



Our Reference : D4067-L-01
Your Reference :

17th October 2025

Mr & Mrs Newsham
Freda's Peanut Butter
Bee Mill,
Ribchester,
PR3 3XL

Dear Mr & Mrs Newsham,

Bee Mill, Ribchester, PR3 3XL
Proposed change of use - Flood Risk Assessment & SW Drainage Management.

Introduction

PSA Design Ltd has been commissioned by Mr & Mrs Newsham to prepare a Flood Risk Assessment (FRA) in support of an application for change of use to from Class E (Commercial, Business and Service) to Class B2 (General Industrial) at the former Fuelmizas site, Bee Mill, Ribchester, PR3 3XL.

The site is located at national grid reference 364860E, 435375N. The site location has can be seen on Figure 1 (Appendix A) and Flood Maps (Appendix B) included at the end of this assessment.

Reference to the flood mapping shows the site is located within Flood Zones 1, 2 and 3, with 3 being the most onerous.

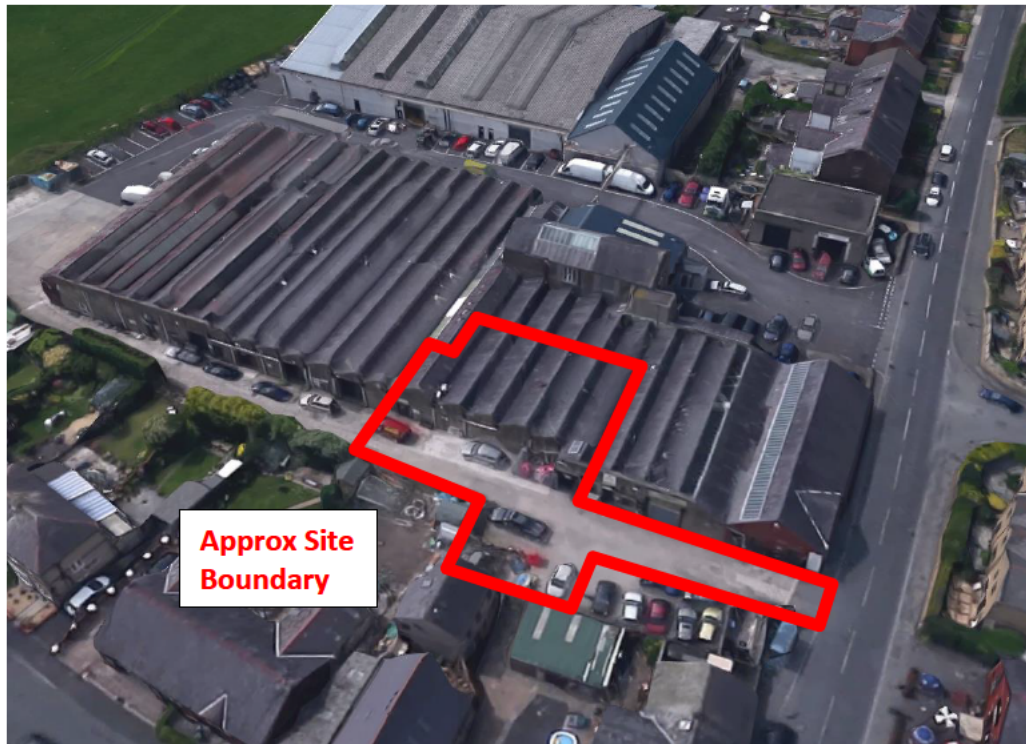
Existing and proposed floor plans are included within Appendix A.

Existing Site and Usage

The existing unit forms a small part of the wider, long-established, Bee Mill industrial estate in Ribchester. The existing permitted use is Class E and the unit until recently served as a show room,

storage and sales area for Fuelmizas, a firm which sold fireplaces and stoves. The business was open to the general public for browsing and sales.

The existing site can be seen in context on the aerial extract below.



Development Proposals

Freda's Peanut Butter is owned and run by Lisa and Andrew Newsham and is currently based in Cornwall. The owners wish to relocate the business to Ribchester.

