

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

Reference: PA-0004654/01
Customer reference: 2026/0342
2 June 2026

Sent via email

Dear Planning Team,

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 Barnsley Barnsley Metropolitan Borough S75 3RY

Thank you for consulting us on the above.

Environment Agency position

We **OBJECT** for the reasons detailed below.

Flood Risk

We note the proposal is for an amalgamation of two semi-detached properties to create a single residential dwelling and that the proposal introduces ground floor sleeping. The classification remains as More Vulnerable.

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

Environment Agency position

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:

- adequately assess risk to site, including residual risk.
- consider the impacts of climate change

- There is no assessment of the impact of climate change using appropriate climate change allowances [Flood risk assessments: climate change allowances - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances).
- due to the above, provide details of appropriate mitigation.
- Provide finished floor levels in mAOD (metres Above Ordnance Datum)
- provide details of appropriate proofing and resistance measures, as well as resilience measures
- Demonstrate how the proposed development does not increase flood risk to others.
- Demonstrate how a range of flooding events will affect people and property including the structural integrity of the building
- Demonstrate that all site users will have safe access and egress to and from the development in events up to and including the design flood 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.

Note to applicant

We do not prepare or provide FRAs, however, relevant flood risk data can be ordered via our [Flood Map for Planning page](#) or our Customers and Engagement teams can provide any relevant flood risk information that we have available. Please email YorkshireEnquiries@environment-agency.gov.uk. Your LPA should have undertaken a Strategic Flood Risk Assessment (SFRA) which will also include local flood risk information to inform your FRA. Please contact your LPA 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: [Flood risk and coastal change - GOV.UK](#).

We can provide the following datasets, where it is available, to help customers assess future flood risk:

Modelled flood levels from existing EA hydraulic models for existing 1% and 0.5% annual probability events with an allowance for climate change. Please note, as climate change allowances are updated we update our models but this work is not done immediately for all locations. You may need to do work to update our models to account for the latest climate change allowances.

Existing climate change freeboard allowances where derived by area teams.

Customers can use this information to assist in generating their climate change estimate (level and extent) for their flood risk assessment.

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 [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](#)

Flood warning and emergency response - advice to LPA

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

creating a better place
for people and wildlife



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.

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.

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

Email sp-yorkshire@environment-agency.gov.uk