

APPENDIX J

ZAYO PLANT RECORDS

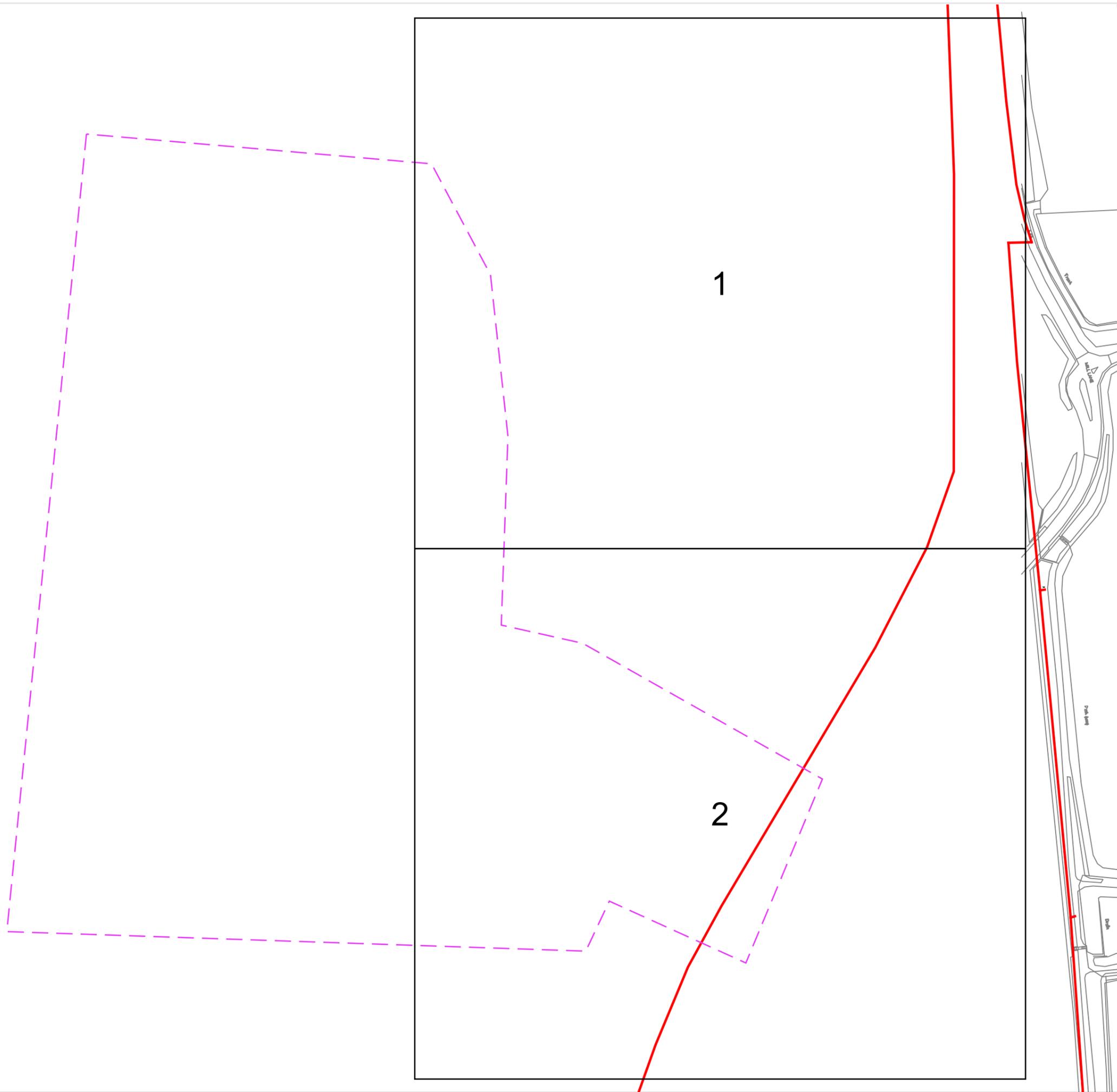
Legend

-  Zayo Duct
-  Zayo Chamber
-  Enquiry Area

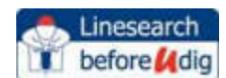
Date requested: 15 May 2024
 Requested by: Miss Monique Elsom
 Company: RSK Environment LTD
 Job reference: 33422530
 Your reference: 890780

Scale on A3 paper: 1:2562

Warning: PDF designed for colour print only with no page scaling. This Information is given as a guide only and its accuracy cannot be guaranteed.



