

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

Reference: RA-2024-147502/07
Customer reference: 2024/0580
21 April 2026

Sent via email

Dear Planning Team,

Hybrid planning application comprising: a) Full planning application for 250no dwellings together with attenuation basin and temporary access route, landscaping and associated works at Area 1; and b) Outline planning application with all matters reserved for up to 200no. dwellings on Area 2 (AMENDED RED LINE BOUNDARY AND PLANS).

Land south of Doncaster Road and adjacent to Strawbridges Garden Centre, Darfield, Barnsley, S72 5EZ

Thank you for consulting us on the above.

Environment agency position

We maintain our objection for the reasons detailed below.

Flood Risk

We note that the updated development plans show that the attenuation basin is now located further to the west outside of flood zones 2 and 3. However, we note that there are still works proposed which may have an impact on fluvial (river) flood risk, namely the rerouting of the watercourse around the basin to the west and the regrading of the existing watercourse in the east (including the introduction of a surface water outfall (and ground level raising) in flood zone 2 into the proposed diverted watercourse).

In the absence of an adequate flood risk assessment (FRA) we object to this application and recommend that planning permission is refused.

Reasons:

The submitted FRA does not comply with the requirements for site-specific flood risk assessments, as set out in paragraphs 20 to 21 of the Flood Risk and Coastal Change Planning Practice Guidance and its site-specific flood risk assessment checklist. In particular, the FRA fails to:

- Consider how a range of fluvial (river) flooding events (including extreme events up to and including 1% Annual Exceedance Probability + Climate Change uplift will affect people and property. (There is no assessment of the impact of climate change on fluvial flooding using appropriate climate change allowances (Don and Rother Management Catchment peak river flow allowances for more vulnerable development in 2080s is +28%)).
- Consider how people will be kept safe from the identified flood hazards.
- Demonstrate that the proposed rerouting of the watercourse does not increase offsite fluvial flood risk.
- Consider the requirement for flood emergency planning including flood warning and evacuation of people for a range of flooding events up to and including the extreme event.

Overcoming our objection

To overcome our objection, the applicant should submit a revised FRA which addresses the points highlighted above.

If this cannot be achieved, we are likely to maintain our objection. Please re-consult us if a revised FRA is submitted and we will respond within 21 days of re-consultation.

Identify the 1% AEP + CC fluvial (river) design flood level and demonstrate that the proposed development doesn't increase flood risk. Measures should include:

- Finished floor levels no lower than 600mm above the designed flood level.
- Ensure the proposed development does not increase offsite flood risk by displacing flood water during fluvial flood events.
- Evidence the proposed watercourse rerouting and regrading do not increase offsite fluvial flood risk by displacing or re-routing flood water.
- Demonstrate that site users have a safe means of access and egress up to and including the fluvial design flood event.

Any compensatory storage required due to displacement of fluvial flood waters or restriction of flows in the river channels must be located outside of the 1% plus climate change flood event flood extent.

Note to LPA

If you are minded to approve the application contrary to our objection, please contact us to explain why material considerations outweigh our objection. This will allow us to make further representations.

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Please note that our comments are based on the details available to us at the time of writing. If any subsequent changes are made to the application, please reconsult us.

Should you have any queries regarding this response, please contact me.

Yours faithfully,

Jennifer Wilson

Planning Specialist

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