

FLOOD RISK ASSESMENT

Proposed Change of Use from C3 Private Residential Dwelling to E(c) Swim School & Private Swimming Lessons

Mill House
Redbrooke Rd
Barnsley
S75 2RS

1. Introduction

1.1. Barnsley Metropolitan Borough Council Planning Department have requested a Flood Risk assessment (FRA) be carried out for this development due to its proximity to Flood Risk Zones 2 & 3 as shown on the Environment Agency's (EA) map (flood-map-planning-2025-10-22T19_12_10.905Z) attached

2. Flood Risk Assessment

- 2.1. The proposed development is for a Change of Use as described. No new external or internal development will be required.
- 2.2. Guidance advises that the planning system ensure that new developments are safe from unnecessary flooding by considering flood risk. Due to the proximity of the nearby Redbrook stream, it is proposed that all Swim School functions cease in the event of a flood event.
- 2.3. Guidance advises that the EA's indicative Flood Plain Maps represent the best available data on the current extent of flood risk, but notes that these are only indicative and are based on approximate events of floods with a 3.3% (1 in 30) probability of flood occurrence each year.
- 2.4. According to the EA's Flood Plain Maps the site is in Flood Zone 3. Some of the building, pool and parking space are in this zone.
- 2.5. EA data confirms that between 2036 and 2069 there is a **High** chance of flooding and that there is a **Medium** chance of yearly flooding.

3. Conclusions & Recommendations

3.1. The FRA confirms and accepts that the proposed site boundary is within Flood Zone 3 and is therefore considered at risk. Additional measures are required.

The proposal is vulnerable to flooding and the probability is medium. The stream that exists to the side of the site boundary, which is the source of the flood risk, is several meters lower than the proposed floor level of both the existing house and proposed swim school. Flood events in the past have waterlogged the private road but not caused significant damage or risk to life.

Existing flood defences were installed in the 1970's and remain effective. Where flooding occurs over the proposed parking area, then swim school operations will be suspended until flood water recedes.

Appendix A

Drawings relating to and submitted alongside this FRA are as follows;

NCBD-MBL-A104 - ELEVATIONS

NCBD-MBL-A105 – PLANS

NCBD-MBL-A107 – SITE PLAN

SP-101 – SPA & PARKING KEY

flood-map-planning-2025-10-22T19_12_10.905Z