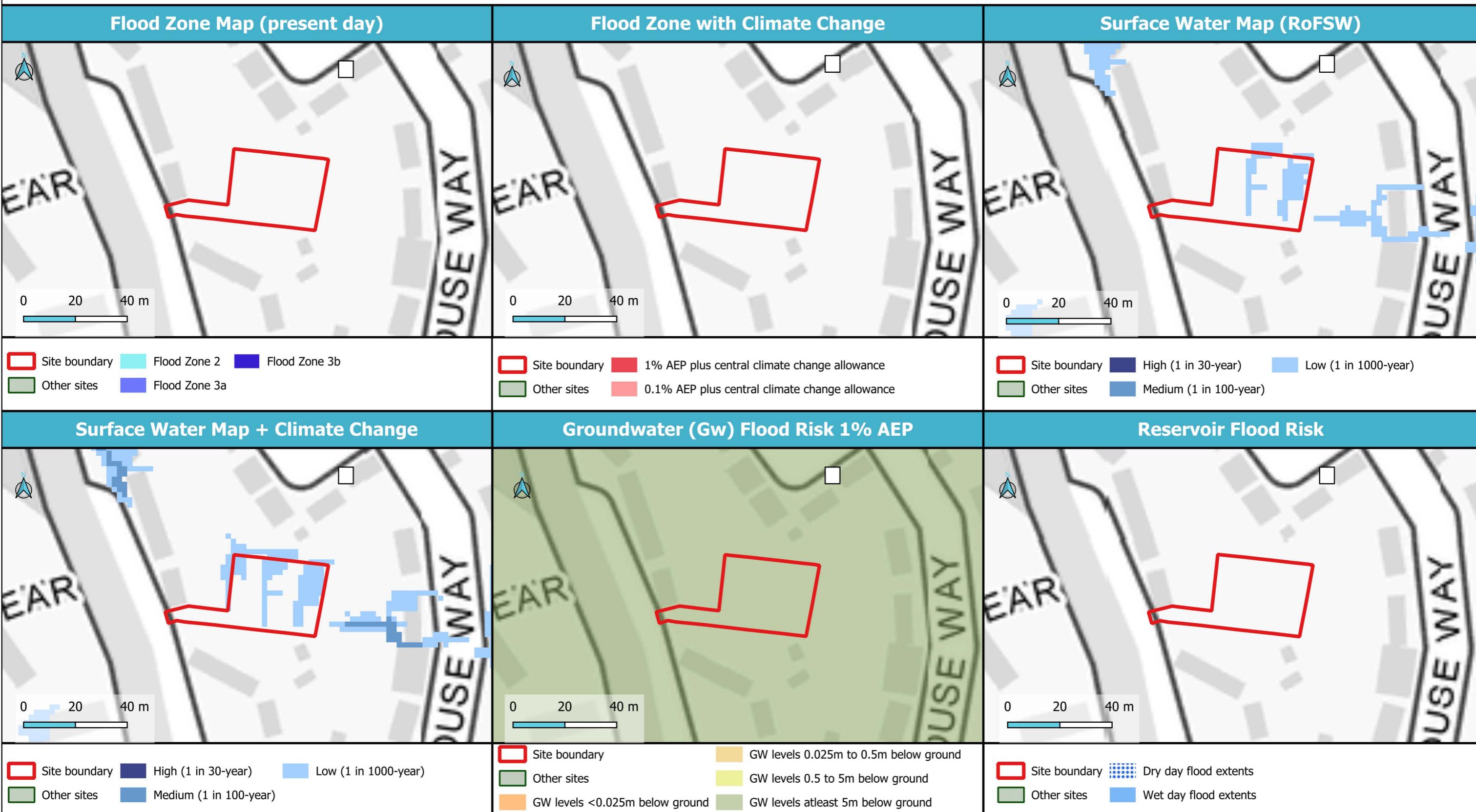


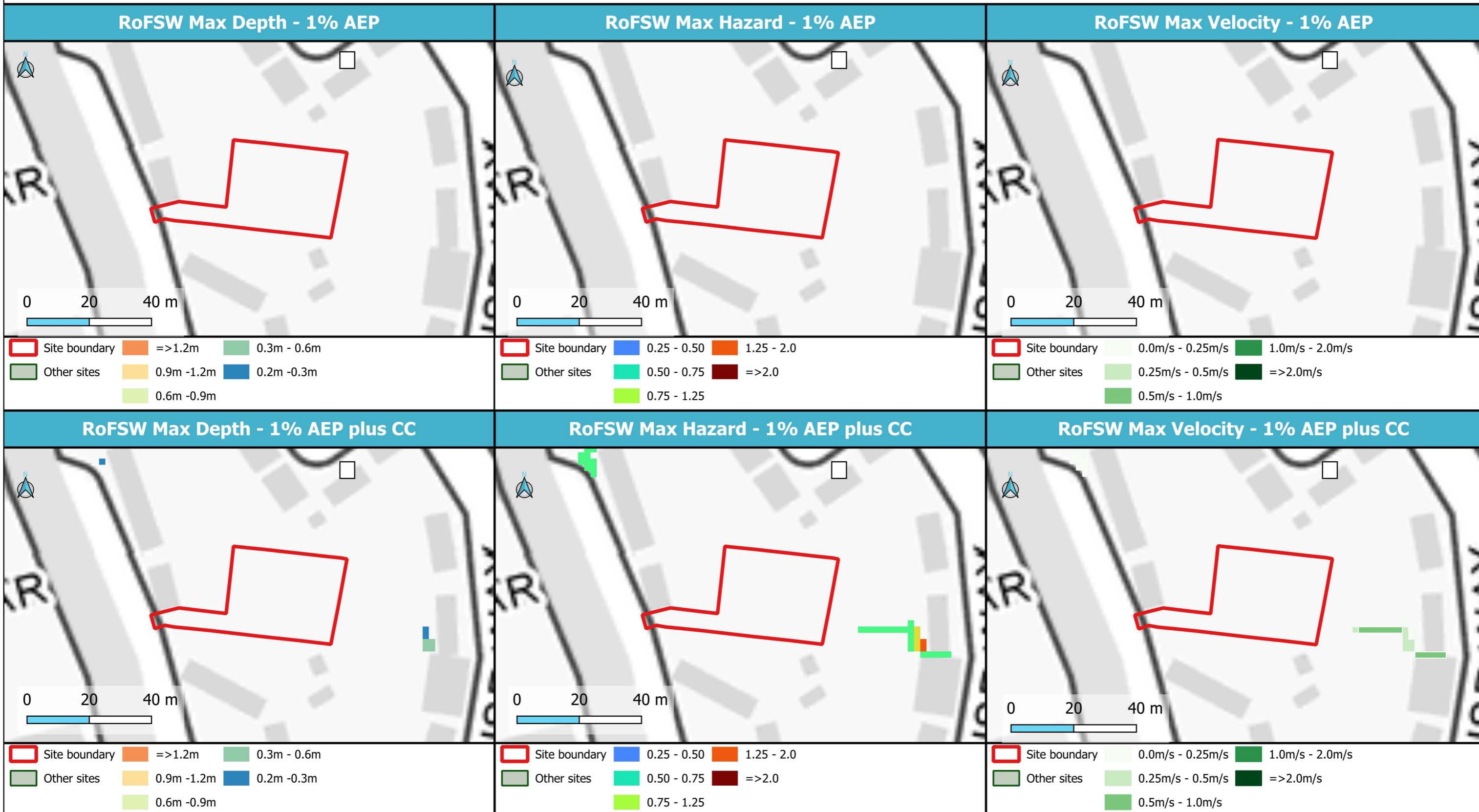
Site Reference	AB26	Three Rivers District Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary	 THREE RIVERS DISTRICT COUNCIL
Site Name	Garages Tibbs Hill Road		

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Site Reference	AB26	Three Rivers District Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary	 THREE RIVERS DISTRICT COUNCIL
Site Name	Garages Tibbs Hill Road		

