

FLOOD RISK ASSESSMENT
for
JASMINE MOTORSPORT LTD

**CHANGE OF USE TO THE SERVICING AND MAINTENANCE OF
CARS**

at

UNITS 1A-C MILL LANE INDUSTRIAL ESTATE
GISBURN, BB7 4LN

JULY 2026

REFORD

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1. INTRODUCTION

- 1.1 This flood risk assessment has been produced in support of a planning application for the change of use to the servicing and maintenance of cars with an ancillary element of car sales within units 1A, 1B, and 1C Mill Lane Industrial Estate, Gisburn, BB7 4LN. The location of the site is shown below.



2. SITE DETAILS

- 2.1 The application site, which comprises three industrial units within a single building, is located to the northwest of the centre of Gisburn. Mill Street lies along the site's northern boundary. A Network Rail line lies along the southern boundary of the site. The site grid reference is SD825489.
- 2.2 The units within the building the subject of the change of use measure approx. 630m².
- 2.3 The proposal is for the change of use to the servicing and maintenance of cars with an ancillary element of car sales within units 1A, 1B, and 1C Mill Lane Industrial Estate.
- 2.4 The River Ribble lies approx. 750m to the north of the building, the subject of the change of use. An ordinary watercourse lies approx. 360m to the west of the building the subject of the change of use and flows to the north to the River Ribble.

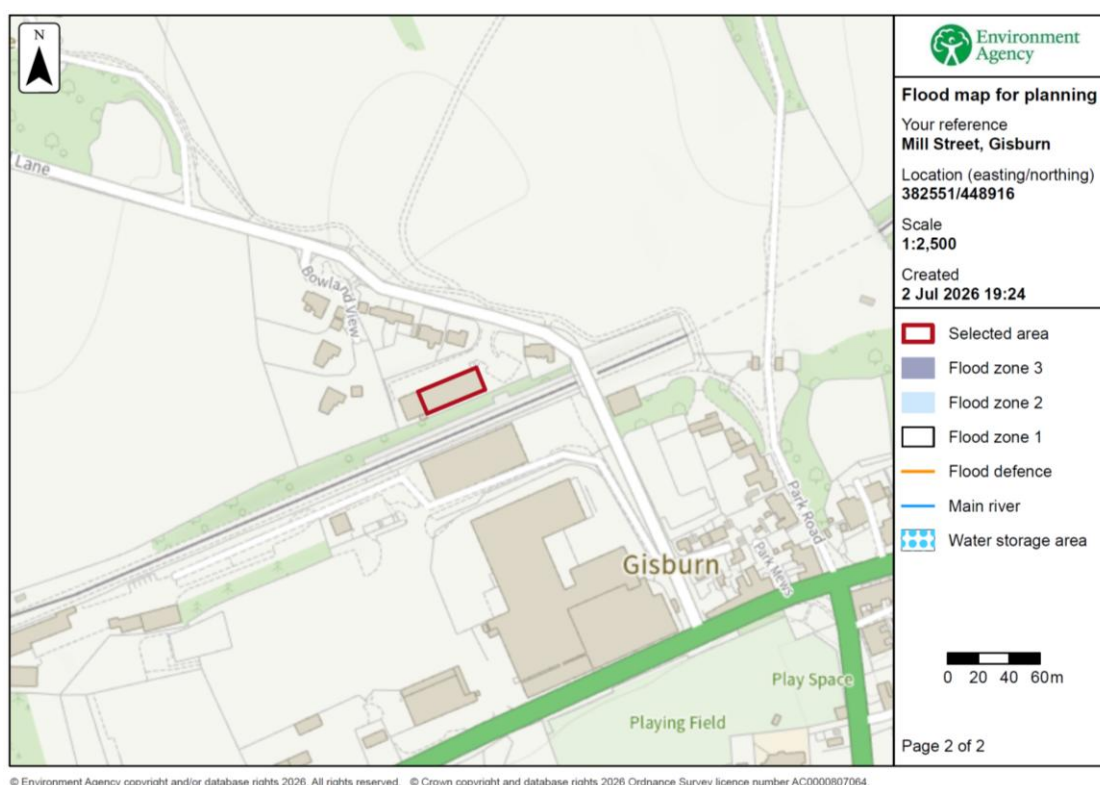
- 2.5 The online Soilsmap Viewer has identified that the geology of the site comprises slowly permeable seasonally wet acid loamy and clayey soils with impeded drainage.

3. SOURCES OF FLOODING AND FLOOD RISK TO THE DEVELOPMENT

- 3.1 The building the subject of the change of use is within the area covered by the Ribble Valley Borough Council Strategic Flood Risk Assessment, Revised Level One Assessment, April 2017 (SFRA).

Tidal and Fluvial

- 3.2 The building the subject of the change of use lies within Flood Zone 1 as identified on the Environment Agency's Flood Map for Planning. Flood Zone 1 is land assessed as having an annual probability of tidal or fluvial flooding less than 0.1%. An extract from the Environment Agency's flood map for planning is below.