Freda's has applied for full planning permission to change the use of the old Fuelmizas site at Bee mill from Class E to Class B2, which is required for their food production business. The owner of the building is currently making structural improvements and removing installations as it was occupied for 40 years by the previous tenant.

There will be no walk in sales, and the building would not be open to the general public.

Flood Risk Assessment

The site is shown spanning over Flood Zones 1, 2 and 3 as illustrated on the flood map extract included as Appendix B.

Planning Policy Guidance (PPG) has been reviewed and assessed as below.

With reference to National Planning Policy Framework Annex 3, the existing permitted use would be fall within the “Less Vulnerable” category.

With reference to National Planning Policy Framework Annex 3, the proposed use of “food production” would also fall within the “Less Vulnerable” category. In Flood Risk terms, it is therefore clear that there is no additional risk presented by permitting the change of use application.

Less vulnerable use within Flood Zone 3 is deemed acceptable and an exception test is not required.

It is also worthy of note, that aside from the fact that both uses are compatible, in relation to flood risk, the removal of general public access to the building will directly reduce flood risk on site compared to the existing permitted use.

It is recommended (if not already) that the property be registered for advance flood warnings. The site would then benefit from a systematic flood warning process to follow should such a warning occur. It is therefore recommended that all staff should be briefed as part of their induction to the likelihood of flood warnings and be given a procedure to follow should one occur. In this area, it is considered that any flood water inundation on the site would be slow, and as such, the recommendation would be to vacate all users on the site. Topographically, land rises steeply to the east and hence safe refuge is available within the direct vicinity of the site.

There are very limited interventions possible that could be retrofitted into the building to alleviate the risk of flooding given it directly interacts with the wider Bee Mill structure. Recommendation would be to store all perishable items on elevated racking to reduce the impacts of any future flood event.

Surface Water Management.

The application is for change of use to an existing property which forms part of the existing wider industrial estate. No external alteration is proposed and thus no new drainage being installed.

Therefore, there will be ZERO impact on the existing surface water drainage regime as a direct result of the application, and as such, in accordance with SuDS guidelines, no requirement for any restrictions, improvements or betterment.

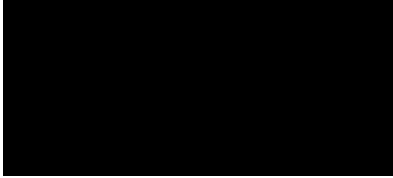
Conclusion

Flood risk has been assessed in detail above and suitable recommendations have been made which indicate that the development would not be at adverse risk from flooding should the change of use

application be granted, in fact, given that the site will not be open to general public, flood risk should actually be reduced.

It is therefore concluded, in accordance with planning practice guidance, the proposals are acceptable.

