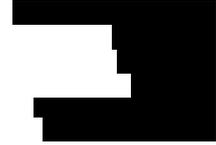


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**Faizal
13 Architectural Consultants
8 Coplow Avenue
Evington
Leicester
LE5 5WA**

8th Dec 2025

**To:
Yorkshire Environment Agency
Email:** [REDACTED]

**Re: Planning Application – 99 Lang Avenue, Barnsley, S71 5LU
Change of Use: C3 (Dwelling) to C2 (Children’s Home)
Response to EA Consultation (10 July 2025)**

Dear Sir/Madam,

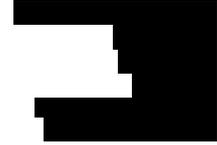
I am writing in response to your consultation comments dated 10 July 2025, in which the Environment Agency maintained an objection on the basis that no Flood Risk Assessment (FRA) had been submitted.

Please find enclosed a revised Flood Risk Assessment for the above application. This updated FRA now incorporates full analysis of the Environment Agency Product 4 modelled flood data(Automated Product 4 EC31325, River Don – Don Dearne Model, issued 22 September 2025). It also includes the applicant’s original FRA for completeness.

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Key findings of the updated FRA include:

- The property's finished floor level (FFL) is 38.00 mAOD, approximately 600 mm higher than surrounding external ground levels.
- Comparison with the nearest EA Product 4 modelled node (Label 13, coordinates 437428 / 406807) confirms the FFL is above all defended and climate-change flood levels, including the 1% AEP +60% scenario.
- The proposal is a change of use only, with no extensions and no increase in built footprint, therefore it does not increase flood risk elsewhere.
- The scheme incorporates additional flood-resilient measures and a detailed Flood Warning & Evacuation Plan tailored to the C2 use.
- With these measures in place, the development is demonstrated to be safe for its lifetime, consistent with the NPPF, PPG and EA guidance.

In light of the above, we respectfully request that the Environment Agency withdraw its objection and confirm that the revised FRA now satisfies the requirements of NPPF paragraph 181 and the relevant flood-risk policies.

Should you require any further information or amendments, please do not hesitate to contact me. I look forward to your updated response within the 21-day period referenced in your earlier correspondence.

Yours faithfully,



13 Architectural Consultants