

Barnsley Metropolitan Borough Council -
Planning Policy Team
BARNSELEY, S70 9FE

Reference: PA-0011127/01
Customer reference: 2026/0685
01 September 2026

Erection of detached dwellinghouse (Use Class C3) with associated works including parking and landscaping.

LAND ADJACENT BERRY LANE COTTAGE BERRY LANE HOWBROOK SHEFFIELD S35 7EJ

Dear Matthew,

Thank you for your consultation received on 27 August 2026. We have reviewed the application as submitted and are objecting on flood risk grounds as a Flood Risk Assessment (FRA) has not been submitted. The application does not therefore comply with the National Planning Policy Framework (NPPF). Advice on how to overcome our objection can be found in the Flood Risk section below.

Flood Risk

Reason

The application site lies within Flood Zone 3, which is land defined by the planning practice guidance as having a medium probability of flooding. The NPPF (paragraph 181, footnote 63) and the Flood Risk and Coastal Change Planning Practice Guidance (paragraphs 20 and 21) states that an FRA must be submitted when development is proposed in such locations.

An FRA is vital to making informed planning decisions. In its absence, the flood risks posed by the development are unknown. This is sufficient reason for refusing planning permission.

Overcoming our objection

To overcome our objection, the applicant should submit an FRA which demonstrates that the development is safe without increasing risk elsewhere. Where possible, it should reduce flood risk overall.

If this cannot be achieved, we are likely to maintain our objection. Please re-consult us if an FRA is submitted and we will respond within 21 days of re-consultation. Guidance on how to prepare a flood risk assessment can be found at [Flood risk assessments: applying for planning permission - GOV.UK](#).

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

Yours sincerely,

Alex Koech,
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