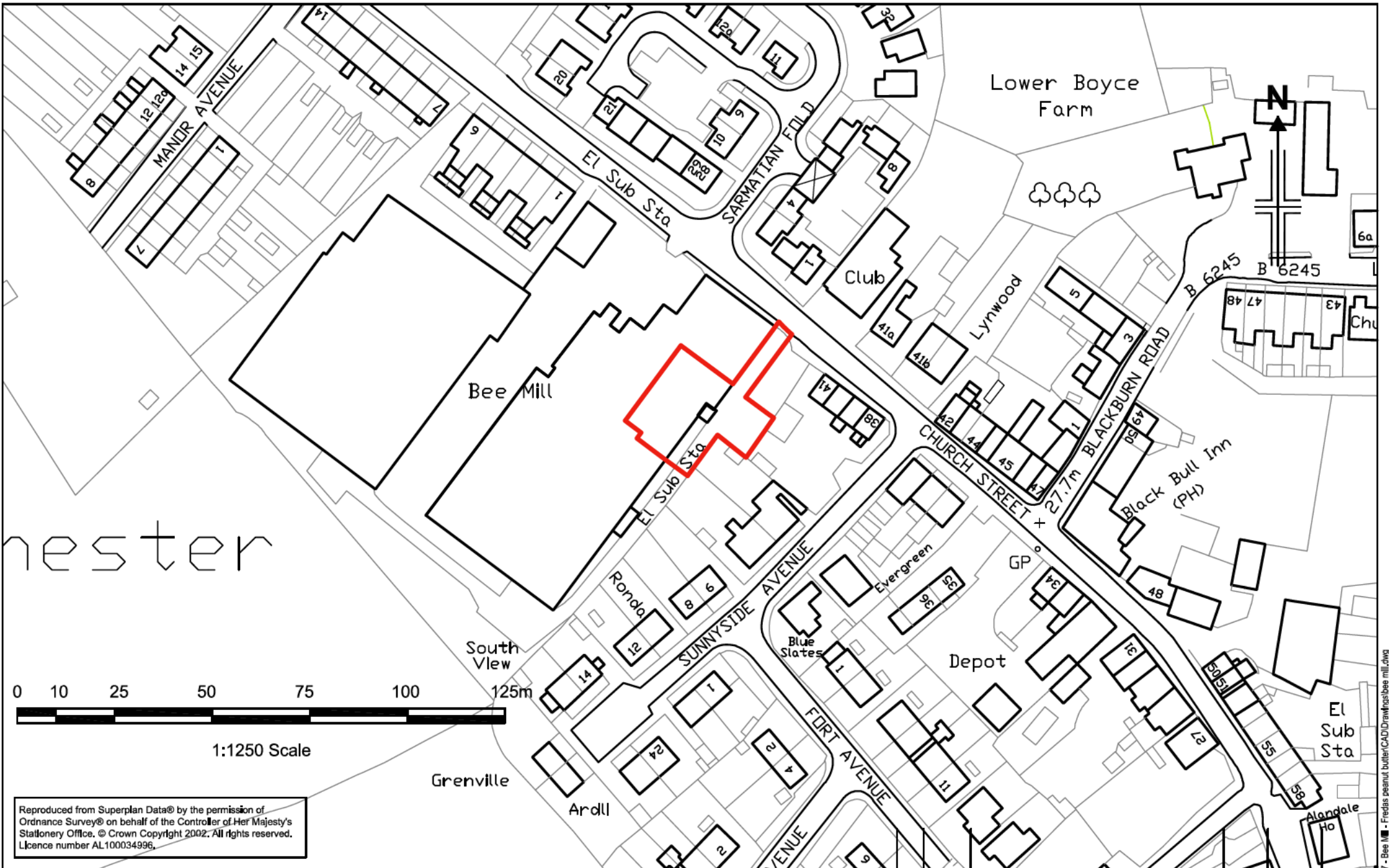
Yours sincerely,