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Site Reference	AB31
Site Name	Garages Jacketts Field

Three Rivers District Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary



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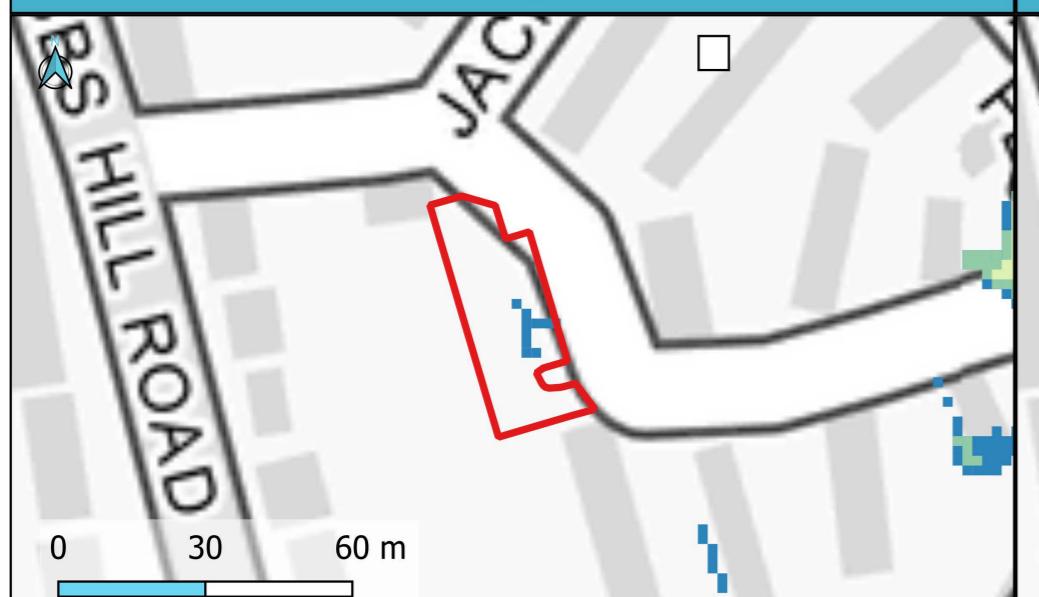
Site Reference	AB31
Site Name	Garages Jacketts Field

