structures required	Not relevant to RMA.

Next Steps

I trust that the documentation submitted is sufficient information for the purposes of validation and I look forward to receiving notification of this shortly.

If you have any queries please do not hesitate to contact me on 01276 808080 or via laura.jackson@persimmonhomes.com

Yours Sincerely

L Jackson

Laura Jackson
Head of Planning

