

Mr Bradley Sargeson
Barnsley Metropolitan Borough Council
Development Control
PO Box 604
Barnsley
South Yorkshire
S70 9FE

Our ref: RA/2025/148952/02-L01
Your ref: 2025/0949
Date: 09 December 2025

Dear Mr Sargeson

**CHANGE OF USE OF DOMESTIC SWIMMING POOL FOR BUSINESS USE FOR SWIMMING LESSONS AND/OR PRIVATE HIRE, AND ERECTION OF BOUNDARY FENCE (RETROSPECTIVE) (AMENDED DESCRIPTION)
MILL HOUSE, REDBROOK ROAD, GAWBER, BARNSELY, S75 2RS**

Thank you for consulting us on this application.

Environment Agency Position

We have no objections to this development. We refer you to the advice note below:

Note to LPA

We note that the application is change of use of an existing building and that there is no change to the footprint of the building or to the existing floor levels. Although we have no objection to these proposals, if there are any changes to ground levels from existing or any proposals to lower floor levels below existing, then we wish to be reconsulted with a Flood Risk Assessment, providing justification and mitigation measures for the ground level changes and that takes the impacts of climate change into account.

Informative(s)

Flood resistance and resilience - advice to LPA/applicant

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

<https://www.gov.uk/government/publications/flood-resilient-construction-of-new-buildings>

CIRIA Code of Practice for property flood resilience

[https://www.ciria.org/Research/Projects underway2/Code of Practice and guidance f or property flood resilience .aspx](https://www.ciria.org/Research/Projects%20underway2/Code%20of%20Practice%20and%20guidance%20for%20property%20flood%20resilience.aspx)

British Standard 85500 – Flood resistant and resilient construction

<https://shop.bsigroup.com/ProductDetail/?pid=000000000030299686>

FRA sources of information - advice to applicant

Environment Agency
Lateral 8 City Walk, LEEDS, LS11 9AT.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

Cont/d..

We do not prepare or provide FRAs. However, our Customers and Engagement teams can provide any relevant flood risk information that we have available. Please email neyorkshire@environment-agency.gov.uk. Your local planning authority should have undertaken a Strategic Flood Risk Assessment (SFRA) which will also include local flood risk information to inform your FRA. Please contact your local planning authority to determine what information is available. Further advice on what to include in an FRA can be found in the planning practice guidance including a checklist: <https://www.gov.uk/guidance/flood-risk-and-coastal-change#para80>.

Yours sincerely

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Environment Agency
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