

From: [Emma Posillico](#)
To: [TeamE1](#)
Cc: [Catherine Gutteridge](#); [External Email for DM Appeals](#); [Philip Brown](#)
Subject: RE: Planning Inspectorate APP/C3430/C/24/3351497: Land at Whiston ST19 5QH
Date: 02 January 2025 11:28:16
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[Appendix 9 - Flood Map.pdf](#)
[TO LPA FLOOD MAP - APPC3430C243351497 Land at Whiston ST19 5QH.msp](#)
[image005.png](#)
[image006.png](#)

Dear Fredrica and Vanessa,

We have had three separate emails over the festive period regarding appeal 3351497: Land at Whiston ST19 5QH; so apologies in advance for the multiple, separate replies, but in order to ensure the responses are tracked efficiently, I will respond separately to each email issued to the LA.

To respond to the appellant's agent's email below, issued at 10:43PM on 23rd December 2024, the LA disagrees with Mr Brown's statement that "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."

The map sent by Mr Brown on Sunday, 22nd December 2024 at 3:48 PM is an extremely small scale which requires zooming into the JPEG document to adequately view the flood map. I have attached his email so the original scale is clear. Below is a screenshot of the JPEG zoomed into 519%; where the map becomes fuzzy and the red line boundary is wide, so it is not clear if the red line boundary drawn by Mr Brown goes into Flood Zone 2 or not.



Whereas, if the Inspectorate reviews the Flood Zone Map provided by the LA as Appendix 9 within our Statement of Case (and attached to this email for reference), the area of hardstanding that Mr Brown references in his email dated 23rd December (shaded

cream/khaki below) does clearly extend into Flood Zone 2 (shaded light blue). Below is a screenshot (not zoomed in from the attached map) showing the cream/khaki-shaded area clearing going into the light blue area indicating Flood Zone 2.



The maps above clearly indicate that if the cream/khaki-coloured shapes on the EA's flood map do correlate with the hardstanding on site (and thus the area upon which the caravans are stationed, according to Mr Brown's email), this area encroaches into Flood Zone 2. I would also respectfully draw the Inspectorate's attention to Appendix 4 of the LA's Statement of Case; photograph 2 at the bottom of page 1, as well as photograph 5 at the top of page 3, indicate at least three static caravans stationed within this northwest corner of the area of hardstanding, shown within the EA Flood Map above as being within Flood Zone 2. Below is a screenshot of photograph 5 from Appendix 4 of the LA's Statement of Case.



I will respond separately to the Inspectorate's email regarding consulting the EA on flooding concerns.

Kind regards,
Emma Posillico

Senior Planning Enforcement Officer
Planning Enforcement
South Staffordshire Council

Tel: (01902) 696000
www.sstaffs.gov.uk



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