



Wates Developments Limited and the Licensed Trade Charity (LTC)

Land at LVS Hassocks, London Road, Sayers Common

Preliminary Foul Drainage & Utilities Assessment

890780-R1(5)

January 2026



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RSK GENERAL NOTES

Project No.: 890780-R1(5)

Site Name: Land at LVS Hassocks, London Road, Sayers Common

Report Title: Preliminary Foul Drainage & Utilities Assessment

Client: Wates Developments Limited and the Licensed Trade Charity (LTC)

Date: January 2026

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Where any data supplied by the client or from other sources have been used, it has been assumed that the information is correct. No responsibility can be accepted by RSK for inaccuracies in the data supplied by any other party. The conclusions and recommendations in this report are based on the assumption that all relevant information has been supplied by those bodies from whom it was requested.

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Where field investigations have been carried out, these have been restricted to a level of detail required to achieve the stated objectives of the work.

This work has been undertaken in accordance with the quality management system of RSK Land & Development Engineering Ltd.

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1. INTRODUCTION

- 1.1. RSK Land & Development Engineering Limited were commissioned by Wates Developments Limited and the Licensed Trade Charity (LTC) (the client) to provide a Preliminary Foul Drainage & Utilities Assessment to support the hybrid planning application for Land at LVS Hassocks, London Road, Sayers Common (the site).
- 1.2. Consultation was undertaken with the relevant drainage authority (Southern Water) and various utility companies in order to determine the suitability of these networks to serve the proposed development. Where possible, budget costs were obtained for new utility supplies and for diversion and/or upgrading works (where applicable).
- 1.3. For information regarding surface water drainage, refer to RSK's 'Flood Risk Assessment' report (ref. 681333-R1).
- 1.4. The comments given in this report and opinions expressed are subject to RSK Group Service Constraints provided in **Appendix A**.

2. GENERAL

2.1. Site Description

- 2.1.1. The Site is situated to the west of London Road, Sayers Common in West Sussex, and is identified by National Grid Reference 526515E, 118767N, with the postcode BN6 9HT. A site location is as per the figure below:



Figure 1.1: Site Location Plan

- 2.1.2. The Site covers an area of approximately 14.41 hectares and currently comprises of LVS Hassocks SEN School and a number of associated buildings including a chapel, all of which are located in the centre of the site and are accessed off London Road. Two further properties are located in the east of the site, both are accessed directly off London Road. The remainder of the site consists of open fields and soft landscaping to the north, south and east of the school.

2.2. Topography

- 2.2.1. A site-specific topographical survey has been carried out by CD Surveys Ltd. The survey shows the existing site levels vary from approximately 26.67m above ordnance

datum (mAOD) in the northwest corner of the site, down to 14.47mAOD in the southwest corner. The land generally slopes north to the south, with a slight trend westward

2.2.2. The topographical survey is included in **Appendix B**.

2.3. Development Proposals

2.3.1. This report is required to support a hybrid planning application for up to 210 dwelling houses, SEN school and associated infrastructure and landscaping.

2.3.2. The description of the proposed project is: -

Hybrid application for separate and severable elements comprising:

Demolition of all existing buildings bar the chapel, to retained for use within Use Class F and:

- a) Full planning permission for the development of the north western part of the Land at LVS Hassocks so as to accommodate a new SEN School with associated access from London Road, car parking, landscaping and drainage works; and*
- b) Outline planning permission (Appearance, Landscaping, Layout and Scale Reserved) for the development of the rest of the land at LVS Hassocks so as to accommodate up to 210 dwellinghouses (including affordable housing) with associated access, car parking, landscaping, play areas, informal outdoor space and drainage works*

2.3.3. The proposed Site Layout is included in **Appendix C**.

3. EXISTING UTILITIES

3.1. Public Sewers

3.1.1. Sewer details have been referenced from sewer record plans obtained from Southern Water are contained in **Appendix D**. The sewer records indicate the following sewers in and around the site:

- There are no public foul or surface water sewers recorded within the site extents.
- Records indicate that the nearest public foul sewer is located to the east of the site within the western verge of London Road.
- The 150mm diameter public foul sewer conveys flows northeast to southwest.