- 3.3 The Environment Agency historical flood mapping shows the maximum extent of individual Recorded Flood Outlines from river, the sea and groundwater in England since 1946 and has identified that the site in which the building the subject of the change of use is located has not previously been subjected to flooding.

- 3.4 The site is not in an area benefitting from either the Environment Agency's flood warning or flood alert service, which provide free flood warnings when flooding is expected to enable the evacuation of people for a range of flooding events up to and including the extreme event.

Canals, reservoirs and other artificial sources

- 3.5 There are no canals or other artificial sources within the vicinity of the site.
- 3.6 The Flood Risk from Reservoirs mapping shows there is no risk to the site of flooding from reservoirs should an event happen when river levels are normal or when there is also flooding from rivers.

Groundwater

- 3.7 The SFRA states that groundwater flooding is not considered by the Environment Agency to be a significant flood risk factor in the Ribble Valley Borough Council area.

Pluvial

- 3.8 The Environment Agency Risk of Flooding from Surface Water map indicates that Unit 1C of the building the subject of the change of use may have a present day medium yearly chance of surface water flooding and a high yearly chance of surface water flooding between 2040 and 2060. The depth of flooding for both scenarios is identified as being below 200mm. A medium chance means there is between a 1% and 3.3% chance each year. A high chance means there is more than 3.3% chance each year.
- 3.9 The access along the northern elevation of the building has a high yearly chance of surface water flooding both now and between 2040 and 2060.
- 3.10 Extracts from the Environment Agency Risk of Flooding from Surface Water map are below.



Surface water map

Yearly chance of flooding

☒ Extent

☐ High chance

More than 3.3% chance each year

☐ Medium chance

Between 1% and 3.3% chance each year

☐ Low chance

Between 0.1% and 1% chance each year

☐ Depth

Yearly chance of flooding between 2040 and 2060

☐ Extent

☐ Depth



Surface water map

Yearly chance of flooding

☐ Extent

☐ Depth

Yearly chance of flooding between 2040 and 2060

☒ Extent

☐ High chance

More than 3.3% chance each year

☐ Medium chance

Between 1% and 3.3% chance each year

☐ Low chance

Between 0.1% and 1% chance each year

☐ Depth

3.11 It is noted that flooding from surface water is difficult to predict as rainfall location and volume are difficult to forecast. In addition, local features can greatly affect the chance and severity of flooding.

3.12 Should surface water flooding occur then it is intended to prioritise excluding flood water from the building where possible, should it arise. Measures that can be taken

are to store sand bags for placing at the entrances to the building, covers for any air bricks and plugs for the toilets.

Development drainage strategy

- 3.13 The proposal is for the change of use to the servicing and maintenance of cars with an ancillary element of car sales within units 1A, 1B, and 1C Mill Lane Industrial Estate.
- 3.14 The building is currently drained by an existing operational drainage system and this is to remain unchanged.
- 3.15 The development will therefore not increase the area of impermeable hardstanding within the site and it is therefore considered there is no potential to alter the surface water runoff regime of the development nor to have an adverse effect on flood risk in the wider catchment.
- 3.16 The surface water runoff from the proposed development will not be increased from the pre-development runoff rates and as such there will be no change to the flood risk upstream or downstream of this location.

4. MITIGATION MEASURES

- 4.1 Should flooding occur from surface water then measures can be taken to prioritise excluding flood water from the building where possible.

5. CONCLUSIONS

- 5.1 This flood risk assessment has been produced in support of a planning application for the change of use to the servicing and maintenance of cars with an ancillary element of car sales within units 1A, 1B, and 1C Mill Lane Industrial Estate, Gisburn, BB7 4LN.
- 5.2 The building the subject of the change of use lies within Flood Zone 1 as identified on the Environment Agency's Flood Map for Planning.
- 5.3 There are no canals or other artificial sources within the vicinity of the site.

- 5.4 The Flood Risk from Reservoirs mapping shows there is no risk to the site of flooding from reservoirs should an event happen when river levels are normal or when there is also flooding from rivers.
- 5.5 The SFRA states that groundwater flooding is not considered by the Environment Agency to be a significant flood risk factor in the Ribble Valley Borough Council area.
- 5.6 The Environment Agency Risk of Flooding from Surface Water map indicates that Unit 1C of the building the subject of the change of use may have a present day medium yearly chance of surface water flooding and a high yearly chance of surface water flooding between 2040 and 2060. The depth of flooding for both scenarios is identified as being below 200mm. The access along the northern elevation of the building has a high yearly chance of surface water flooding both now and between 2040 and 2060.
- 5.7 Should flooding occur from surface water then measures can be taken to prioritise excluding flood water from the building where possible.
- 5.8 The building is currently drained by an existing operational drainage system and this is to remain unchanged.
- 5.9 The development will not increase the area of impermeable hardstanding within the site and it is therefore considered there is no potential to alter the surface water runoff regime of the development nor to have an adverse effect on flood risk in the wider catchment.
- 5.10 The surface water runoff from the proposed development will not be increased from the pre development runoff rates and as such there will be no change to the flood risk upstream or downstream of this location.