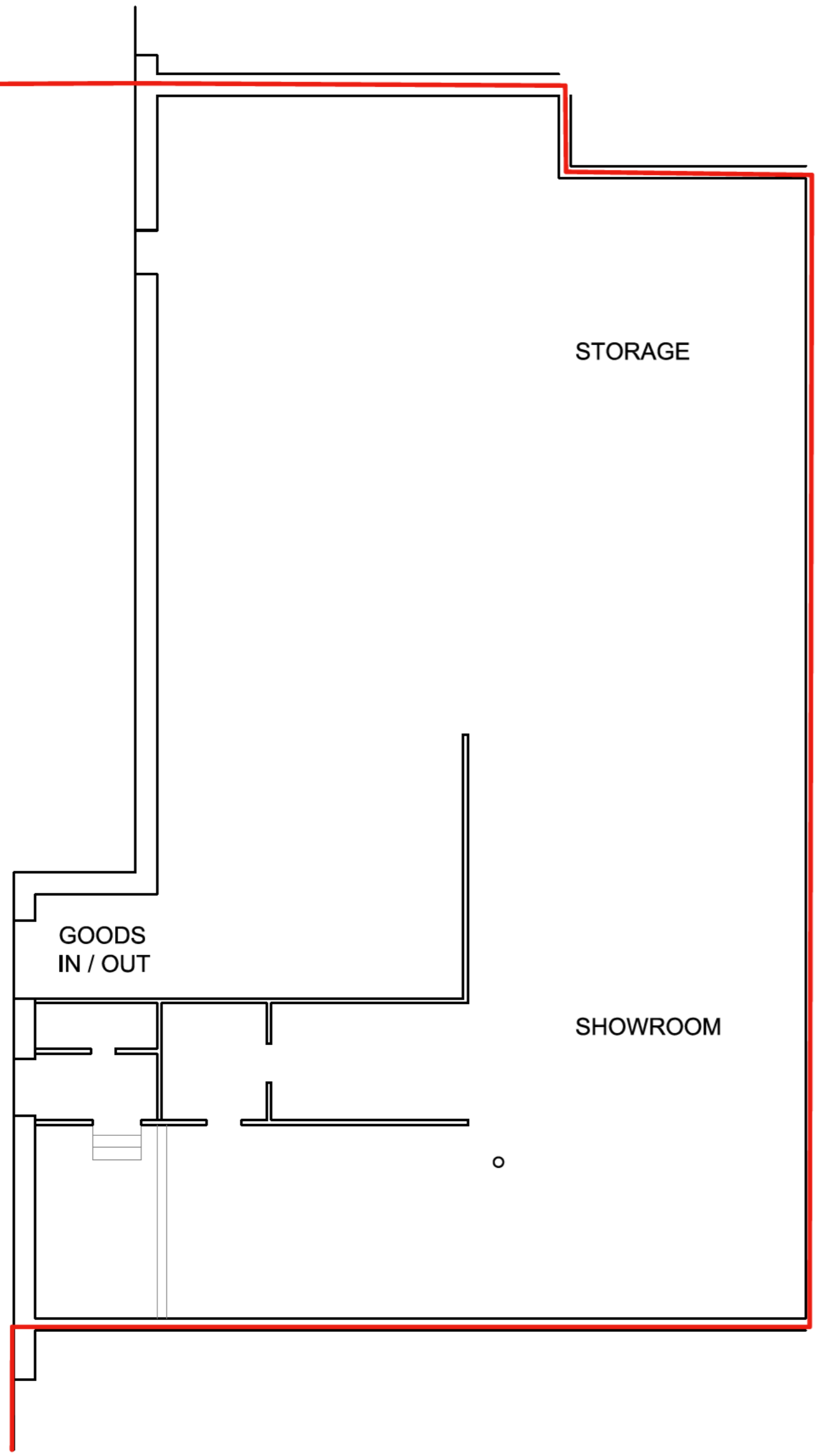
Graham Sanderson
PSA Design Ltd.

