

TECHNICAL NOTE

JBA Project Code	2019s0500
Contract	Three Rivers District Council Level 2 SFRA
Client	Three Rivers District Council
Day, Date and Time	24 July 2020
Author	Fiona Hartland
Subject	Level 2 SFRA 2020 Addendum

1 Introduction

This document, which forms an addendum to the Three Rivers Level 2 SFRA, provides Level 2 site summaries and maps for 28 SHELAA sites, which came forward following issue of the Final Level 2 SFRA Report in December 2019.

2 Level 2 SFRA assessment of sites

A total of 137 SHELAA sites were received and screened for all sources of flood risk. Of these 137 sites, 28 were identified as at risk of flooding and requiring a Level 2 SFRA, based on the following criteria:

- Located within Flood Zone 2/3
- >10% risk of 1 in 100 (1% AEP) rainfall event
- >10% at high groundwater risk (JBA Groundwater Flood Map - where groundwater levels are expected to lie at or within 0.025m of the ground surface).

The sites assessed at Level 2 are shown in Table 2-1 and mapped in Figure 2-1. The Level 2 SFRA site summary sheets and accompanying maps can be found in Appendix 1 and 2.

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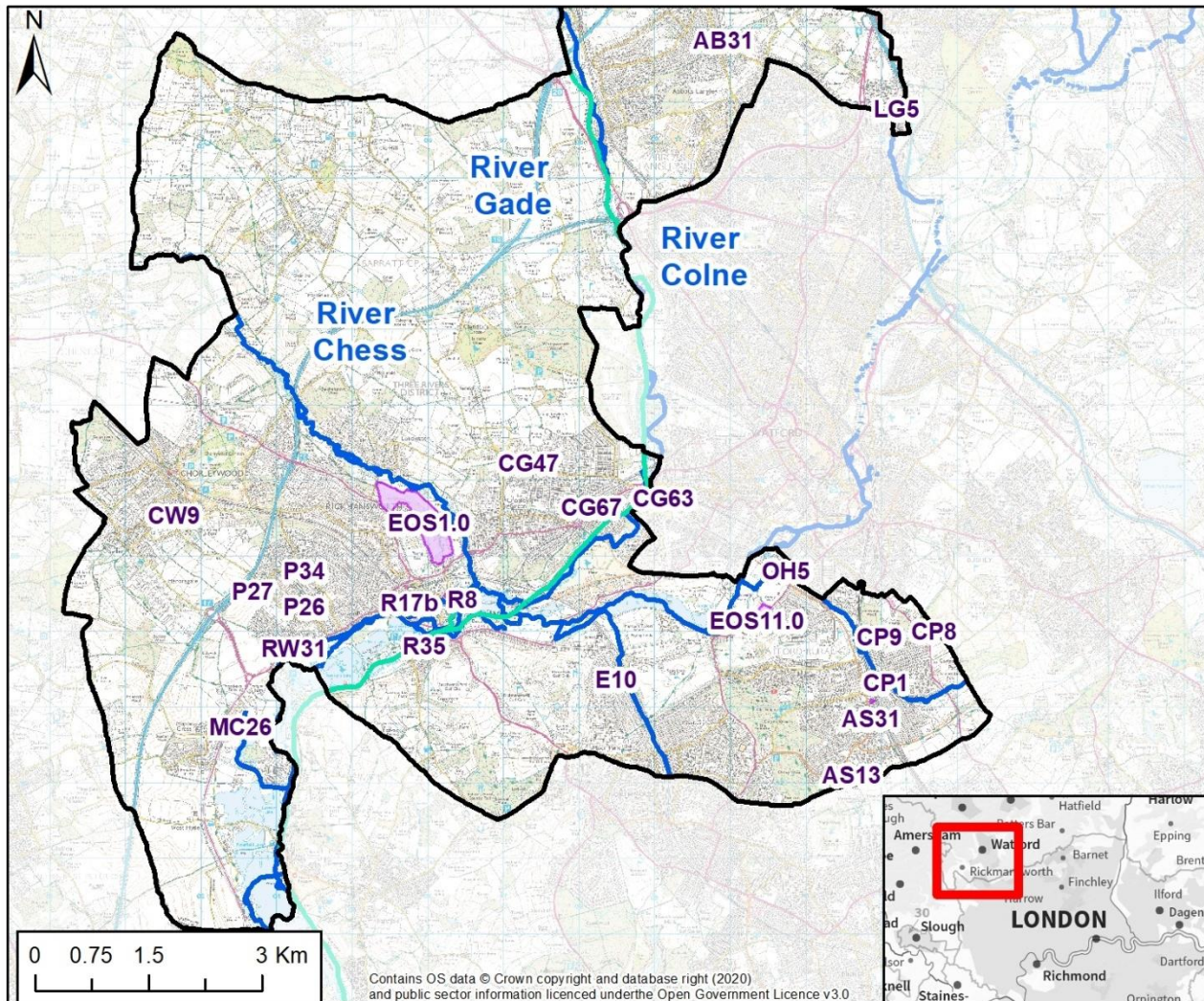
Table 2-1: Sites assessed within Level 2 SFRA addendum