3.2. Private Drainage

3.2.1. A PAS 128 Utility Survey undertaken by Site Vision Surveys is contained in **Appendix K**. The survey indicates the following private drainage within the site extents:

- A network of private foul and combined drains servicing the existing school and surrounding outbuildings connecting to a private pump chamber located to the northeast of the school. The rising main associated with the pump chamber appears to connect to a manhole in the east of the site prior to connecting to the public foul sewer in London Road by gravity.
- Further private foul drains are indicated servicing the existing properties in the east of the site prior to connecting to the public foul sewer in London Road.
- A network of private surface water drains servicing the existing school, surrounding outbuildings and hardstanding areas that drains and discharges to the south of the site.

3.3. Highway Drainage

3.3.1. The PAS 128 Utility Survey indicates the following;

- 300mm diameter highway drain within the western verge of London Road adjacent to the existing properties.
- 600mm diameter culvert in the east of the site below the existing school access bellmouth.

3.4. Electricity

3.4.1. Mains records obtained from UK Power Networks (UKPN) are contained in **Appendix E**. The records indicate the following assets in and around the site:

- Pole mounted 11kV overhead HV cables in the east of the site transversing in a northeast to southwest direction.
- Belowground 11kV HV cable along the centre of the site transversing in a northwest to southeast direction connecting the existing school with the overhead HV network in the east of the site.
- Belowground LV cable to the north of the existing school connecting the school to the belowground HV network.
- Pole mounted LV cables to the east of the site within the western verge of London Road.

3.4.2. The PAS 128 Utility Survey indicates the following;

- A series of private belowground LV cables connecting the main school building with and associated surrounding outbuildings and private lighting.

3.5. Gas

3.5.1. Scotia Gas Networks (SGN) records are contained in **Appendix F**. The records indicate the following assets in and around the site:

- Records indicate that there are no gas mains within the site extents.
- A 90mm PE low pressure gas main to the east of the site within the western footway of London Road.
- A 90/125mm PE low pressure gas main to the east of the site within the eastern of footway of Oakhurst.

3.6. Water

3.6.1. Mains records obtained from South East Water (SEW) are contained in **Appendix G**. The records indicate the following assets in and around the site:

- A 3" CI water main along the centre of the site transversing in a northwest to southeast direction connecting the existing school with the 4" water main in London Road.
- A 4" CI main to the east of the site within the western footway of London Road.
- A 6" CI main to the east of the site within the eastern verge of London Road.
- A 3" CI main to the east of the site within the eastern footway of Oakhurst.

3.6.2. The PAS 128 Utility Survey indicates the following;

- Limited number of private mains to the north of the school.

3.7. Telecommunications

3.7.1. Records obtained from BT Openreach are contained in **Appendix H**. The plans indicate the following assets in and around the site:

- Records indicate that there are BT apparatus within the site extents consisting of 2 no. belowground cables along the centre of the site transversing in a northwest to southeast direction between connecting the existing school with BT network in London Road.
- Belowground BT apparatus to the east of the site within the western footway of London Road.
- Overhead BT cables to the east of the site within the western verge of London Road.
- Belowground cables to the east of the site withing the western footway of Oakhurst.

3.7.2. Records obtained from Virgin Media are contained in **Appendix I**. The plans indicate the following assets in and around the site:

- Records indicate that there are no Virgin Media apparatus within the site extents.
- Records show the nearest Virgin Media apparatus within the eastern verge of A23 to the east of the site.

3.7.3. Records obtained from Zayo Group are contained in **Appendix J**. The plans indicate the following assets in and around the site:

- Records indicate that there are no Zayo Group apparatus within the site extents.
- Records show the nearest Zayo Group apparatus (ducting) within London Road and A23.

