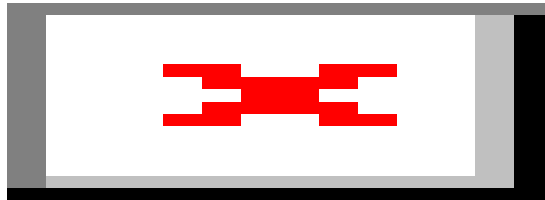


From: Jackson, Laura <laura.jackson@persimmonhomes.com>
Sent: 01 May 2026 11:19:02 UTC+01:00
To: "Peter Barnett" <peter.barnett@adur-worthing.gov.uk>; "Dawson, David" <david.dawson@persimmonhomes.com>
Subject: RE: FW: AWD/0028/26 - West Sompting Drainage

Dear Peter

With regard to the first comment raised about soakway type TP2_D, this has now been removed from the design. Amended drainage strategy drawings are attached showing the removal of this soakaway reference.

With regard to the management of shared drainage systems, the following section has been added to the SWMMP which clarifies matters. A drainage responsibilities plan is also attached.



I hope this deals with the further questions raised.

Kind Regards

Laura

Laura Jackson | Head of Planning

Persimmon (Thames Valley) | Persimmon House, Knoll Road, Camberley, Surrey, GU15 3TQ

Direct line | 01276 808135 | **Switchboard** | 01276 808080 | **Mobile** | 07469 155815

Email | laura.jackson@persimmonhomes.com **Web** | persimmonhomes.com | charleschurch.com



From: Peter Barnett <peter.barnett@adur-worthing.gov.uk>
Sent: 29 April 2026 13:53
To: Dawson, David <david.dawson@persimmonhomes.com>
Cc: Jackson, Laura <laura.jackson@persimmonhomes.com>
Subject: Re: FW: AWDM/0028/26 - West Sompting Drainage

Dear David/Laura

Please see the attached comments from the LLFA who require further information.

Thanks

Peter Barnett

Principal Planning Officer, Development Management
01903 221310
Adur & Worthing Councils
Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA
<http://www.adur-worthing.gov.uk>



On Wed, 8 Apr 2026 at 08:39, Dawson, David <david.dawson@persimmonhomes.com> wrote:

Good morning, Peter,

I hope this email finds you well.

Find in the below email trail the civil engineers' comments to the local authority comments from the 24th February with the updated drawings, calculations and details in the link provided below.

<https://we.tl/t-vomAOcU6cf2cwFg8>

The link only has a 3-day availability so if you can download this week before it expires it would be appreciated.

Please let me or Laura know if you require anything further.

Kind Regards

David Dawson BSc Hons | Technical Coordinator

Persimmon (Thames Valley) | Persimmon House, Knoll Road, Camberley, Surrey, GU15 3TQ

Direct line | 01276 80 80 21 | **Switchboard** | 01276 80 80 80 **Mobile** | 07932 105557

Email | david.dawson@persimmonhomes.com **Web** | persimmonhomes.com | charleschurch.com



From: Luke Phillips <lphillips@milestonetp.co.uk>

Sent: 27 March 2026 15:48

To: Dawson, David <david.dawson@persimmonhomes.com>; Brett Morse <BMorse@milestonetp.co.uk>

Cc: Max Woolcott <max.woolcott@persimmonhomes.com>

Subject: RE: AWDM/0028/26 - West Sompting Drainage

Hi David,

Further to the below, please see attached revised pack within the WeTransfer link below, as well as responses to LLFA comments:

1. *In the Drainage Strategy Report, there are several mentions of 'preliminary details' and 'at detailed design stage'. This is a discharge of condition application, and the wording of the*

condition 10 is as follows “full details of the proposed surface water drainage scheme”. We do not have the full details currently.

- Report has been updated to suit Detailed Design scheme

2. As detailed in Table 5, SA/2A and SA2/B both do not have 1m clearance from the maximum groundwater level.

- These soakaways have been lifted to provide 1m clearance

3. There are some locations where the private house soakaways serve two properties. This is likely to create maintenance issues.

- This has been mitigated as much as possible, however the remaining cases are unavoidable based on two scenarios; one is where a property garden has insufficient space to house a soakaway when 5m offsets from buildings are accounted for. The second occurs where a RWP from the middle of a terraced block is routed to a soakaway within the adjacent plot - however this RWP would serve both properties due to the roof profile

4. The Surface Water Crate House Soakaways are not included in the drawings titled Preliminary Drainage Strategy.

- These are shown on the detailed design plans

5. For the soakaway calculations, the infiltration rate must only be applied to the sides, in line with the SuDS Manual.

- This is shown on the detailed calculations

6. In the calculations, FEH2022 rainfall, Cv value 1, MADD Factor 0 and summer and winter storms should be used.

- This is shown on the detailed calculations

7. Rather than examples, we need calculations for all drainage features, which correlate with the impermeable areas drawing.