Three Rivers District Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary

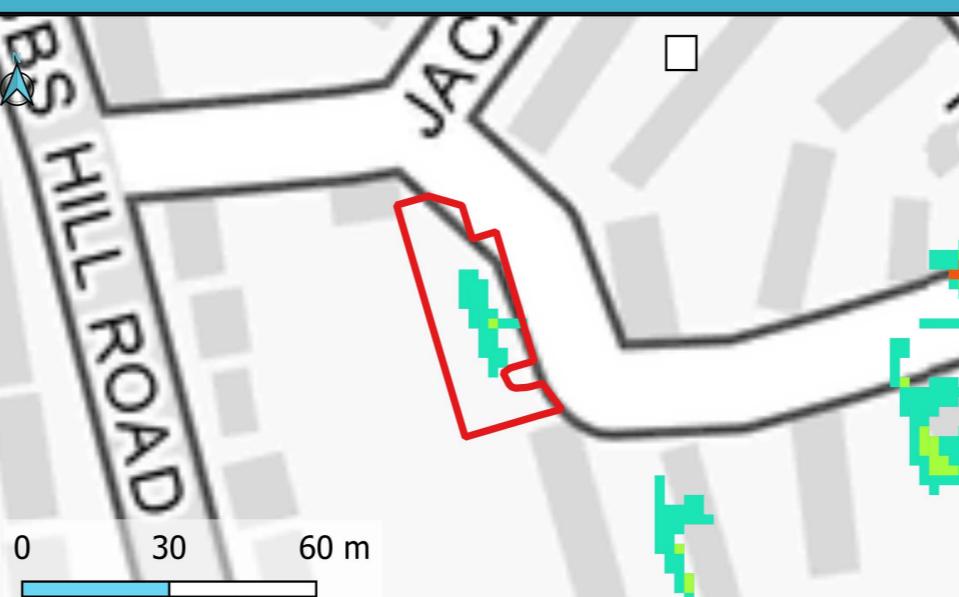


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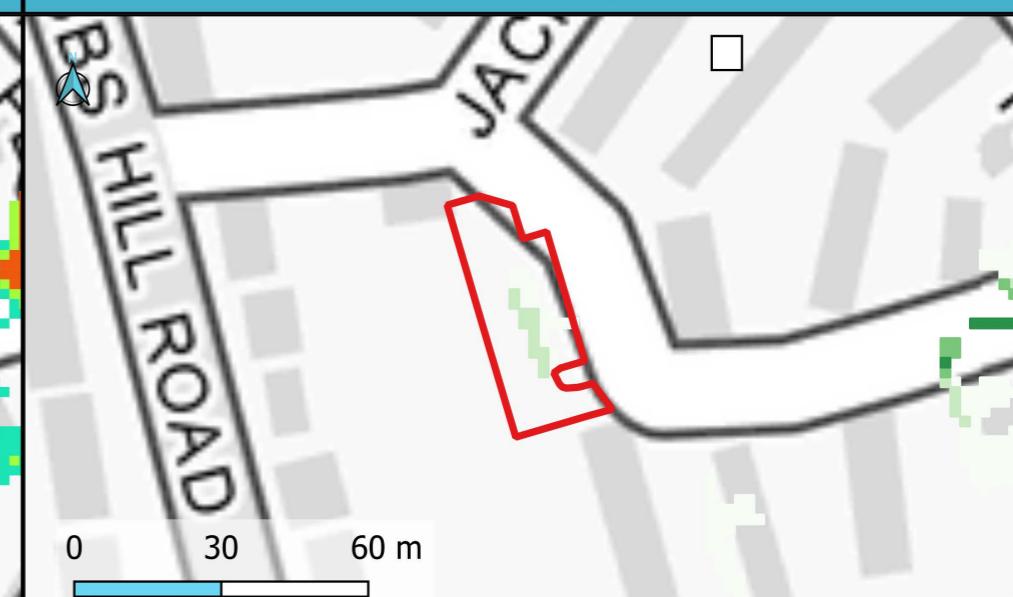
RoFSW Max Depth - 1% AEP



