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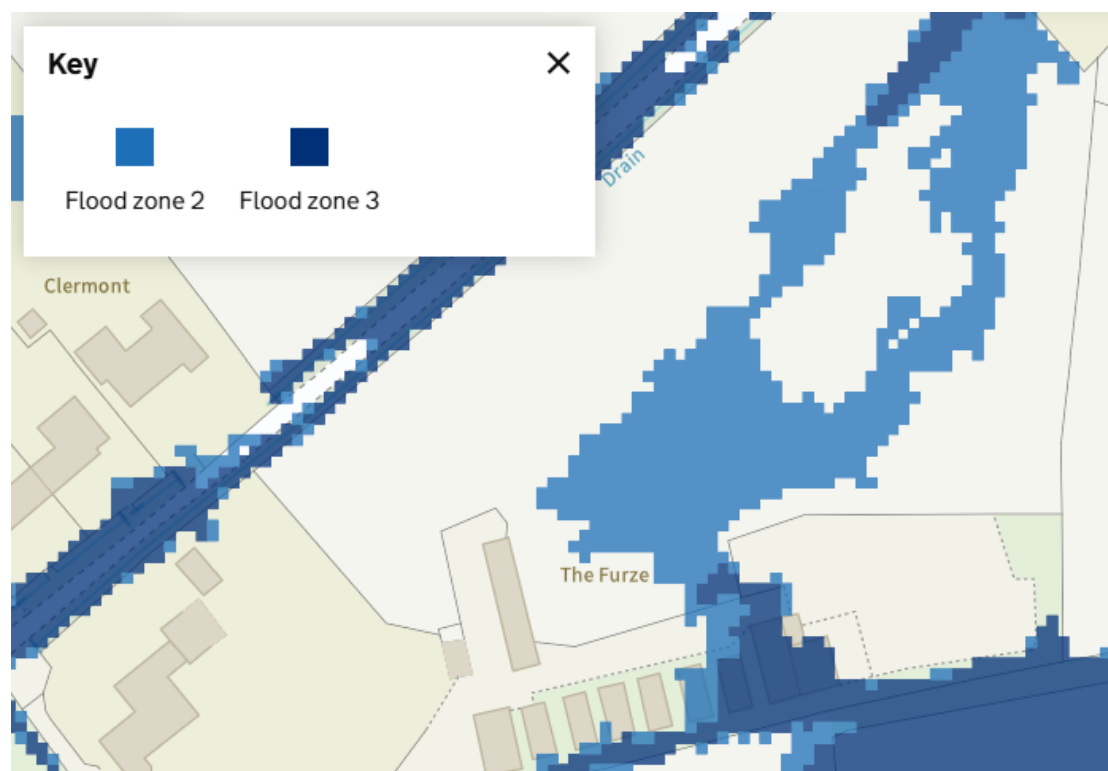
Our Ref: DL/23/189
3rd March 2026
Teame4@planninginspectorate.gov.uk

Dear Sir,

APP/X0360/C/25/3366608 & Linked appeals

Thank you for your email of 27th February 2026.

I note the comments from the lpa and the Environment Agency, the latter of which states that “the site is in flood zone 3”. With respect that is not the case. By interrogation of the maps, it is clear that a small part of the site which is the subject of the s.78 appeal and as shown by drawings MLP/01 and MLP/02 falls within Flood Zones 2 and 3. The greater majority is in flood zone 1.



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This is an area of hardstanding – as shown by the dotted line on the above extract - where the vehicles are parked and indeed forms the established car park for the historical permissions to which the appellant has referred. Whilst the preparation building falls within flood zone 3, it exists and has a commercial use. It is clear that the use of the building has no effect on the free flow of water on this or other sites and there is no additional hardstanding consequential on the s.78 appeal or indeed the areas which are the subject of the EN's and related appeals.

In terms of the means of escape in a flood event, it is clear that there is a small part of the flood zone 2 and 3 designation north of the preparation building. The remainder of the access is in flood zone 1 and there would be a relatively straightforward passage to the 'safe' areas. This same approach is evident for the stock of cars for sale and the property of the appellant would not be compromised by a flood event, having regards to the designations.

It is also noteworthy that the owner, Ted Smith, has maintained the ditches south of the former farm buildings, throughout his lengthy occupation of the farm. This continues to be the case and there has been no assistance from the local authority or the Environment Agency in this regard.

In summary, the flood designation does not relate to the main areas of the site and there are no additional hardstanding or buildings proposed in flood zones 2 or 3 (or indeed 1). As such this is not a constraint which would justify the dismissal of the s.78 appeal or the related enforcement cases.

Please let me know if I can be of further assistance.

Yours faithfully,

Mark Leedale

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cc Clients

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