4. PROPOSED SERVICES

4.1. Public Sewers

- 4.1.1. A Pre-Development Enquiry was submitted to Southern Water for up to 210 residential units and SEN school, with a proposed connection to the existing 150mm diameter public foul sewer in London Road.
- 4.1.2. Southern Water's Pre-Development Enquiry response can be found in **Appendix L**. ***An updated response is currently awaited and will be reported on once received.***
- 4.1.3. Southern Water have confirmed that the existing foul network currently has sufficient capacity to accommodate the proposed development based on a foul discharge rate of 6.0 l/s connecting to the existing 150mm diameter public foul sewer in London Road.
- 4.1.4. The Wastewater Infrastructure Charge and cost to discharge the foul flows to Southern Water network is **£146,790** (£699/dwelling) calculated from Southern Water's New Connections Services Charging Arrangements 2025-26 February 2025 Version 1.
- 4.1.5. Due to existing site levels and location and depth of the receiving public foul sewer, a pumping station will be required in order to drain the foul flows from the majority of the proposed development, with a gravity connection anticipated for the residential units at the front of the site.
- 4.1.6. The proposed pumping station should be positioned a minimum 15m from a habitable dwelling with vehicular access preferred off an adopted highway.
- 4.1.7. The proposed Foul Drainage Strategy is contained in **Appendix M**.

4.2. Electricity

- 4.2.1. A budget estimate request was submitted to UKPN for the development of up to 210 residential units and SEN school, with all electric heating and EV charging, and to confirm a proposed point of connection to the existing local HV network.
- 4.2.2. UKPN have confirmed a point of connection to the existing local substation (Sayers Common) located on London Road to the south of the site, with 2 no. new onsite substations and associated HV main cables and supply of LV main cables.
- 4.2.3. Additional offsite reinforcements may be required, which will be determined based on the results of a network study to be conducted during the preparation of a formal quotation at detailed design stage.
- 4.2.4. A proposed diversion and undergrounding of the existing pole mounted 11kV overhead HV cables and pole mounted LV cables in the east of the site will be required to facilitate the proposed development.
- 4.2.5. Decommissioning of the existing belowground 11kV HV cable along the centre of the site transversing in a northwest to southeast direction will be required to facilitate the proposed development.

4.2.6. No other diversion works are anticipated.

4.3. Gas

4.3.1. It is anticipated that gas will not be used for heating on the proposed development. Should a new gas connection be required for the development, a detailed quotation should be obtained at the detailed planning and design phase.

4.3.2. Lowering of the existing 90mm PE low pressure gas main to the east of the site within the western footway of London Road may be required to facilitate the proposed site access.

4.3.3. No further diversion works are anticipated.

4.4. Water

4.4.1. A Pre-Development Enquiry was submitted to SEW for the development of up to 210 residential units and SEN school, with a proposed point of connection to the existing network in London Road.

4.4.2. SEW's Pre-Development Enquiry response is contained in **Appendix N**.

4.4.3. SEW have confirmed a point of connection to the existing 4" CI main within London Road.

4.4.4. SEW have also confirmed offsite reinforcement works will be required to maintain adequate supplies due to the increased demand in the area, with the build and occupancy rate factored into the offsite delivery programme to ensure the site can be supplied. The reinforcement works will be funded through the Infrastructure Charges.

4.4.5. The Water Infrastructure Charge for the supply of mains water is **£203,256.30** (£963.30/dwelling) calculated from the South East Water's Charging Arrangements for New Connection Services 2025-26.

4.4.6. Decommissioning of the existing 3" CI water main along the centre of the site transversing in a northwest to southeast direction will be required to facilitate the proposed development.

4.4.7. Lowering of the existing 4" CI main to the east of the site within the western footway of London Road may be required to facilitate the proposed site access.

4.4.8. No further diversion works are anticipated.

4.5. Telecommunications

- 4.5.1. No issues are envisaged in servicing the new development from the existing BT network in the vicinity of the site. A Connectivity Assessment should be submitted at the detailed design stage.
- 4.5.2. Decommissioning of the existing BT apparatus consisting of 2 no. belowground cables along the centre of the site transversing in a northwest to southeast direction we be required to facilitate the proposed development.
- 4.5.3. A diversion and undergrounding of the pole mounted overhead BT cables to the east of the site within the western verge of London Road will be required to facilitate the proposed site access.
- 4.5.4. Lowering of the belowground BT apparatus to the east of the site within the western footway of London Road may be required to facilitate the proposed site access.
- 4.5.5. No further diversion works are anticipated.