- These are shown within the detailed calculations

8. *Calculations for a 50% AEP and 30% AEP plus climate change event are required.*

- These are shown within the detailed calculations

9. *The attenuation feature references used in the drainage layout do not match the references in the hydraulic calculations. These need to correlate, to allow us to cross-reference.*

- Report has been updated to suit Detailed Design scheme

10. *The maintenance and management strategy does not cover who will be responsible for the replacement of features after their design life.*

- Additional information added

Kind regards,

Luke Phillips | BSc (Hons), IEng MICE TMIET
Associate Director
Milestone Transport Planning Ltd

7 Ancells Court, Rye Close
Fleet, Hampshire, GU51 2UY

t: 01483 397884

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From: Luke Phillips

Sent: 27 March 2026 11:47

To: 'Dawson, David' <david.dawson@persimmonhomes.com>; Brett Morse
<BMorse@milestonetp.co.uk>

Cc: Max Woolcott <max.woolcott@persimmonhomes.com>

Subject: RE: AWDm/0028/26 - West Sompting Drainage

Hi David,

Yes, will be with you by COP

Kind regards,

Luke Phillips | BSc (Hons), IEng MICE TMIET
Associate Director
Milestone Transport Planning Ltd

7 Ancells Court, Rye Close
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From: Dawson, David <david.dawson@persimmonhomes.com>
Sent: 26 March 2026 17:03
To: Luke Phillips <lphillips@milestonetp.co.uk>; Brett Morse <BMorse@milestonetp.co.uk>
Cc: Max Woolcott <max.woolcott@persimmonhomes.com>
Subject: RE: AWDm/0028/26 - West Sompting Drainage

Hi Luke,

We all good for receiving the updated Drainage information for phase 2?

Regards

David Dawson BSc Hons | Technical Coordinator

Persimmon (Thames Valley) | Persimmon House, Knoll Road, Camberley, Surrey, GU15 3TQ
Direct line | 01276 80 80 21 | **Switchboard** | 01276 80 80 80 **Mobile** | 07932 105557
Email | david.dawson@persimmonhomes.com **Web** | persimmonhomes.com | charleschurch.com



From: Dawson, David <david.dawson@persimmonhomes.com>
Sent: 18 March 2026 13:43
To: Luke Phillips <lphillips@milestonetp.co.uk>; Brett Morse <BMorse@milestonetp.co.uk>
Cc: Max Woolcott <max.woolcott@persimmonhomes.com>
Subject: RE: AWDM/0028/26 - West Sompting Drainage

Hi Luke, Brett,

Where are we with the drainage conditions comments for phase 2.

Thought we would have something back at the end of last week?

Regards

David Dawson BSc Hons | Technical Coordinator

Persimmon (Thames Valley) | Persimmon House, Knoll Road, Camberley, Surrey, GU15 3TQ
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Email | david.dawson@persimmonhomes.com **Web** | persimmonhomes.com | charleschurch.com



From: Luke Phillips <lphillips@milestonetp.co.uk>
Sent: 04 March 2026 14:23
To: Dawson, David <david.dawson@persimmonhomes.com>; Brett Morse <BMorse@milestonetp.co.uk>
Cc: Max Woolcott <max.woolcott@persimmonhomes.com>
Subject: RE: AWDM/0028/26 - West Sompting Drainage

Hi David,

Off the back of our earlier meeting, our fee for updating the modelling would be £1,450

Kind regards,

Luke Phillips | BSc (Hons), IEng MICE TMIET
Associate Director
Milestone Transport Planning Ltd

7 Ancells Court, Rye Close

Fleet, Hampshire, GU51 2UY

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From: Luke Phillips

Sent: 04 March 2026 10:09

To: Dawson, David <david.dawson@persimmonhomes.com>; Brett Morse <BMorse@milestonetp.co.uk>

Cc: Max Woolcott <max.woolcott@persimmonhomes.com>

Subject: RE: AWD/0028/26 - West Sompting Drainage

Hi David - we can do 12-12.30

Kind regards,

Luke Phillips | BSc (Hons), IEng MICE TMIET

Associate Director

Milestone Transport Planning Ltd

7 Ancells Court, Rye Close
Fleet, Hampshire, GU51 2UY

t: 01483 397884

e: lphillips@milestonetp.co.uk

w: www.milestonetp.co.uk

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From: Dawson, David <david.dawson@persimmonhomes.com>

Sent: 04 March 2026 09:57

To: Luke Phillips <lphillips@milestonetp.co.uk>; Brett Morse <BMorse@milestonetp.co.uk>

Cc: Max Woolcott <max.woolcott@persimmonhomes.com>

Subject: RE: AWD/0028/26 - West Sompting Drainage

Hi Luke, Brett,

I'm looking to set up a TEAMS today so we can go through the councils' comments and see how to respond to them or change the design to suite.