RoFSW Max Hazard - 1% AEP



RoFSW Max Velocity - 1% AEP

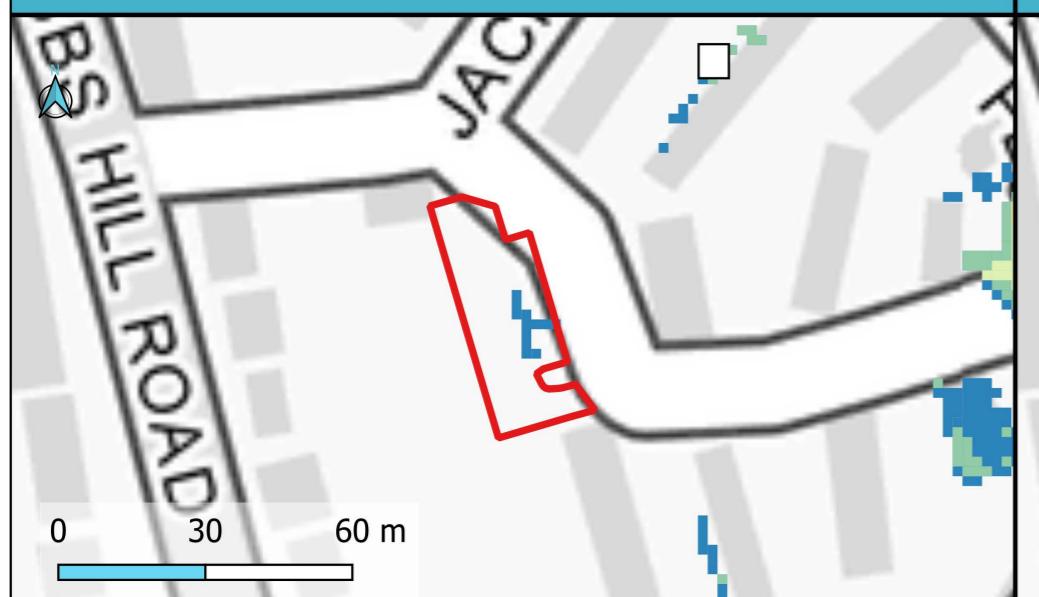


Site boundary
Other sites
0.3m - 0.6m
0.9m - 1.2m
0.2m - 0.3m
0.6m - 0.9m

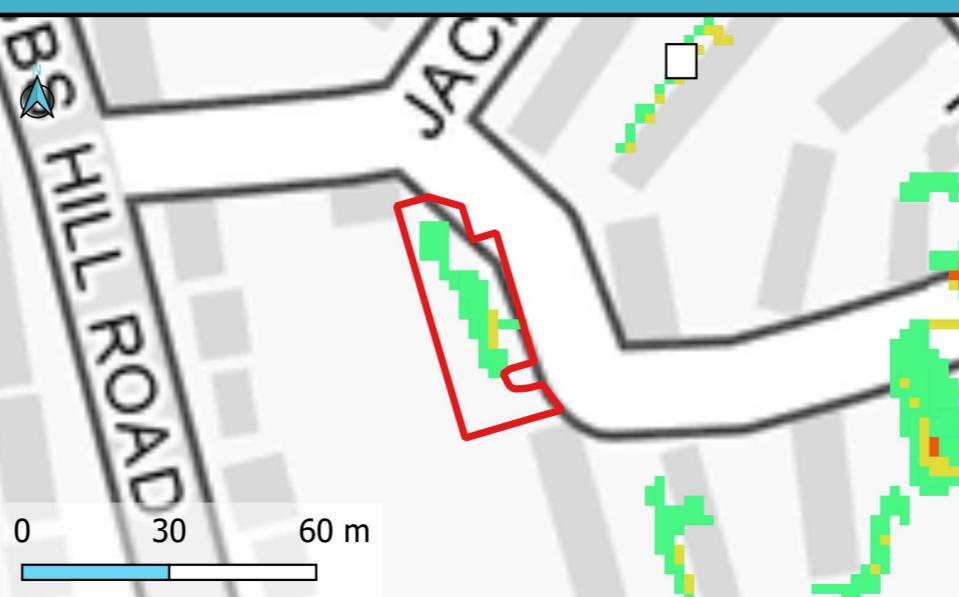
Site boundary
Other sites
0.25 - 0.50
0.50 - 0.75
0.75 - 1.25
1.25 - 2.0
>2.0

Site boundary
Other sites
0.0m/s - 0.25m/s
0.25m/s - 0.5m/s
0.5m/s - 1.0m/s
1.0m/s - 2.0m/s
=>2.0m/s