Appendix A

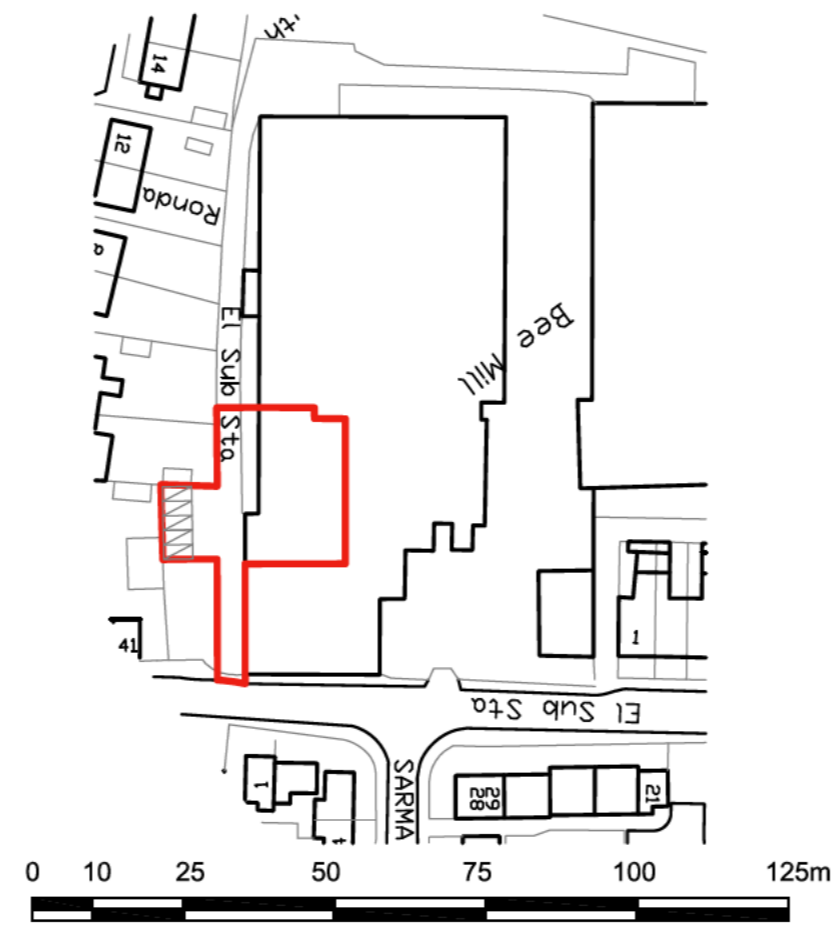
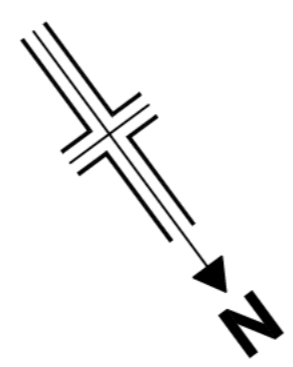
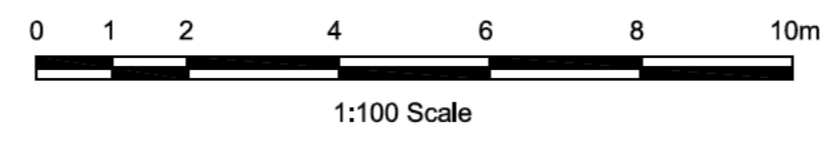
Site Plans