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Protecting Lives, Cables & Pipes

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Overview



Zayo Group UK Ltd
 4th Floor Harmsworth House
 13-15 Bouverie Street
 London, EC4Y 8DP

JSM Group Ltd
 Sterling House
 Mutton Lane, Potters Bar
 Hertfordshire, EN6 3AR
 T: 01992 655 919
 zayoplantenquiries@jsmgroup.com

Legend

-  Zayo Duct
-  Zayo Chamber
-  Enquiry Area

Date requested: 15 May 2024
 Requested by: Miss Monique Elsom
 Company: RSK Environment LTD
 Job reference: 33422530
 Your reference: 890780

Scale on A3 paper: 1:1250

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Tile No: 1



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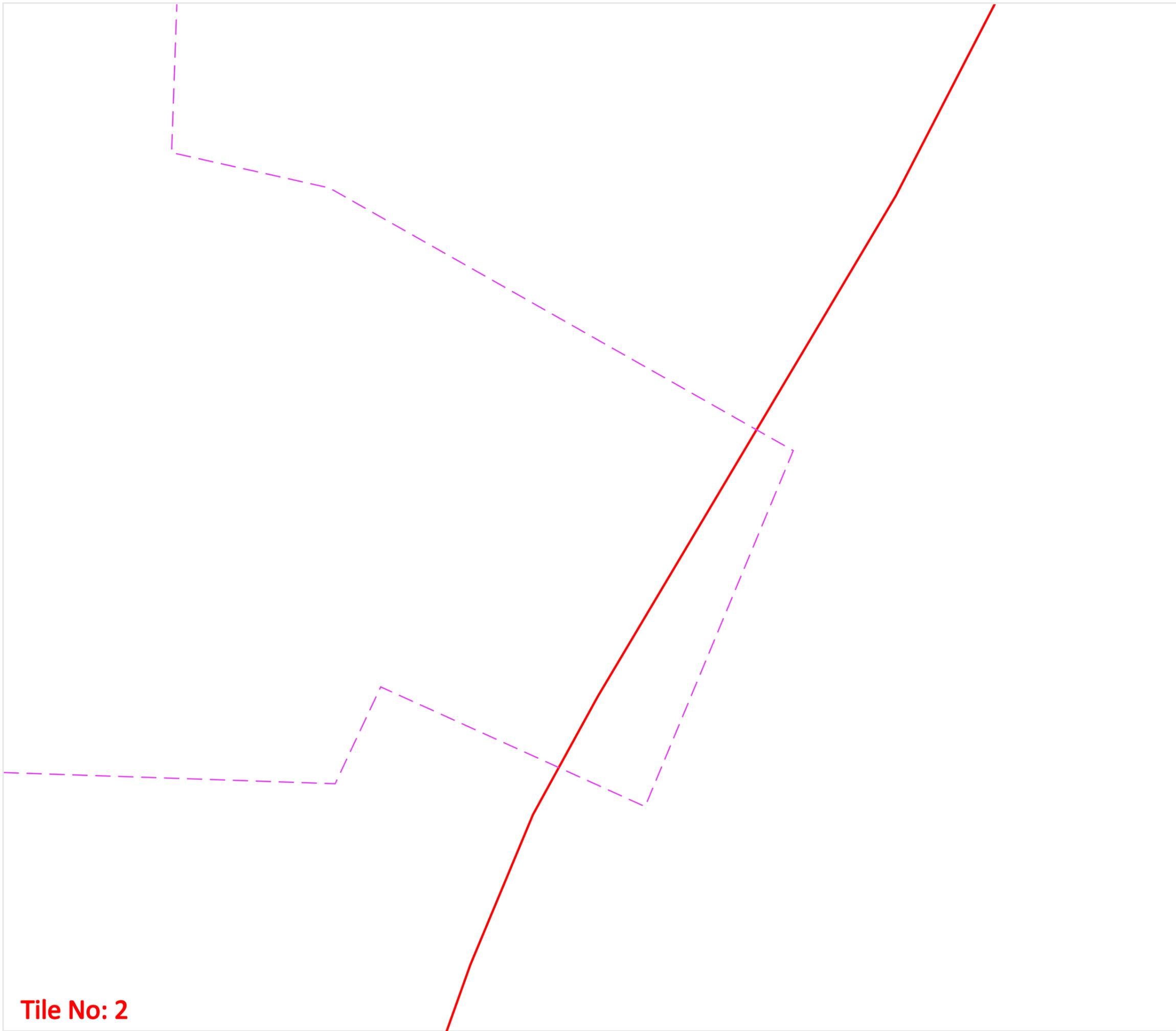
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Tile No: 2

APPENDIX K

PAS 128 UTILITY SURVEY

APPENDIX L SOUTHERN WATER PRE-DEVELOPMENT ENQUIRY RESPONSE (FOUL)



Kevin McEvaddy
18 Frogmore Road
Hemel Hempstead
Hertfordshire
HP3 9RT

Your ref
15928

Our ref
DSA000035287

Date
24 December 2024

Contact
Tel 0330 303 0119

Dear Mr McEvaddy,

Level 1 Capacity Check Enquiry: LVS Hassocks, Sayers Common, West Sussex, BN6 9HT.

We have completed the capacity check for the above development site and the results are as follows:

Foul Water

The enquiry has been reassessed to determine the capacity available for 1.81 l/s at manhole reference TQ26187501 (526778,118523).