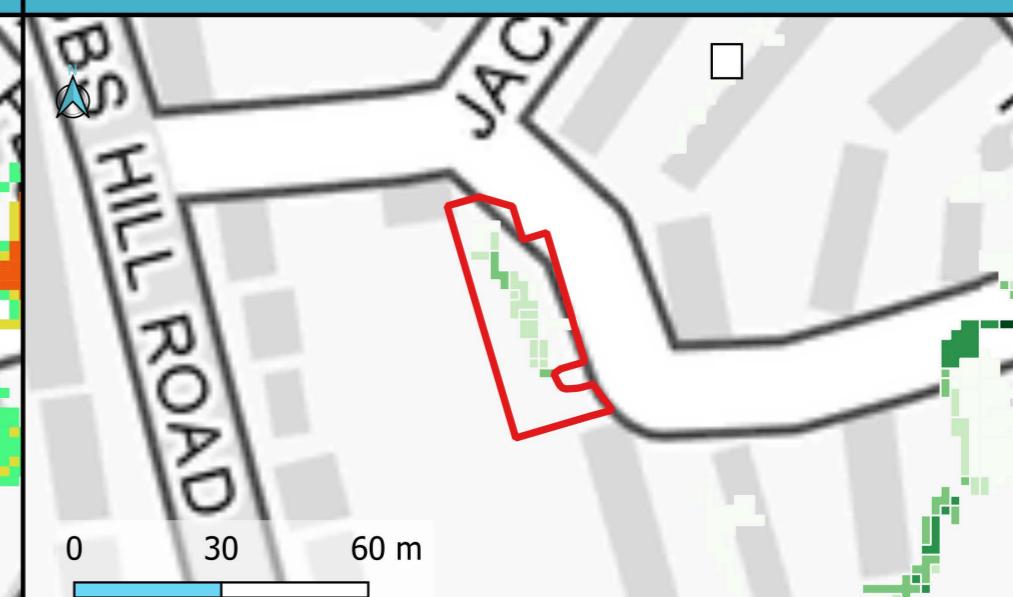
RoFSW Max Depth - 1% AEP plus CC



RoFSW Max Hazard - 1% AEP plus CC



RoFSW Max Velocity - 1% AEP plus CC



Site boundary
Other sites
0.3m - 0.6m
0.9m - 1.2m
0.2m - 0.3m
0.6m - 0.9m

Site boundary
Other sites
0.25 - 0.50
0.50 - 0.75
0.75 - 1.25
1.25 - 2.0
>2.0

Site boundary
Other sites
0.0m/s - 0.25m/s
0.25m/s - 0.5m/s
0.5m/s - 1.0m/s
1.0m/s - 2.0m/s
=>2.0m/s

Site Reference	ACFS1
Site Name	Heath House, Rickmansworth Road

Three Rivers District Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary



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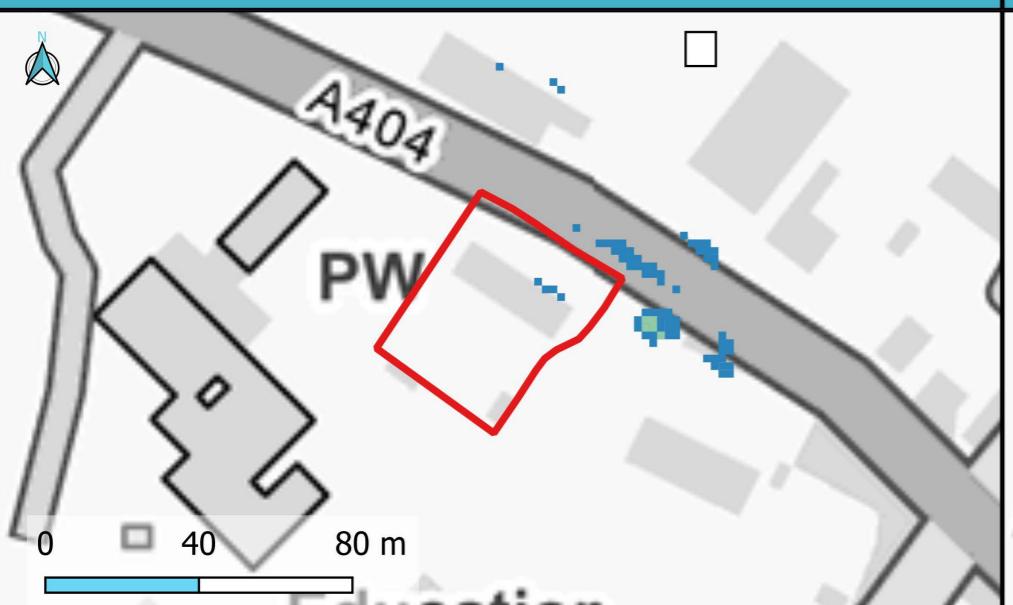
Site Reference	ACFS1
Site Name	Heath House, Rickmansworth Road