5. APPENDICES

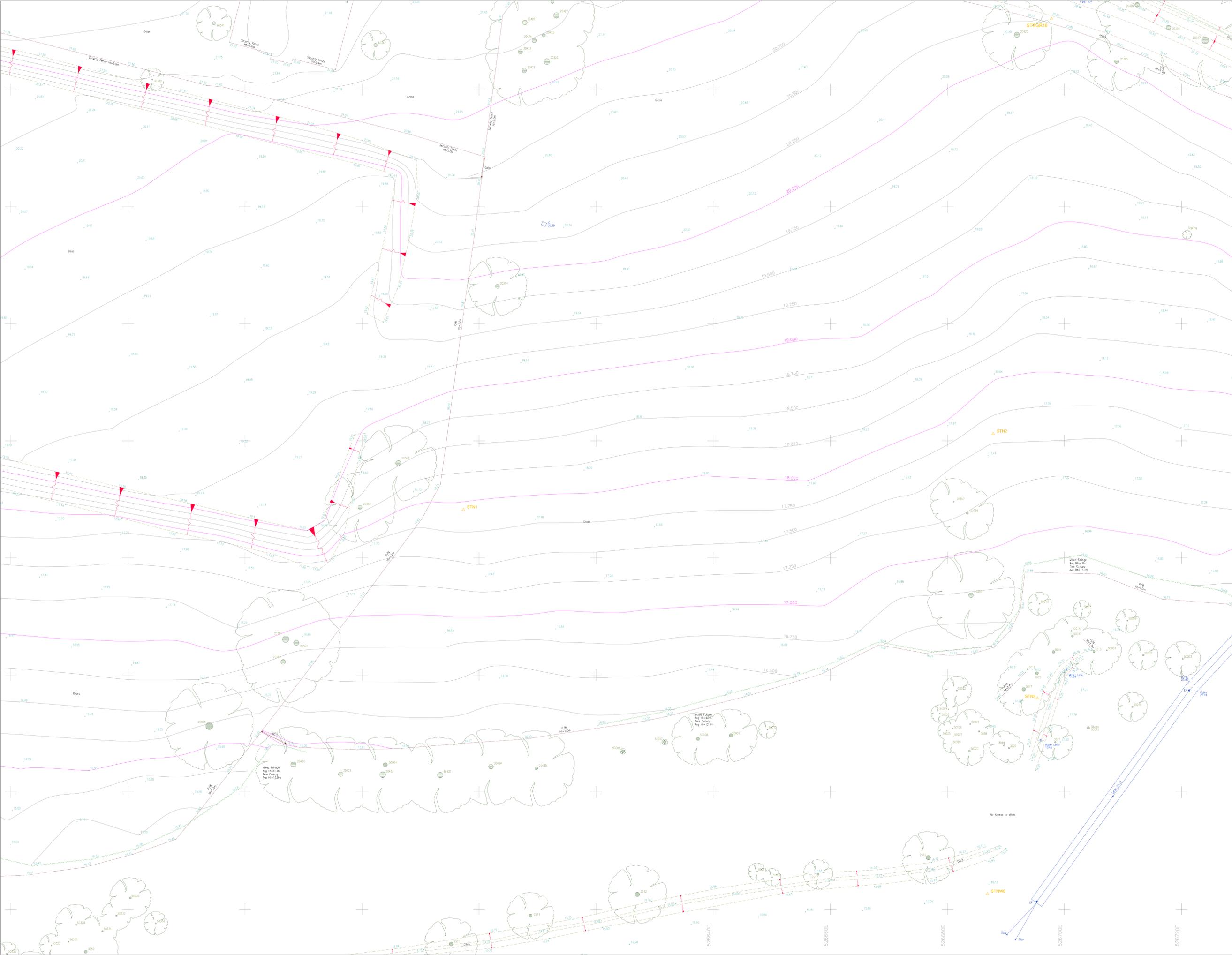
APPENDIX A

RSK GROUP SERVICE CONSTRAINTS

1. This report and the drainage design carried out in connection with the report (together the "Services") were compiled and carried out by RSK LDE Ltd (RSK) for Wates Developments Limited and the Licensed Trade Charity (LTC) (the "client") in accordance with the terms of a contract between RSK and the "client" dated November 2024. The Services were performed by RSK with the skill and care ordinarily exercised by a reasonable civil engineer at the time the Services were performed. Further, and in particular, the Services were performed by RSK taking into account the limits of the scope of works required by the client, the time scale involved and the resources, including financial and manpower resources, agreed between RSK and the client.
2. Other than that expressly contained in paragraph 1 above, RSK provides no other representation or warranty whether express or implied, in relation to the Services.
3. Unless otherwise agreed in writing, the Services were performed by RSK exclusively for the purposes of the client. RSK is not aware of any interest of or reliance by any party other than the client in or on the Services. Unless expressly provided in writing, RSK does not authorise, consent or condone any party other than the client relying upon the Services. Should this report or any part of this report, or otherwise details of the Services or any part of the Services be made known to any such party, and such party relies thereon that party does so wholly at its own and sole risk and RSK disclaims any liability to such parties. Any such party would be well advised to seek independent advice from a competent environmental consultant and/or lawyer.
4. It is RSK's understanding that this report is to be used for the purpose described in the introduction to the report. That purpose was a significant factor in determining the scope and level of the Services. Should the purpose for which the report is used, or the proposed use of the site change, this report may no longer be valid and any further use of or reliance upon the report in those circumstances by the client without RSK's review and advice shall be at the client's sole and own risk. Should RSK be requested to review the report after the date of this report, RSK shall be entitled to additional payment at the then existing rates or such other terms as agreed between RSK and the client.
5. The passage of time may result in changes in site conditions, regulatory or other legal provisions, technology or economic conditions which could render the report inaccurate or unreliable. The information and conclusions contained in this report should not be relied upon in the future without the written advice of RSK. In the absence of such written advice of RSK, reliance on the report in the future shall be at the client's own and sole risk. Should RSK be requested to review the report in the future, RSK shall be entitled to additional payment at the then existing rate or such other terms as may be agreed between RSK and the client.
6. The observations and conclusions described in this report are based solely upon the Services, which were provided pursuant to the agreement between the client and RSK. RSK has not performed any observations, investigations, studies or testing not specifically set out or required by the contract between the client and RSK. RSK is not liable for the existence of any condition, the discovery of which would require performance of services not otherwise contained in the Services. For the avoidance of doubt, unless otherwise expressly referred to in the introduction to this report, RSK did not seek to evaluate the presence on or off the site of asbestos, electromagnetic fields, lead paint, heavy metals, radon gas or other radioactive or hazardous materials.
7. The Services are based upon RSK's observations of existing physical conditions at the site gained from a walk-over survey of the site together with RSK's interpretation of information including documentation, obtained from third parties and from the client on the history and usage of the site. The Services are also based on information and/or analysis provided by independent testing and information services or laboratories upon which RSK was reasonably entitled to rely. The Services clearly are limited by the accuracy of the information, including documentation, reviewed by RSK and the observations possible at the time of the walk-over survey. Further RSK was not authorised and did not attempt to independently verify the accuracy or completeness of information, documentation or materials received from the client or third parties, including laboratories and information services, during the performance of the Services. RSK is not liable for any inaccurate information or conclusions, the discovery of which inaccuracies required the doing of any act including the gathering of any information which was not reasonably available to RSK and including the doing of any independent investigation of the information provided to RSK save as otherwise provided in the terms of the contract between the client and RSK.
8. The phase II or intrusive environmental site investigation aspects of the Services is a limited sampling of the site at pre-determined borehole and soil vapour locations based on the operational configuration of the site. The conclusions given in this report are based on information gathered at the specific test locations and can only be extrapolated to an undefined limited area around those locations. The extent of the limited area depends on the soil and groundwater conditions, together with the position of any current structures and underground facilities and natural and other activities on site. In addition, chemical analysis was carried out for a limited number of parameters [as stipulated in the contract between the client and RSK] [based on an understanding of the available operational and historical information,] and it should not be inferred that other chemical species are not present.
9. Any site drawing(s) provided in this report is (are) not meant to be an accurate base plan but is (are) used to present the general relative locations of features on, and surrounding, the site. Features (boreholes, trial pits etc) annotated on site plans are not drawn to scale but are centred over the appropriate location. Such features should not be used for setting out and should be considered indicative only.

