

From: [Emma Posillico](#)
To: [TeamE1](#)
Cc: [External Email for DM Appeals: Catherine Gutteridge; Philip Brown](#)
Subject: RE: APP/C3430/C/24/3351497 = Land at Whiston , Penkridge
Date: 02 January 2025 12:04:34
Attachments: [Image005.png](#)
[Image006.png](#)
[Image007.png](#)
[Image008.png](#)
[Pre-Application Enquiry as Required by PINS.msg](#)
[RE TO LPA FLOOD MAP - APPC3430C243351497 Land at Whiston ST19 5QH.msg](#)
[Image001.png](#)

Good Morning Fredrica and Vanessa,

In response to Fredrica's email dated 24th December 2024 at 12:08PM, the LA did not consult the EA prior to the Enforcement Notice or as part of the appeal notification process. Within the application validation process and subsequently during the drafting of the Enforcement Notice, the LA relied on the EA Flood Map discussed at length within my earlier email to the Inspectorate, time stamped today at 11:28AM. Said map clearly shows the area of development (shaded cream/khaki) encroaching into the light blue shaded area of Flood Zone 2. The requirement for a Flood Risk Assessment was also identified to Mr Brown on 9th April 2024, when the initial invalid letter for planning application 24/00320/FUL was issued.

I have submitted a pre-application enquiry to the Lichfield branch of the Environment Agency this morning, requesting confirmation if a Flood Risk Assessment would be required. I have attached my query to the EA for transparency and records.

I would respectfully request that the three-week timescale for a response by 14th January 2025 to be extended. I did note within my email to the Inspectorate on 23rd December, responding to a required response from the LA on "the same day", that the LA would not be available to respond to PINS' queries from 23rd December through 2nd January. I have attached that email for reference. I never received a response acknowledging the LA's same day response, as requested. However, as it was made clear prior to Fredrica's email dated 24th December that we would not be working over the festive period, I would respectfully request that it is reasonable to provide the 21-day response period from today. The EA states that pre-application queries will be responded to within 21-days; as I have issued the pre-application form to them this morning, I would respectfully request an extension through 23rd January 2025.

Kind regards,

Emma Posillico

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