

FOUL WATER MAINTENANCE AND MANAGEMENT PLAN

Development: Bridgers Farm, Langton Lane, Hurstpierpoint, West Sussex BN6 9HA

Planning References: DM/22/3064 and DM/24/2548

Prepared for: Anthony Harris and Chris Harris, Bridgers Farm



The objective of rural business is to achieve a sustainable balance—carefully aligning productive activities, including farming and rural enterprise, with the preservation of the environment, heritage, and landscape. As a dynamic and evolving sector, the rural economy must be continually nurtured, supported, and promoted, recognising its fundamental role at the heart of the nation.

Prepared for:
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Purpose of Document

This Foul Water Maintenance and Management Plan has been prepared to demonstrate the long-term management arrangements for the private shared foul drainage system serving the approved development at Bridgers Farm, Hurstpierpoint.

The plan identifies the parties responsible for operation, inspection, maintenance, repair and replacement of the foul drainage infrastructure for the lifetime of the development and ensures the continued effective operation of the shared system.

1. Description of the Foul Water System

The development is served by a private foul drainage network comprising:

- Internal foul drainage pipework serving the approved commercial units;
- Private below-ground foul drainage pipework and inspection chambers;
- Sampling chamber;
- Klargester BioDisc BC18 Package Sewage Treatment Plant;
- Treated effluent discharge to the existing receiving drainage system in accordance with the approved drainage strategy.

The drainage layout drawing C3270-P-101 Rev P1 identifies the foul drainage network and treatment plant arrangement.

The foul drainage infrastructure is a private shared system and is not proposed for adoption by a statutory undertaker.

2. Ownership and Responsible Parties

During Construction

Until practical completion of the development, responsibility for maintenance and protection of the foul drainage system shall rest with the appointed contractor undertaking the drainage works.

Following Occupation

Upon occupation and for the lifetime of the development, responsibility for ownership, operation, maintenance, repair and replacement of the shared foul drainage infrastructure shall rest jointly with:

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or

Any successor owner(s), management company, estate management body or legal entity established to own and manage the shared drainage infrastructure in the future.

The responsible party shall ensure that adequate funding and maintenance arrangements remain in place at all times to ensure the continued operation of the foul drainage system.

3. Maintenance Responsibilities

The responsible party shall ensure the following assets are inspected and maintained:

Foul Drainage Pipework

The private foul drainage pipe network shall be inspected regularly to ensure free flow and absence of blockages.

Maintenance shall include:

- Inspection of drainage runs for signs of surcharge or restriction;
- Removal of debris and sediment where necessary;
- Maintenance of vegetation around drainage infrastructure;
- Repair of any damaged pipework;
- CCTV inspection where operational issues are identified.

Inspection Chambers

Inspection chambers shall be:

- Inspected annually;
- Cleared of debris and silt accumulation;
- Checked for structural integrity;
- Repaired or replaced where damage occurs.

Package Treatment Plant

The Klargester BioDisc BC18 treatment plant shall be maintained strictly in accordance with the manufacturer's recommendations.

Maintenance shall include:

- Routine servicing by a suitably qualified specialist contractor;
- Inspection of mechanical and electrical components;
- Monitoring treatment performance;
- Removal of accumulated sludge at intervals recommended by the manufacturer;
- Immediate repair of faults affecting treatment efficiency.

Records of all servicing, inspections and repairs shall be retained by the responsible party.

Sampling Chamber

The sampling chamber shall be maintained free from obstruction and shall remain accessible for inspection and monitoring purposes.

4. Maintenance Frequency

The minimum maintenance regime shall comprise:

Asset	Maintenance Activity	Frequency
Foul pipework	Operational inspection	Monthly for first 3 months following installation, then annually
Foul pipework	Remove debris and obstructions	As required
Inspection chambers	Visual inspection and cleaning	Annually
Pipe network	CCTV survey and sediment assessment	Every 5 years or as required
Treatment plant	Specialist service visit	In accordance with manufacturer's recommendations (minimum annually)
Treatment plant	Sludge removal	As required by service inspections
Sampling chamber	Inspection and cleaning	Annually

5. Emergency Response Procedures

In the event of blockage, mechanical failure, flooding, pollution incident or treatment plant malfunction, the responsible party shall:

1. Arrange immediate attendance by a qualified drainage contractor or treatment plant engineer.
2. Isolate and rectify the source of the failure.
3. Undertake any necessary cleansing, repair or replacement works.
4. Prevent discharge of untreated effluent where reasonably practicable.
5. Notify the relevant regulatory authority where required by environmental legislation.

6. Record Keeping

The responsible party shall maintain records of:

- Inspection dates;
- Service reports;
- Maintenance activities;
- Sludge removal records;
- Repairs and replacement works;
- Any incidents affecting system performance.

Records shall be retained for a minimum period of five years and made available to the Local Planning Authority upon reasonable request.

7. Lifetime Management Commitment

The shared foul drainage system shall remain privately owned and maintained for the lifetime of the development.

Responsibility for the system shall automatically transfer to any future owner, management company or successor body controlling the development, who shall assume all obligations contained within this Management Plan.

The foul drainage system shall be maintained in perpetuity to ensure continued effective treatment and disposal of foul water arising from the approved development.

8. Conclusion

This Foul Water Maintenance and Management Plan demonstrates that suitable arrangements are in place for the ongoing ownership, operation and maintenance of the private shared foul drainage system serving Bridgers Farm.

The identified responsible parties will ensure that the foul drainage infrastructure, including the package sewage treatment plant, inspection chambers and associated pipework, are

properly maintained for the lifetime of the development, thereby safeguarding public health, environmental quality and the continued operation of the approved drainage strategy.