APPENDIX B

TOPOGRAPHICAL SURVEY

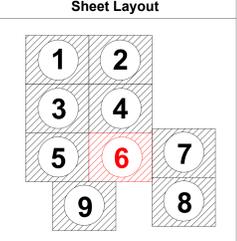


Notes:
 Whilst every effort has been made to correctly identify species of trees on the site, we advise that an arborologist be consulted before any final decisions are made.
 All information contained in this drawing (including digital data) should be checked and verified prior to any fabrication or construction.
 Grid coordinates are based on an OS GNSS system on a plane grid with a scale factor of 1.0000.



Legend:

Fences	Buildings	Fences	Water
Overhead Electric	Overhead Electric	Overhead Electric	Overhead Electric
Hedges	Overhead Phone	Overhead Phone	Overhead Phone
Trees	Gate	Gate	Gate
Retained Fences	Retained Fences	Retained Fences	Retained Fences



Rev:	Date	Initial	Revision Details
1	22.08.24	ARL	Contours added to survey
2			
3			
4			
5			
6			
7			
8			
9			

Levelling: GNSS Datum: OSGB36

To an OS GNSS Datum

Client:

Location: Sayers Common, Hassocks

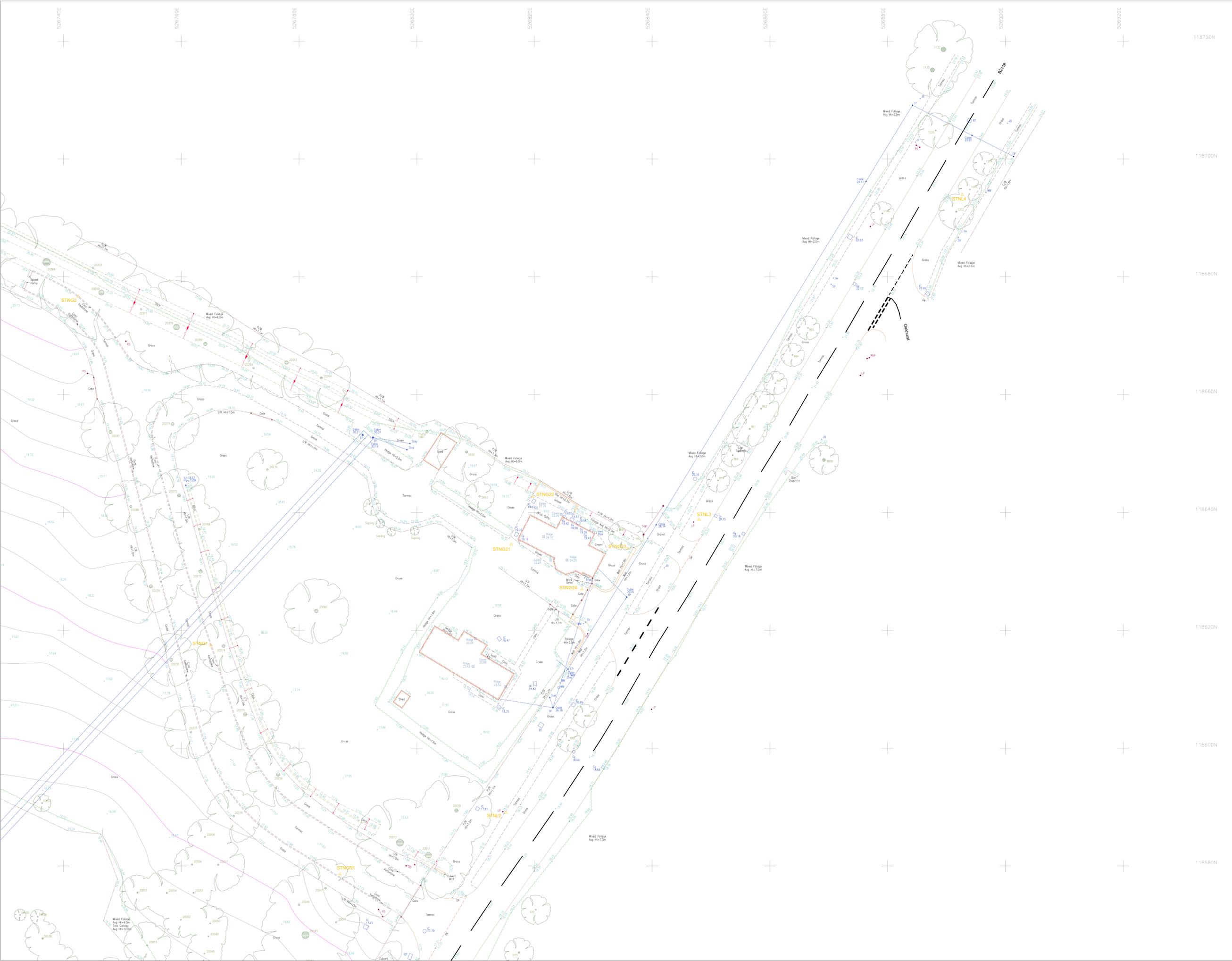
Drawing Title: Topographical Survey Sheet 6 of 9