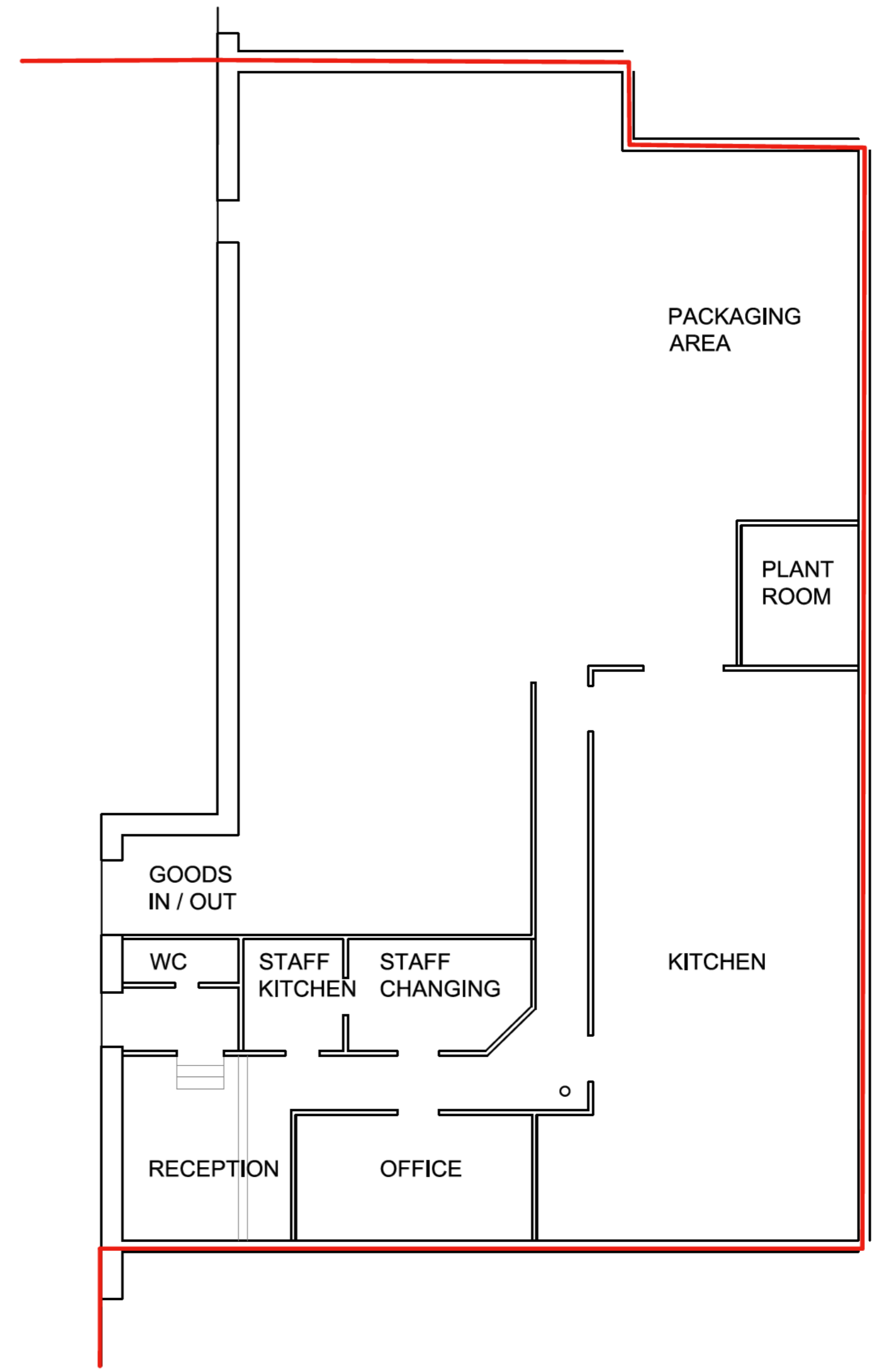
	PSA Design Ltd The Old Bank House, 6 Berry Lane Longridge, Preston, PR3 3JA Tel. 01772 786066 www.psadesign.co.uk mail@psadesign.co.uk	Client	Freda's Peanut Butter	Drawn	DME	Date	Oct '25	Scale	1:1250	Sheet Size	A4	Drwg No.	A4747-PL01	Rev.	
		Job	Bee Mill, Ribchester	Check											
		Title	Site Location Plan	Appr.											




Existing Plan



Site Plan



Proposed Plan

Freda's Peanut Butter					
Bee Mill, Ribchester			Drwg No.	Rev.	
			A4747-PL02		
Existing and Proposed Plans			Scale	Sheet Size	
			As Shown		A2
			Date	October 2025	
			Drawn	Checked	Approved
			DME		
PSA Design Ltd The Old Bank House, 6 Berry Lane, Longridge, Preston, PR3 3JA Tel. 01772 786066 www.psadesign.co.uk mail@psadesign.co.uk					

P:\Jobs\Architecture\A4747 - Bee Mill - Freda's peanut butter\CAD\Drawings\bee mill.dwg

Appendix B

EA Flood Mapping

Flood map for planning

Your reference	Location (easting/northing)	Created
Unspecified	364860/435360	17 October 2025 09:41

Your selected location is in flood zone 3, an area with a high probability of flooding.

