

Flood Risk Assessment

99 Lang Avenue, Barnsley, S71 5LU

(In support of planning application for Change of Use: C3 to C2)

1. Introduction

This Flood Risk Assessment (FRA) has been prepared in accordance with the **National Planning Policy Framework (NPPF)**, its accompanying **Planning Practice Guidance (PPG)**, and **Environment Agency standing advice**. It is submitted in support of a **planning application** for the **change of use** of an existing dwelling at 99 Lang Avenue, Barnsley, from a **residential dwelling (Use Class C3)** to a **children's home (Use Class C2)**.

The proposed use will accommodate **a maximum of two children aged between 8 and 18 years** and will provide a **non-institutional, home-like environment**. The proposal does not include any physical extension or development of the building.

2. Site Description

- **Address:** 99 Lang Avenue, Barnsley, S71 5LU
 - **Grid Reference:** (437435/406845)
 - **Current Use:** Residential (C3)
 - **Proposed Use:** Children's home (C2)
 - **Surrounding Context:** Residential area with existing infrastructure and dwellings
 - **Ground Conditions:** Hardstanding with surrounding impermeable and semi-permeable surfaces
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3. Flood Zone and Risk Classification

Based on the **Environment Agency's Flood Map**, the site is located in **Flood Zone 3**, which is classified as having:

- A **high probability** of flooding ($\geq 1\%$ annual chance from rivers or $\geq 0.5\%$ from the sea)

However:

- There are **no historic flood claims or records** linked to this postcode
- The site is **within an existing built-up residential area**

4. Proposed Development and Flood Risk

This proposal involves **only a change in use** with **no external extensions, alterations, or increase in building footprint**. Therefore:

- There will be **no loss of floodplain**
- There will be **no obstruction of flood flow paths**
- There will be **no increase in impermeable surface area**
- There will be **no increase in flood risk** to the site or its surroundings

5. Mitigation Measures and Flood Resilience

To ensure occupant safety and compliance with planning policy, the following measures are included:

- **Finished floor levels** will remain **unchanged**
 - **No sleeping accommodation** will be located on the ground floor
 - **All electrical sockets and systems** will be installed at least **450mm above floor level**
 - **First-floor escape routes (e.g. windows)** will be maintained as safe egress points
 - **Flood resilience features** will be integrated where appropriate in accordance with **CLG (2007): Improving the Flood Performance of New Dwellings**
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6. Surface Water Management

To mitigate surface water flooding risk, the following will be implemented:

- **Permeable paving** to support infiltration
- **ACO drainage systems** to manage runoff from hardstanding areas
- **Rainwater harvesting** using **water butts** for garden reuse
- **Soft landscaping** (e.g., flower beds) at the rear of the property to promote natural drainage
- There will be **no discharge of additional surface water to the highway**

7. Occupant Safety and Flood Preparedness

- A **flood evacuation plan** will be made available and implemented for staff and residents
- The site will **register with the Environment Agency's Flood Alert System** (Floodline)
- **Flood awareness leaflets** will be provided to all occupants and staff
- The development will be managed with a **24/7 staff presence**, ensuring professional oversight in the event of flood risk

8. Planning Policy Compliance and Conclusion

This proposal meets the requirements of the **National Planning Policy Framework (NPPF)** in demonstrating that the change of use:

- Is **appropriate for the location**, with **no increased vulnerability to flood risk**
 - **Does not increase flood risk elsewhere**
 - **Incorporates appropriate mitigation and safety measures**
 - Represents a **sustainable reuse of existing residential infrastructure**
 - Will provide **safe, managed, and supported accommodation** for vulnerable children without any physical development
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Conclusion:

The proposed change of use from a residential dwelling to a children's home at 99 Lang Avenue is **safe, policy-compliant, and appropriate for approval** in flood risk terms. The use of flood-resistant construction, the absence of physical development, and comprehensive risk mitigation measures ensure that **flood risk is fully addressed** and **occupant safety is prioritised**.

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