

highfield - garage



flood risk assessment

march 2026

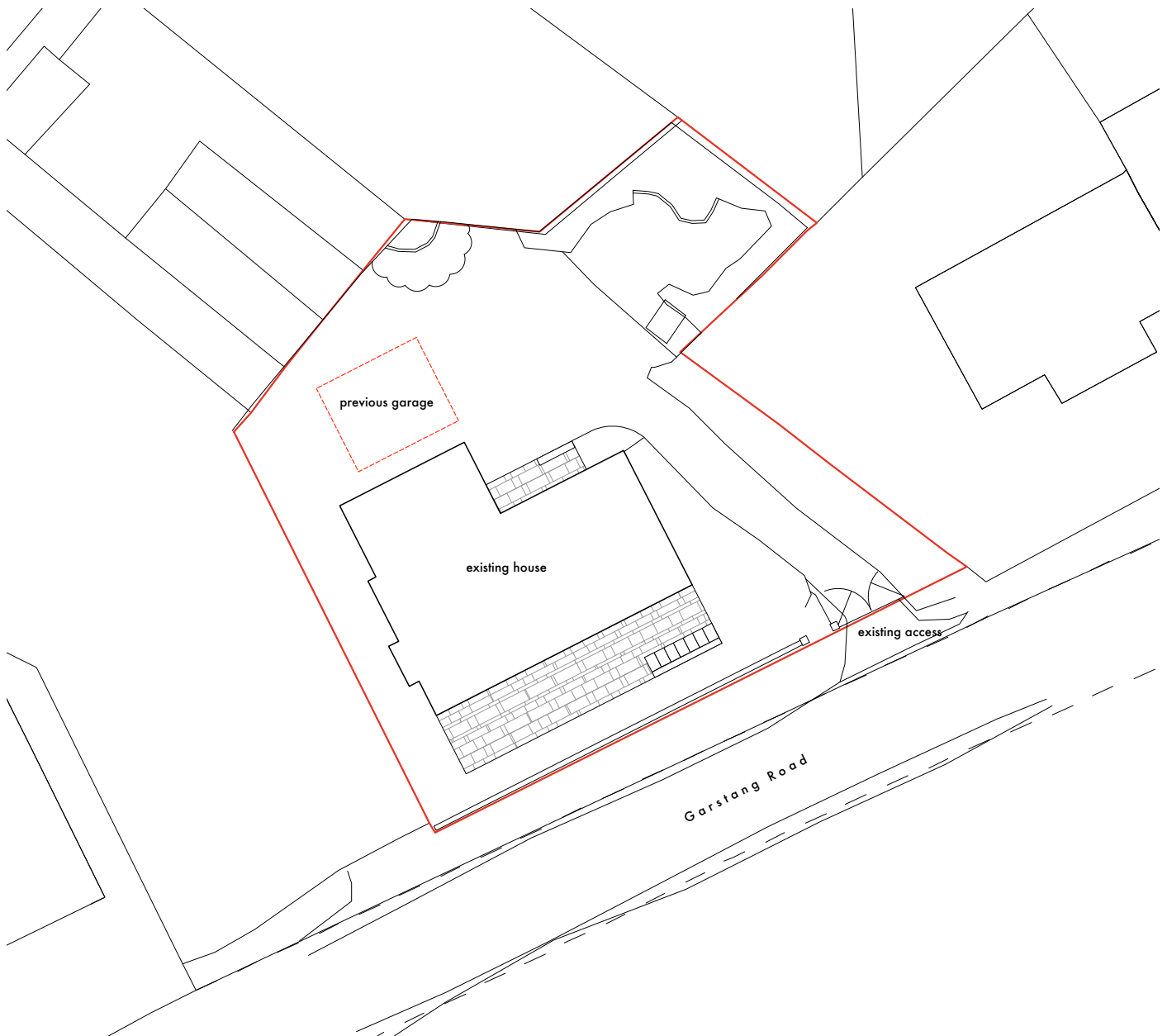
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FLOOD RISK ASSESSMENT

1 Introduction

1.1 This Flood Risk Assessment has been prepared by Stanton Andrews to support a Planning Application for a detached garage at Highfield, Garstang Road, Chipping PR3 2QH

The garage building will be served by the existing access from Garstang Road and the extent of the existing driveway and hardstanding will be unchanged. There will be no overall increase to the impermeable areas on the site, and therefore no additional surface water management required to control surface water runoff.



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2 Site Description and Location

2.1 The application site covers an area of approximately 850sqm, with associated parking, external grassed and paved areas. However, the site of the proposed garage covers an area of approximately 65sqm.

The site is bounded by Garstang Road to the South, vacant scrubland to the West and North and a neighbouring dwelling and garden to the East.

The site is centred at Ordnance Survey reference 361920 E, 443107 N.

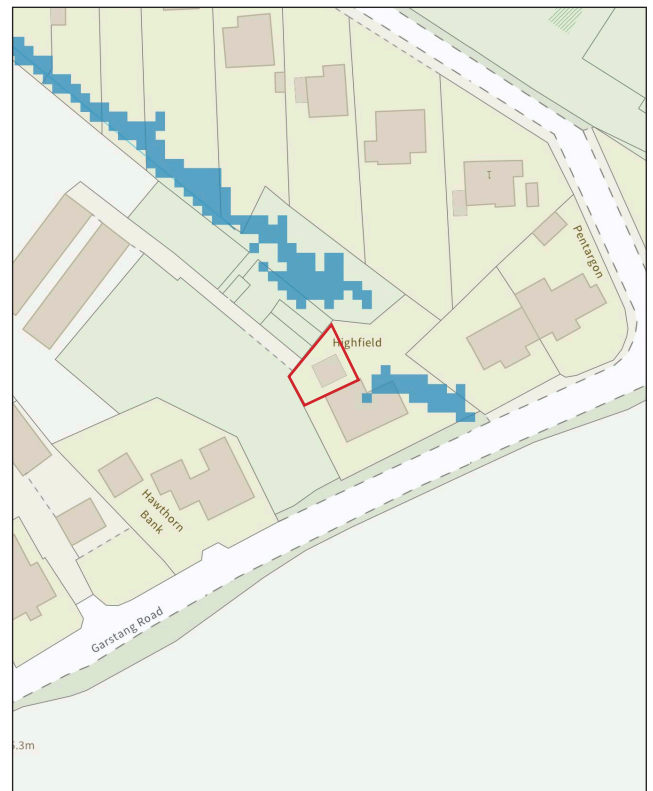
3 Investigations and Enquiries

3.1 Initial investigations show that the site is in flood zone 1 as shown below. This indicates a low risk of flooding from rivers and the sea.

3.2 The online flood risk service was reviewed, indicating there is a risk from surface water flooding, see below. The chance of surface water flooding at this location could be more than 3.3% (1 in 30) each year. However, as shown below the proposed garage development is not within the area at risk of surface water flooding and would therefore be unaffected should surface water flooding occur.



Flood risk map



Surface water flood risk map