This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see <https://www.gov.uk/guidance/flood-risk-assessment-standing-advice>)

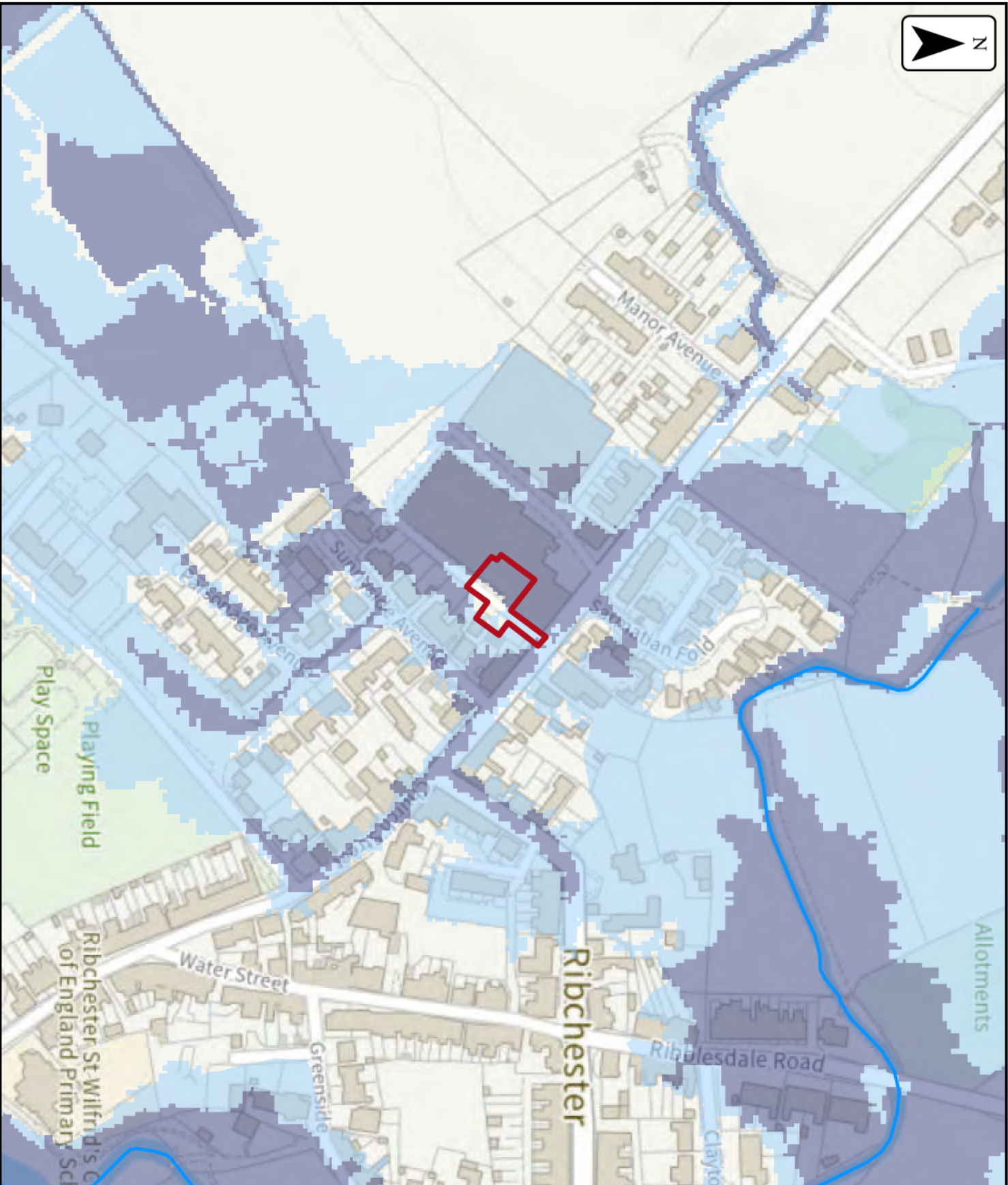
Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2025 AC0000807064. <https://flood-map-for-planning.service.gov.uk/os-terms>




Flood map for planning


Your reference
Unspecified


Location (eastings/northing)
364860/435360


Scale
1:2,500


Created
17 Oct 2025 09:42


 Selected area


 Flood zone 3

 Flood zone 2

 Flood zone 1

 Flood defence

 Main river

 Water storage area

