

**From:** TeamE1 <TeamE1@planninginspectorate.gov.uk>  
**Sent:** 24 December 2024 12:55  
**To:** External Email for DM Appeals <Appeals@sstaffs.gov.uk>; External Email for Development Management <planning@sstaffs.gov.uk>  
**Subject:** FW: Planning Inspectorate APP/C3430/C/24/3351497: Land at Whiston ST19 5QH

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Dear LPA

Please see the email below from the appellant's agent.

Kind regards

Fredrica

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**From:** Philip Brown [REDACTED]  
**Sent:** Monday, December 23, 2024 10:43 PM  
**To:** TeamE1 <TeamE1@planninginspectorate.gov.uk>  
**Subject:** Re: Planning Inspectorate APP/C3430/C/24/3351497: Land at Whiston ST19 5QH

Dear Vanessa,

The Council has cast doubt on my depiction of the caravan site on the Flood Map for Planning. The Environment Agency's base map actually shows the outline of the existing hardstanding upon which the caravans are stationed. I have then edged this area with the red line and accurately shows the hardstanding to be within Flood Zone 1.

As far as paragraph 155 of the NPPF is concerned, criterion (c), relating to sustainability, is subject to footnote 57. Footnote 57 makes clear that: "In the case of development involving the provision of traveller sites, particular reference should be made to Planning Policy for Traveller Sites paragraph 13.

Paragraph 13 of PPTS makes no mention of distances to services or modes of transport but

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places emphasis on the provision of a settled base from which travellers can access health and education services. Access in this sense reflects the fact that, without a settled base, travellers cannot register with doctors or, regular schooling for their children.

Kind regards,

Philip Brown

On 23/12/2024 18:45 GMT [teame1@planninginspectorate.gov.uk](mailto:teame1@planninginspectorate.gov.uk) wrote: