

Willows Fish Farm, Townfield Lane, Farndon Chester CH3 6QW

Foul Drainage Strategy

Following our site visit and having reviewed the schematics for the proposed two residential units and single toilet to the proposed barn.

Key Points Considered –

- The site currently has no formal foul drainage
- The two dwellings have an expected occupancy rate averaging 4 people for just 80 days of the year
- The two dwellings contain two bedrooms and two bathrooms
- The barn has a single WC which will have low / occasional use
- The site is immediately adjacent to the River Dee and is within a Flood Zone 3 area

Options Considered –

1. Septic tank and drainage field
2. Sewage treatment plant and discharge to the River Dee
3. Sealed cess pool / storage tank

Option 1 – installation of a septic tank system and subsoil drainage field –

This option was quickly dismissed as it would not comply with the General Binding Rules, based on the site being within a known high-risk flood plain and close to a main river

Option 2 – installation of a sewage treatment plant and discharge to the River Dee –

Greater consideration was given to this option; however, it has been dismissed due to -

- Low occupancy levels not providing sufficient biological material to enable the treatment process to work effectively
- Location within a known high-risk flood plain

Option 3 – installation of a sealed cesspool / storage tank –

Whilst the installation of a large underground tank will be challenging in the flood plain, requiring full interlocking hydraulic sheet piling and dewatering it is the only practical solution for the foul sewage.

Sizing of the tank, based on peak potential occupancy of 4 people across the two units and using British Water Code of Practice for Flows and Loads (4th Edition), 30 day storage equates to a storage requirement of 18,000litres.

The sealed 18,000litre tank is to be fitted with: -

- a vent system including carbon filter cowls

- heavy duty double sealed lids
- an alarm system, to include an alarm sounder and beacon (with battery back-up) with the level controller set at 85% capacity to give sufficient warning for the system to be emptied by a standard vacuum tanker (licenced hauler / waste carrier).

The sealed cesspool / holding tank is to be located no closer than 10m from either residential unit and within 30m of a hard standing to allow for emptying by a standard vacuum tanker

I trust the above meets with your approval. If you require any further information or assistance, please do not hesitate to contact me



David Bould

Technical Director
Serious Waste Management Ltd

14th July 2026