

Notes of Flooding Working Group Meeting.

Wednesday 23rd April 2025.

PRESENT

Parish Council - Iain Keeping, Jonny Kershaw (Chairman), Neil Matthews.
Cheshire West & Chester Council (CW&C) - Cllr Mike Jones, Gareth Owen.
Other – Annette Macdonald (Resident), Francis Steer (Bolesworth).
Ann Wright (Clerk)

Scope & Actions

The meeting discussed the need to understand the current situation, what actions are required to resolve issues and identify our objectives.

The following three objectives were discussed:

- Mitigate existing flooding issues.
- Future proof to prevent future flooding issues
- Water quality.

It was noted that a lot of agencies are involved with flooding all with different remits. Concern was voiced that CW&C's flood risk plan is broad brush covering the whole Borough. It was discussed that there is a legal responsibility for the Plan to change as rain fall changes noting that the rain fall now is different to that from 5 years ago.

It was discussed that surface water has become a bigger issue in Tattenhall with roads becoming impassable following moderately heavy rain. Additional large developments could potentially increase these issues with more green fields being built over. It was suggested the group should collect evidence and identify land that is at risk of flooding which is likely to be developed and feed this information into CW&C.

Concern was expressed that mitigation works which have taken place may have exasperated problems in the village. It was noted these works were led by the Environment Agency (EA) and that they should provide information on the impact of these works.

It was reported that the Bolesworth Estate has been working to create a flooding strategy.

The need to gather information from all the agencies involved was stressed and that the Parish Council should facilitate this.

Concern was voiced that residents do not have faith that the measures put in place by developers to prevent flooding will be adequate. However, it was highlighted how difficult it would be for the Group to challenge expert views and technical reports.

It was confirmed that the national mapping of flood areas has just been updated.

Flooding Types & Responsibility

It was noted that there is a need to fully understand the different types of flooding and who has responsibility for the different areas.

Fluvial Flooding or River Flooding is the responsibility of EA.

The Lead Local Flood Authority (LLFA), CW&C is responsible for surface and ground water flooding.

Sewerage flooding is dealt with by Welsh Water or United Utilities who are private companies who do not normally share information.

Greenfield Sites

Water runoff is calculated for green field sites taking into account the number of houses to be built and the soil type. The developer has to provide measures to hold the runoff for it to release into the water courses.

It was highlighted that it is important that residents understand who and how to report flooding.

It was suggested that CW&C provide a quarterly update on flooding works in Tattenhall.

Castlefields Flooding

It was reported that the flooding of properties on Castlefields has not been fully resolved yet and the property owners are taking legal action against Redrow.

It was noted that risk assessments multiply the likelihood of the risk in this case flooding and the resulting harm and that the harm done by flooding is devastating.

Flood & Water Management Act 2010

It was noted that pressure needs to be put on the Government to enact Schedule 3 of the above Act, which would mean that the local authority would have to adopt the surface water attenuation systems or sustainable drainage systems.

Before the local authority adopted any system they would need to monitor and inspect it to confirm it had been built to the agreed standard. This currently does not happen especially when the attenuation tanks are below ground.

Old Mill Place

It was noted that Old Mill Place flooding is from 3 sources:

- 1 – Ground water following the stopping of extraction.
- 2 – Overflowing of the Mill Pond.
- 3 – Surface water.

Responsibility

Main water courses – landowner has a riparian responsibility to keep water courses clear enforced by EA.

Non-main Rivers - landowners have a riparian responsibility to keep water courses clear enforced by CW&C.

Culverts – CW&C Highways.

Gullies

It was noted that CW&C has maps available online which show all the gullies but do not have plans for pipework.

It was confirmed that gullies are cleansed according to the risk and that this is assessed through live data and the frequency of cleansing can alter.

Highways Flooding

It was suggested that the parish council collect information about where and when roads flooded with photographic evidence, and this be forwarded to Gareth Owen who can access historic rainfall.

Funding

It was noted that United Utilities and Welsh Water have funding for surface water projects. It was stated that Welsh Water are happy to share information on their network and spills.

Strategic Flood Assessment

It was confirmed that CW&C is currently undertaking the level 1 assessment it will only undertake Level 2 assessments if development is likely in flood zones.

Water Quality

It was discussed whether water quality should also be one of the priorities for the working group. Particularly given issues of discharge from the sewerage treatment plant on Chester Road.

Former Railway

The continued flooding of the former railway line was raised. It was agreed to forward photographs of the flooding which 90% of the year is 10 ft deep to Gareth Owen to raise with network rail.

It was suggested landowners impacted by this flooding pursue a First Tier Tribunal. It was questioned if the filling in of the former railway line and the resulting flooding was causing the flooding on Chester Road near the former railway bridge.

Section 19 Report

Gareth Owen was requested to provide an update on the actions identified in the Section 19 Report.

Aims & Objectives of the Group

- To collect information on flood areas from the community
- To gain an understanding of causes of flooding
- Understand possible solutions
- Action solutions

All actions to be undertaken in consultation with residents and stakeholders inc. EA, centered on the Neighbourhood Plan designated area.

The Parish Council will hold consultation events for residents to identify areas prone to flooding.

CW&C Sandbag Policy

It was confirmed that CW&C has a new detailed sandbag policy which in most cases states the property owner is responsible for protecting their property from flooding.

Next meeting

Tuesday 2nd September 2025, 7pm, Venue TBC.

Ann Wright
Clerk to Tattenhall & District Parish Council
24/04/2025

Information Links:

- Here is a link to the Council's Drainage and Flooding webpages ([Drainage and flooding | Cheshire West and Chester Council](#)). The sandbag policy is under the 'Preparing for a Flood' heading.
- Link to Main River map - [Statutory Main River Map](#)
- Link to a First Tier Tribunal (previously the agricultural land tribunal) to be shared with Cllr Jones regarding the issue by the old railway line - [Agricultural land and drainage disputes: apply to a tribunal - GOV.UK](#)