Job No.	2402063	Old Job No.	
Drawing Number	WD/2402063/6	Revision Suffix	A
Scale	1:200m (A0)	Date	June 2024

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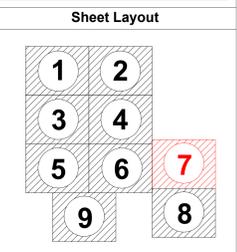


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 Grid coordinates are based on an OS GNSS system on a plane grid with a scale factor of 1.0000.



Legend:

Fences	Buildings	Fences
Overhead Electric	Overhead Electric	Overhead Electric
Hedges	Overhead Phone	Overhead Phone
Trees	Gate	Gate
Watercourse	Watercourse	Watercourse
Spot Height	Spot Height	Spot Height
Contour	Contour	Contour
...



Rev. No.	22.08.24	ARL	Contours added to survey
Rev. Suffix			Revision Details
Surveyor	GD	CAD Operator	Approved By
Levelling	GNSS	Datum	OSGB36

To an OS GNSS Datum

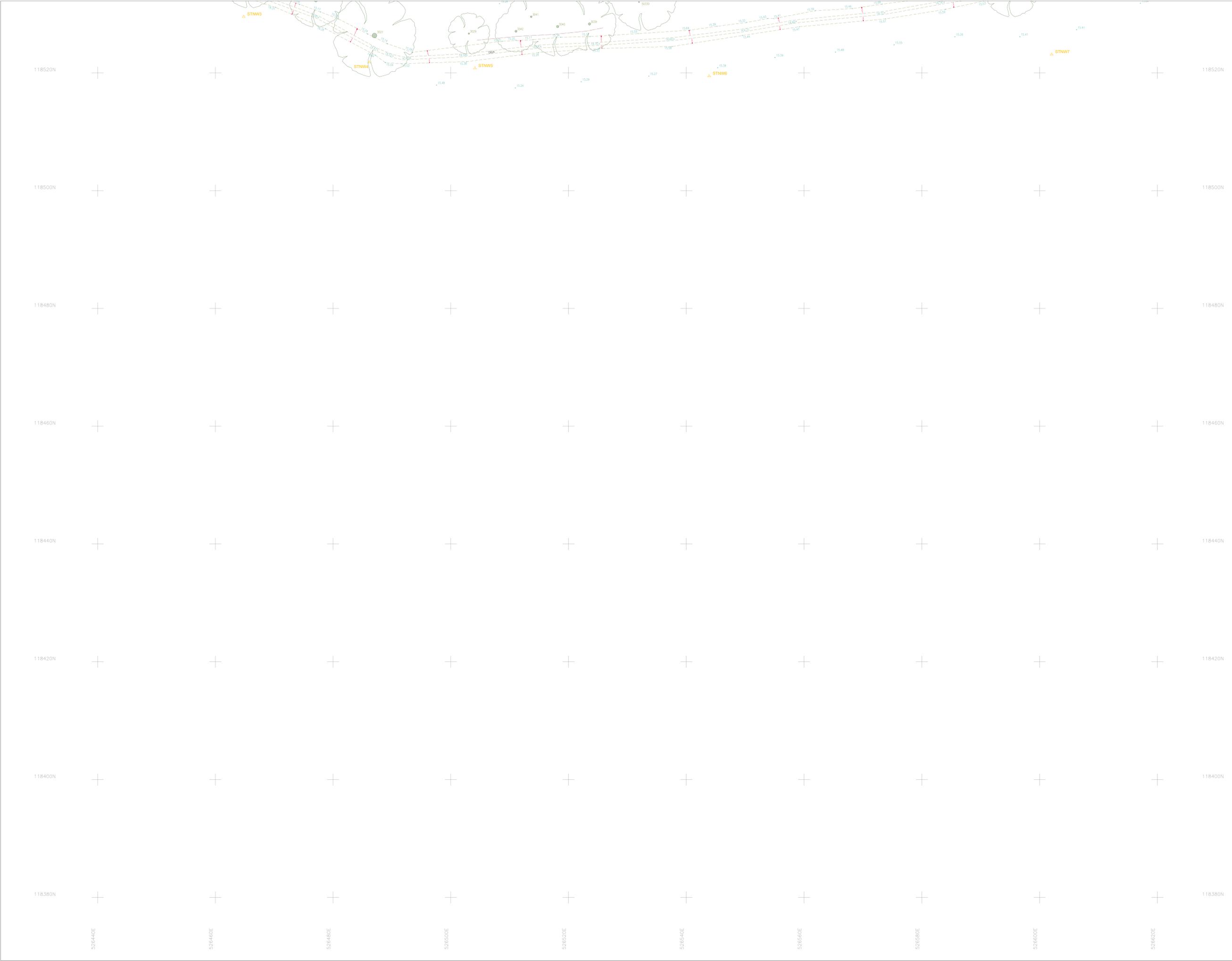


Client
 Sayers Common, Hassocks

Drawing Title
 Topographical Survey
 Sheet 7 of 9

Job No.	2402063	Old Job No.	
Drawing Number	WD/2402063/7	Revision Suffix	A
Scale	1:200m (A0)	Date	June 2024

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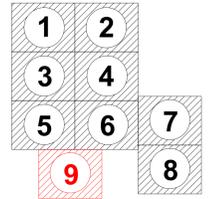
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Legend:

Fences	Buildings	Fences	Water
Walls	Overhead Electric	Overhead Phone	Overhead Cable
Hedges	Overhead Power	Overhead Gas	Overhead Oil
Trees	Site	Overhead Water	Overhead Sewer

Sheet Layout



Rev. Suffix	Date	Initial	Revision Details
A	22.08.24	ARL	Contours added to survey

Surveyor	GD	CAD Operator	EG	Approved By	AL	Date	11.08.24
Levelling	GNSS	Datum	OSGB36	To an OS GNSS Datum			

Client

Location
 Sayers Common, Hassocks

Drawing Title
 Topographical Survey
 Sheet 9 of 9

Job No.	2402063	Old Job No.	
Drawing Number	WD/2402063/9	Revision Suffix	A
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