

Q. Is the flooding a direct result of building new housing. Why is Poynton Town Council allowing this to happen?

A. Flooding that is aggravated by urbanisation is associated with past housing developments like those that much of Poynton is made up of. New housing developments such as that at Sprink Farm and Kingswood are not allowed to discharge surface water at a faster rate than if they were a green field and so incorporate chambers under the roads which collect surface water and discharge it a slow rate.

Woodford Garden Village (Stockport Metropolitan Borough Council) incorporate wildlife ponds and ditches to receive surface water in what is known as Sustainable Urban Drainage Schemes (SUDS). Building extensions and paving over gardens on the existing housing stock (that are not constrained by the same building controls) contribute much more to surface water discharge.

Cheshire East Council make decisions regarding all planning applications. Poynton Town Council is only consulted, in the same way as other residents and makes recommendations on all planning applications through its Planning and Environment Committee. Using local knowledge, the Town Council considers each application including its potential to impact future flooding and will make recommendations to Cheshire East. If we believe that a development will contribute to flooding in Poynton, the Planning and Environment Committee will recommend the application is refused and that the local lead Flood Authorities be consulted further.

Planning applications including new housing developments are determined by Cheshire East in the context of Government requirements for housing, the Cheshire East Local Plan and the Poynton Neighbourhood Plan. While Cheshire East must consider the views of consultees they do not have to accept the recommendations made by the Town Council.