There is currently adequate capacity in the local sewerage network to accommodate a foul flow of 1.81 l/s for the above development at manhole reference TQ26187501. Please note that no surface water flows (existing or proposed) can be accommodated within the existing foul sewerage system unless agreed by the Lead Local Flood Authority in consultation with Southern Water, after the hierarchy Part H3 of Building Regulations has been complied with.

Please note, the assessment that has been undertaken using an assumed flow/pump rate of 6.0 l/s. This has been calculated using Southern Water's modelling specifications.

Connecting to our network

It should be noted that this information is only a hydraulic assessment of the existing sewerage network and does not grant approval for a connection to the public sewerage system. A formal Sewer Connection (S106) application is required to be completed and approved by Southern Water Services. To make an application visit: developerservices.southernwater.co.uk

Please note the information provided above does not grant approval for any designs/drawings submitted for the capacity analysis. The results quoted above are only valid for 12 months from the date of issue of this letter.

Please get in touch via the Get Connected customer dashboard if you have any queries.

Yours sincerely,

Future Growth Planning Team
Developer Services

southernwater.co.uk/developing-building/planning-your-development

APPENDIX M

FOUL DRAINAGE STRATEGY



Foul Water Drainage

- Foul Water Sewer
- 1500 1:100** Foul Water Pipe Text
- 1.001** Foul Water Pipe Number
- Foul Water Manhole
- Foul Water Flow Arrow
- Foul Water Rising Main
- Foul Water Backdrop
- Site Boundary

CIVIL / STRUCTURAL DESIGN RISK MANAGEMENT

Abnormal or unusual residual risks associated with the design outcomes shown on this drawing are:-

RSK LDE LTD has followed its Design Risk Management process for Hazard Elimination and Risk reduction in developing the designs shown on this drawing.

Abnormal or unusual residual risks may be shown above where it is considered that such risk may not normally be expected by competent persons engaged on work of this nature or type.

- Notes:**
1. This drawing presents the Foul Water Drainage Strategy for the proposed development at LVS Hassocks, Sayers Common.
 2. This drawing is to be read in conjunction with all relevant Engineer's and Architect's drawings and specifications.
 3. This drawing is to be printed in COLOUR.
 4. Figures quoted next to manholes are the chamber reference numbers, cover levels and invert levels. All levels are in m (AOD).
 5. Topographical survey information taken from CD Surveys Ltd, drawing number WD/2402063, revision B, dated 10.10.2025.

P02	13.01.2025	Layout updated to SK101 Rev N	KM	AT	RD
P01	17.12.2025	Issued for Planning	LN	KM	RD
Rev.	Date	Amendment	Drawn	Chkd.	Appd.

LDE
 CIVILS | STRUCTURES | HYDROLOGY
 an RSK company

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 Web: www.rsk.co.uk

Client
WATES DEVELOPMENTS LIMITED AND THE LICENSED TRADE CHARITY

Project Title
LVS HASSOCKS SAYERS COMMON WEST SUSSEX

Status
PLANNING

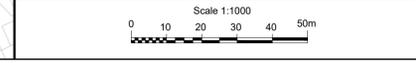
Drawing Title
FOUL WATER DRAINAGE STRATEGY

Drawn	Date	Checked	Date	Approved	Date
LN	17.12.2025	KM	17.12.2025	RD	17.12.2025
Scale	1:1000	Orig Size	A1	Dimensions	m

Project No.
890780

Drawing File
 890780-RSK-ZZ-XX-DR-C-0004 - P02 - Foul Water Drainage Strategy.dwg

Drawing No.	890780	RSK	ZZ	XX	DR	C	0004	P02
Project	Orig.	Vol./Sys.	Lev./Loc.	Type	Role	Draw. No.		



Sayers Common

APPENDIX N SOUTH EAST WATER PRE-DEVELOPMENT ENQUIRY RESPONSE

Andrew Taylor

From: Joelma Ucuanumbi <joelma.ucuanumbi@southeastwater.co.uk>
Sent: 23 December 2025 10:09
To: Andrew Taylor
Subject: Predevelopment Estimate letter NARS 28391 - Land at LVS Hassocks, Sayers Common, West Sussex, BN6 9HT
Attachments: Predevelopment Enquiry - 2025-12-23 09_57_10.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

This is the first time you received an email from this sender (joelma.ucuanumbi@southeastwater.co.uk). Exercise caution when clicking links, opening attachments or taking further action, before validating its authenticity.

You don't often get email from joelma.ucuanumbi@southeastwater.co.uk. [Learn why this is important](#)

Good morning,
Please find attached the Pre-Development Letter for NARS reference 28391 along with a map of the area for your reference.
The POC will be from 4" Cast Iron main along B2118.
If you have any further questions, feel free to get in touch.
Kind regards

Joelma Ucuanumbi

Developer Services Coordinator

DDI: +441634561733 | Mob: +447970456782

joelma.ucuanumbi@southeastwater.co.uk | southeastwater.co.uk
Rocfort Road Snodland Kent ME6 5AH United Kingdom



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South East Water Limited
Registered Office: Rocfort Road, Snodland, Kent, ME6 5AH, UK Place of Registration: England Registration Number: 2679874