Site Code	Site Name	Reason for requiring a Level 2 SFRA
EOS11.0	Land at Hampermill Lane	In Flood Zone 2/3
R8	Talbot Road Car Park 3	In Flood Zone 2/3
R15	Goral Mead (Smaller Site)	In Flood Zone 2/3
R16	Goral Mead (Larger Site)	In Flood Zone 2/3
CP1	Car park and garages, The Parade	In Flood Zone 2/3
LG5	Garages off Lemonfield Drive (2 sets)	In Flood Zone 2/3
E10	Garages Main Avenue	In Flood Zone 2/3
R6	Talbot Road	In Flood Zone 2/3
R7	Talbot Road	In Flood Zone 2/3
R35	Tesco, Harefield Road	In Flood Zone 2/3
OOS4a-P1	Parcel 1 - West of Belsize - Constrained Area - LBs	>10% site in RoFSW 100
P34	10 Gypsy Lane	>10% site in RoFSW 100
P34	The Bucklands, Off of Berry Lane	>10% site in RoFSW 100
CG67	Garages r/o Scout Hut & Properties, Watford Road	>10% site in RoFSW 100
RW31	Garden land off of Uxbridge Road	>10% site in RoFSW 100
AB31	Jacketts Field Garages	>10% site in RoFSW 100
AS13	Garages at Blackford Road	>10% site in RoFSW 100
AS31	Garages at Woodhall Lane	>10% site in RoFSW 100
CG47	Garages off Grove Crescent	>10% site in RoFSW 100
CP8	Garages at Upper Hitch	>10% site in RoFSW 100
CW9	Garages at Copmans Wick	>10% site in RoFSW 100
P26	Garages at Windsor Way	>10% site in RoFSW 100
P27	Corner of Chiltern Drive	>10% site in RoFSW 100
EOS1.0	Land adjacent to Royal Masonic School	10% site in GWFM 0 - 0.025m below surface
R17b	TRDC Owned Car Park adjacent to M&S	10% site in GWFM 0 - 0.025m below surface
CG63	Garages at Sycamore Road	10% site in GWFM 0 - 0.025m below surface
CP9	Garages at The Hoe	10% site in GWFM 0 - 0.025m below surface
OH5	Garages off of Silk Mill Road	10% site in GWFM 0 - 0.025m below surface
MC26	Maple Lodge Depot car park	10% site in GWFM 0 - 0.025m below surface

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Figure 2-1: Location of sites assessed as part of Level 2 SFRA Addendum



**Three Rivers District
 Level 2 Strategic Flood
 Risk Assessment -
 2020 Addendum**

Legend

- Level 2 SFRA Addendum Sites
- Grand Union Canal
- Main River
- Three Rivers District Boundary

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Appendices

1 Level 2 SFRA Site Summary Sheets

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2 Level 2 SFRA Site Maps