

Site Ref: 3-BNY009b

LPA Ref: 2026/0191 & 2026/0192

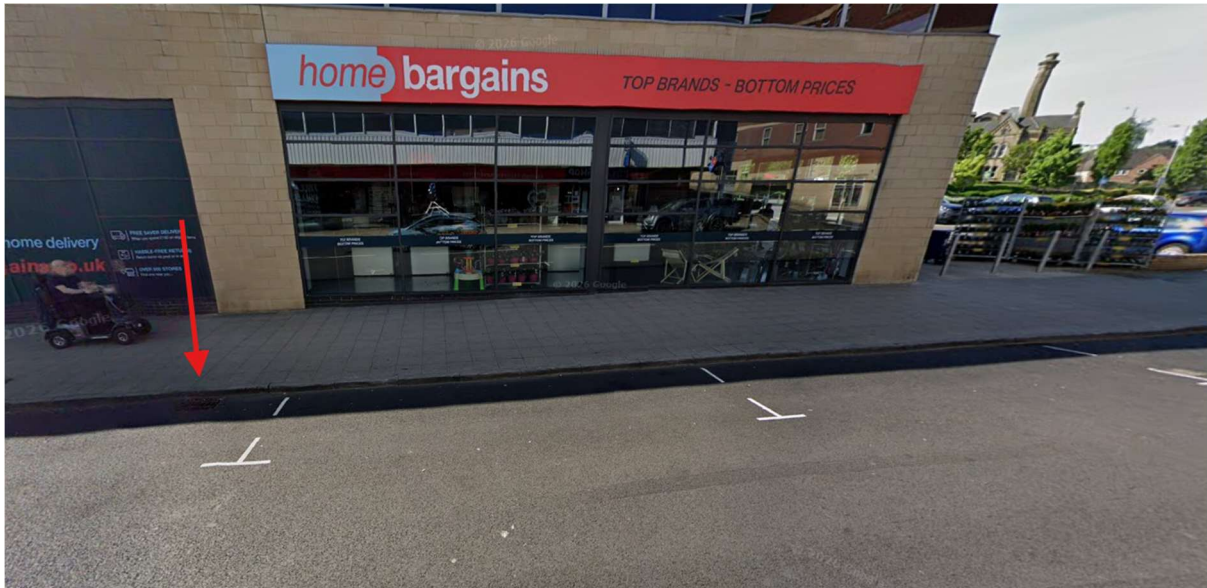
Site Address: Pavement o/s Home Bargains, Peel Street, Barnsley, S70 2RL

This assessment has been prepared in accordance with the National Planning Policy Framework (NPPF) and the accompanying Planning Practice Guidance (PPG): Flood Risk and Coastal Change.

As indicated below by the Environment Agency Flood Map for Planning (Rivers and Seas), the application site (LPA Ref. 2026/0191 & 2026/0192) located on Peel Street is found within an area classified as Flood Zones 2 and 3. Flood Zone 2 comprises land assessed as having a 1-0.1% annual probability of river flooding or a 0.5-0.1% annual probability of sea flooding while Flood Zone 3 comprises land assessed as having a 1% or greater annual probability of river flooding or a 0.5% or greater annual probability of sea flooding.



Paragraph: 046 Reference ID: 7-046-20140306 of the Flood Risk and Coastal Change PPG states: 'Minor Development' is defined as proposals with a footprint of less than 250 square metres. In respect of the application, the proposed development will occupy a footprint of less than 2 square metres. Given its nature - minor development for a freestanding digitised unit and size (2 square metres) and associated removal of existing unit, the deployment of this up-to-date infrastructure will not lead to the displacement of any flood water. Furthermore, the design of the proposed installation ensures it does not pose a risk in the event of a flood, as like other items of street furniture in this locality. The proposed development will sit on Peel Street and be seen alongside surrounding street furniture and paraphernalia including street lights, traffic signs and bollards while are all similar forms of minor development in the context of the PPG. As shown in the photograph below, it is also of note that drainage grids have been implemented in the area. The proposed installation has been sited and designed in a way that will not affect this drainage infrastructure in any way or compromise their surface water removal and flood mitigation capabilities.



As stated within the PPG: 'Sequential and Exception Tests do not need to be applied to minor developments [i.e. developments less than 250 square metres]' (Paragraph: 067 Reference ID: 7-067-20140306). Nevertheless, in this case a sequential approach to site selection has been taken and the sites chosen have been identified as the best and only possible options for Street Hub when taking into consideration important factors such as pedestrian and motorist amenity.

Given the extent of the search area and the numerous constraints which can influence whether a site is viable from technical, build and planning perspectives, being located within a flood zone is unavoidable. Therefore, in accordance with paragraph 160 of the NPPF an exception test has been applied as it demonstrates that: '(a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and (b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall'.

Overall, the proposed development of 1 no. new BT Street Hub, incorporating 2 no. digital 75" LCD advert screens, and associated BT phone kiosk removal in the wider area is not expected to increase the areas risk to flooding nor would it significantly reduce the area's ability to store flood water given its minimal site footprint. It is therefore considered that the proposed development accords with national and local planning policy guidance regarding development within the flood zone.