

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

Reference: RA-2024-147502/10
Customer reference: 2024/0580
24 June 2026

Dear Jess,

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 your emails dated 17 and 18 June 2026 (including further explanation from the drainage consultant) requesting clarification following our letter dated 16 June 2026.

We have considered this additional clarification and now remove our objection. Our revised response to your consultation 2024/0580 is detailed below.

Environment Agency position

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 flood risk assessment prepared by Haigh Huddleston & Associates (E20/7309/FR01D, Rev D – May 2026) and Flood Zone Cut and Fill drawing, (No. E18/7309/033_02, April 2026) and the following mitigation measures they detail:

- Provision of a net topographical cut (increase in floodplain storage volume), associated with the watercourse re-routing, as per Flood Zone Cut and Fill drawing, No. E18/7309/033_02, April 2026.

Reason

To ensure that flood water isn't transferred to off-site receptors.

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

Yours sincerely,

Bev Lambert,
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