

Barnsley Metropolitan Borough Council -
Development Control
BARNSELEY, S70 9FE

Reference: PA-0004654/04
Customer reference: 2026/0342
09 October 2026

Amalgamation of two semi-detached properties to create a single dwellinghouse, with front gable extensions and dormer window; and associated alterations.

2 ST. JOHNS CLOSE BARNSELEY BARNSELEY METROPOLITAN BOROUGH S75 3RY

Dear Matthew,

Thank you for your consultation dated 29 September 2026. We have reviewed the documents as submitted, and we have no objection. Further information on Flood Risk can be found below.

Flood Risk

We note the entire site is within Flood Zone 3 and a culverted ordinary watercourse runs below the site.

Although the Flood Risk Assessment does not contain the detail we expect for a development of this nature, we note the proposal is for an amalgamation of two semi-detached properties to create a single dwelling, that there will be no change to ground floor levels from existing and there will be no ground floor bedrooms.

The proposed development will only meet the NPPF's requirements in relation to flood risk if the following planning condition is included.

Condition

The development shall be carried out in accordance with the submitted amended Flood Risk Assessment (titled "Flood Risk Assessment 2 St John's Close, Dodworth, Barnsley, S75 3RY" prepared by Hirst Architects Ltd) and the following mitigation measures it details:

- Finished floor levels shall be set no lower than existing

- property no.1 at 127.65 metres above Ordnance Datum (AOD)
- property no.2 at 127.87 metres above Ordnance Datum (AOD)
- There will be no ground floor bedrooms

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason

To reduce the risk of flooding to the proposed development and future occupants.

Flood warning and emergency response

Our involvement with this development during an emergency will be limited to delivering flood warnings to occupants/users covered by our flood warning network. We therefore do not normally comment on or approve the adequacy of flood emergency response procedures accompanying development proposals, as we do not carry out this type of role /responsibility during a flood.

[Planning practice guidance](#) (PPG) states that, in determining whether a development is safe, the ability of residents and users to safely access and exit a building during a [design flood](#) and to evacuate before an extreme flood needs to be considered. One of the key considerations to ensure that any new development is safe is whether adequate flood warnings would be available to people using the development.

In all circumstances where warning and emergency response is fundamental to managing flood risk, we advise LPAs to formally consider the emergency planning and rescue implications of new development in making their decisions. As such, we recommend you refer to '[Flood risk emergency plans for new development](#)' and undertake appropriate consultation with your emergency planners and the emergency services to determine whether the proposals are safe in accordance with paragraph 181 (inc. footnote 63) of the NPPF and the guiding principles of the PPG.

Flood resistance and resilience

We strongly recommend the use of flood resistance and resilience measures. Physical barriers raised electrical fittings and special construction materials are just some of the ways you can help reduce flood damage.

To find out which measures will be effective for this development, please contact your building control department. If you'd like to find out more about reducing flood damage, visit the [Flood Risk and Coastal Change pages](#) of the planning practice guidance. Further guidance on flood resistance and resilience measures can also be found in:

- Government guidance on flood resilient construction [Flood resilient construction of new buildings - GOV.UK](#)
- CIRIA Code of Practice for property flood resilience [Code of practice for property flood resilience C790](#)
- British Standard 85500 – Flood resistant and resilient construction [BS 85500:2015 | 30 Nov 2015 | BSI Knowledge](#)

If you have any questions regarding our response, please contact sp-yorkshire@environment-agency.gov.uk.

We trust this advice is useful.

Yours sincerely,

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