

**FLOOD RISK ASSESSMENT FOR**

**Proposed change of use from 4 bedroom/ 4 person HMO to 6 bedroom/ 11 person HMO**

**248 Sheffield Road**

**Barnsley**

**S70 4PJ**

Prepared: February 2019

Draft: Issued for Planning

**1. Introduction**

**2.**

2.1 The site address is 248 Sheffield Road, Barnsley

2.2 JK Planning and Design Service Ltd have been appointed to provide a Flood Risk Assessment (FRA) to accompany the planning application for a change of use from a 4 bedroom/ 4 person HMO to 6 Bedroom/ 11 person HMO

**3. Flood Risk Assessment**

3.1 The proposed development is to provide a change of use from a 4 Bedroom/ 4 person HMO to 6 Bedroom/ 11 Person HMO

3.2 Guidance advises that the planning system should ensure that new development is safe and not exposed to unnecessary flooding by considering flood risk.

3.3 Guidance advises that the Environment Agency's indicative Flood Plain Maps represent the best available current information on the extent of flood risk, but notes that these are only indicative and is based on the approximate event of floods with a 1% annual probability of flood occurrence for rivers.

3.4 According to the Environment Agency's Flood Plain Maps the site area is currently outside the area deemed at risk of flooding from rivers.

3.5 Environment Agency Flood Plan:

## Flood map for planning

Your reference  
flood map

Location (easting/northing)  
435097/405391

Created  
25 Feb 2019 12:54

**Your selected location is in flood zone 1, an area with a low probability of flooding.**

### **This means:**

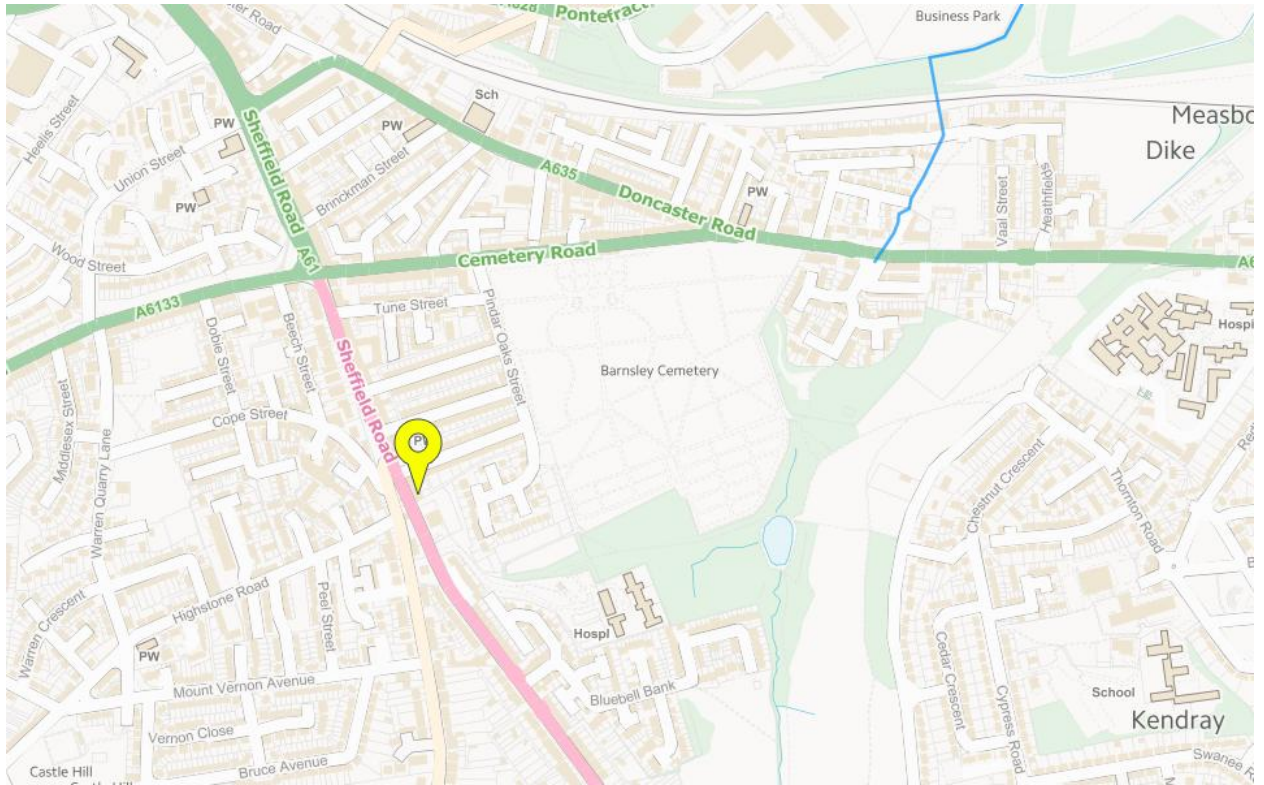
- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

### **Notes**

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

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<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>



#### **4. Conclusion and Recommendation**

4.1 The FRA confirms that the proposed development is sufficiently far enough away from flood risk source and therefore no additional measures are required.