I'm free at 12pm or 2 till 4 pm, please let me know your availability and I'll send out the invite.

Regards

David Dawson BSc Hons | Technical Coordinator

Persimmon (Thames Valley) | Persimmon House, Knoll Road, Camberley, Surrey, GU15 3TQ

Direct line | 01276 80 80 21 | **Switchboard** | 01276 80 80 80 **Mobile** | 07932 105557

Email | david.dawson@persimmonhomes.com **Web** | persimmonhomes.com | charleschurch.com



From: Dawson, David

Sent: 03 March 2026 11:44

To: 'Luke Phillips' <lphillips@milestonetp.co.uk>; Brett Morse <BMorse@milestonetp.co.uk>

Subject: RE: AWDm/0028/26 - West Sompington Drainage

Hi Luke,

I would have thought that those results should have backed up your design so you didn't have to change it. I'm just trying to justify what has already been designed, I

Yes, the 1.7 and 2.2 meter deep were undertaken. The 1.7 drained quicker with the 3-test required for the BRE365 requirement taken. Should have results through in a couple of days.

Regards

David Dawson BSc Hons | Technical Coordinator

Persimmon (Thames Valley) | Persimmon House, Knoll Road, Camberley, Surrey, GU15 3TQ

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Email | david.dawson@persimmonhomes.com **Web** | persimmonhomes.com | charleschurch.com



From: Luke Phillips <lphillips@milestonetp.co.uk>

Sent: 03 March 2026 10:56

To: Dawson, David <david.dawson@persimmonhomes.com>; Brett Morse <BMorse@milestonetp.co.uk>

Subject: RE: AWDM/0028/26 - West Sompting Drainage

Hi David,

For winter groundwater monitoring testing to be accepted, there typically needs to be 5 results, undertaken from October - Feb inclusive. March wouldn't count as it falls outside of the winter period. Historically, the wettest months for Sompting are October and November.

We can submit the new results, however I will caveat that WSCC may well discount these given they don't meet the above criteria, and I'd be reluctant to change our design criteria based on these.

RE the soakage - were you able to undertake BRE 365 compliant testing at the southwest location? Last we spoke on this PH we were going to re-visit and potentially dig deeper to re-test? If we can obtain a complete set of testing here, and are subsequently able to use the full suite of infiltration testing - it will make a significant difference to the modelling.

Kind regards,

Luke Phillips | BSc (Hons), IEng MICE TMIET
Associate Director
Milestone Transport Planning Ltd

7 Ancells Court, Rye Close
Fleet, Hampshire, GU51 2UY

t: 01483 397884

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From: Dawson, David <david.dawson@persimmonhomes.com>
Sent: 03 March 2026 10:43
To: Luke Phillips <lphillips@milestonetp.co.uk>; Brett Morse <BMorse@milestonetp.co.uk>
Subject: RE: AWD/0028/26 - West Sompting Drainage

Hi Luke,

Results 5, 6 and soon to be 7 have been taken from January to March. Those reports show ground water level at 4.5m below ground. This should work with you design including the soakage test that have been provided.

We haven't got any other new data so we will have to make the argument with what we have.

I sent the list of those 10 points, when will you have responses to them?

Regards

David Dawson BSc Hons | Technical Coordinator

Persimmon (Thames Valley) | Persimmon House, Knoll Road, Camberley, Surrey, GU15 3TQ
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Email | david.dawson@persimmonhomes.com **Web** | persimmonhomes.com | charleschurch.com



From: Luke Phillips <lphillips@milestonetp.co.uk>
Sent: 02 March 2026 16:42
To: Dawson, David <david.dawson@persimmonhomes.com>; Brett Morse <BMorse@milestonetp.co.uk>
Subject: RE: AWD/0028/26 - West Sompting Drainage

Hi David,

Our design is currently based on the IBEX information - the information issued across on the attached appears to be different, and I assume was undertaken as the IBEX reports are 5 years old?

If we're to keep to the information within the IBEX reports from 2021 and disregard the results sent across earlier we can - otherwise if we're to superseded the IBEX information with the information on the attached, my earlier comments still stands.

Kind regards,

Luke Phillips | BSc (Hons), IEng MICE TMIET
Associate Director
Milestone Transport Planning Ltd

7 Ancells Court, Rye Close
Fleet, Hampshire, GU51 2UY

t: 01483 397884

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From: Dawson, David <david.dawson@persimmonhomes.com>
Sent: 02 March 2026 16:37
To: Luke Phillips <lphillips@milestonetp.co.uk>; Brett Morse <BMorse@milestonetp.co.uk>
Subject: RE: AWDm/0028/26 - West Sompting Drainage

Hi Luke,

It would only be the information that has already be sent to miles stone from IBEX.
This information should have been what you used to design the soakage crates.

