

Bradley Sargeson
Barnsley Metropolitan Borough Council
Development Control

Our ref: RA/2025/148952/01-L01
Your ref: 2025/0949

Date: 18 November 2025

By email:

DevelopmentManagement@barnsley.gov.uk

Dear Bradley

CHANGE OF USE OF DOMESTIC SWIMMING POOL FOR BUSINESS USE FOR SWIMMING LESSONS AND/OR PRIVATE HIRE. MILL HOUSE, REDBROOK ROAD, GAWBER, BARNSELY, S75 2RS

Thank you for consulting us on this application which we received on 30 October 2025.

Environment Agency position

In the absence of a flood risk assessment (FRA), we object to this application and recommend that planning permission is refused.

Reasons

The application site lies within Flood Zone 3, which is land defined by the planning practice guidance as having a high probability of flooding. The NPPF (paragraph 181, footnote 63) and the Flood Risk and Coastal Change Planning Practice Guidance (paragraphs 20 and 21) state 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](https://www.gov.uk/guidance/flood-risk-assessments-applying-for-planning-permission)

If you need any clarification or further information, please contact us.

Yours sincerely

Bev Lambert
Sustainable Places - Planning Advisor

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End

2