The test results I have sent were taken from the wettest months, January and February. That must count for water table levels.

Regards

David Dawson BSc Hons | Technical Coordinator

Persimmon (Thames Valley) | Persimmon House, Knoll Road, Camberley, Surrey, GU15 3TQ
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Email | david.dawson@persimmonhomes.com **Web** | persimmonhomes.com | charleschurch.com



From: Luke Phillips <lphillips@milestonetp.co.uk>

Sent: 02 March 2026 15:57

To: Dawson, David <david.dawson@persimmonhomes.com>; Brett Morse <BMorse@milestonetp.co.uk>

Subject: RE: AWDM/0028/26 - West Sompting Drainage

Hi David,

My first reading of these is that they're not going to be acceptable to the council as revised monitoring. Of the two testing locations closest to our infiltration features, WS05 wasn't located until Visit 5 and by Visit 6 it's marked as destroyed, and WS05 was only able to be measured during Visits 5 and 6.

Do we have dates of when the monitoring was done? If it was at least during the periods of heaviest rainfall between October and March we may be able to argue something.

Kind regards,

Luke Phillips | BSc (Hons), IEng MICE TMIET
Associate Director
Milestone Transport Planning Ltd

7 Ancells Court, Rye Close
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From: Dawson, David <david.dawson@persimmonhomes.com>

Sent: 02 March 2026 15:08

To: Brett Morse <BMorse@milestonetp.co.uk>; Luke Phillips <lphillips@milestonetp.co.uk>

Subject: RE: AWDM/0028/26 - West Sompting Drainage

Hi Brett,

See attached the winter water monitoring test. As discussed, please review this against the tank depths as the council is questioning them.

When can you have those comments addressed and issued back?

Regards

David Dawson BSc Hons | Technical Coordinator

Persimmon (Thames Valley) | Persimmon House, Knoll Road, Camberley, Surrey, GU15 3TQ

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Email | david.dawson@persimmonhomes.com **Web** | persimmonhomes.com | charleschurch.com



From: Dawson, David

Sent: 26 February 2026 16:59

To: Brett Morse <bmorse@milestonetp.co.uk>; Luke Phillips <lphillips@milestonetp.co.uk>

Subject: FW: AWDMM/0028/26 - West Sompting Drainage

Hi Brett, Luke,

Please see comment from council require additional information.

Please review and comment back. These are pre commencement conditions so need a response back asap.

Regards

David Dawson BSc Hons | Technical Coordinator

Persimmon (Thames Valley) | Persimmon House, Knoll Road, Camberley, Surrey, GU15 3TQ

Direct line | 01276 80 80 21 | **Switchboard** | 01276 80 80 80 **Mobile** | 07932 105557

Email | david.dawson@persimmonhomes.com **Web** | persimmonhomes.com | charleschurch.com



From: Jackson, Laura <laura.jackson@persimmonhomes.com>

Sent: 26 February 2026 16:32

To: Dawson, David <david.dawson@persimmonhomes.com>
Cc: Endersby, Karl <karl.endersby@persimmonhomes.com>
Subject: FW: AWDM/0028/26 - West Sompting Drainage

Hi Dave

Please see the LLFA's comments on the drainage strategy submitted for Phase 2 – there are 10 comments that need addressing, could you please review with the engineers and provide amended documentation along with a written response to each of the comments.

As we have technically commenced development this is an urgent work stream.

Many thanks

Laura Jackson | Head of Planning
Persimmon (Thames Valley) | Persimmon House, Knoll Road, Camberley, Surrey, GU15 3TQ
Direct line | 01276 808135 | **Switchboard** | 01276 808080 | **Mobile** | 07469 155815
Email | laura.jackson@persimmonhomes.com | **Web** | persimmonhomes.com | charleschurch.com



From: Peter Barnett <peter.barnett@adur-worthing.gov.uk>
Sent: 26 February 2026 16:10
To: Jackson, Laura <laura.jackson@persimmonhomes.com>
Subject: AWDM/0028/26 - West Sompting Drainage

Dear Laura

I have attached the comments of the LLFA for your attention.

Regards

Peter Barnett
Principal Planning Officer, Development Management

01903 221310

Adur & Worthing Councils

Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA

<http://www.adur-worthing.gov.uk>



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Our Living Wage accreditation means that everyone working at a Group location, whether directly employed or engaged through a third party, gets a fair reward for the job they do.



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Supporting Communities

Persimmon supports local communities through our Community Champions programme, donating £750,000 each year, and our Building Futures scheme with its donations of over £1 million.

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