Three Rivers District Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary



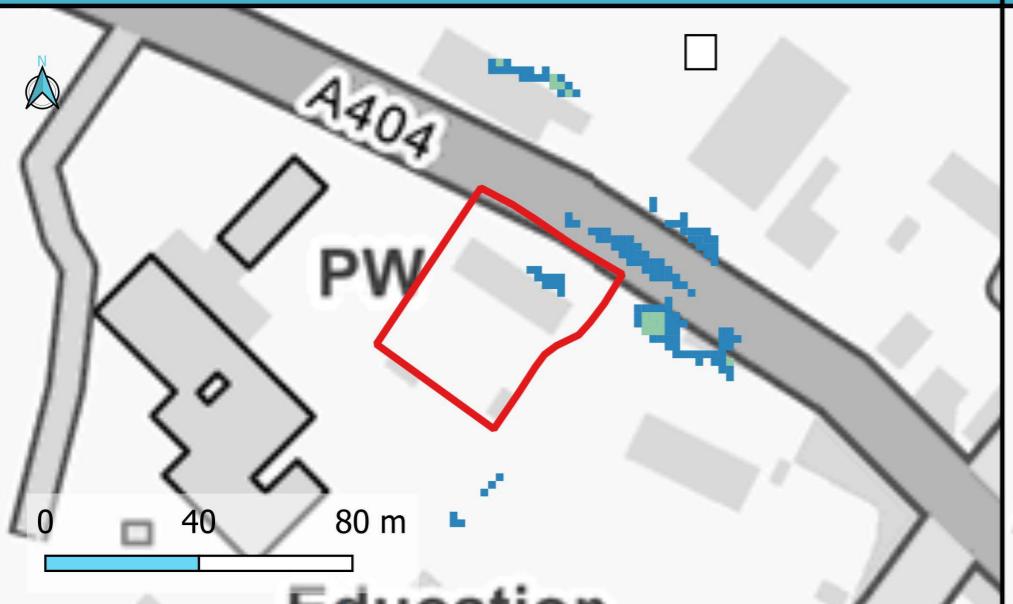
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RoFSW Max Depth - 1% AEP



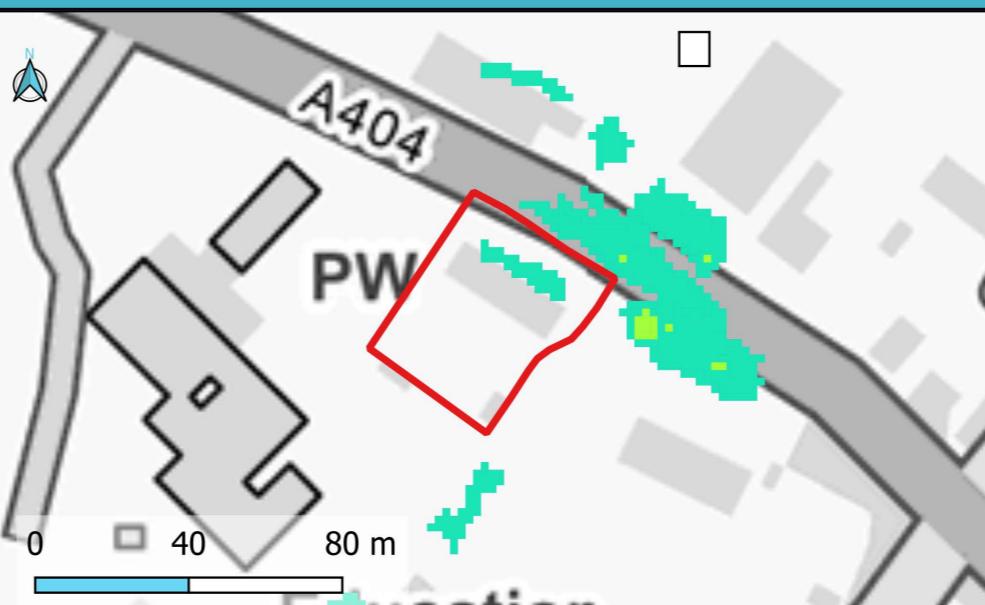
Site boundary
Other sites
0.6m - 0.9m

RoFSW Max Depth - 1% AEP plus CC



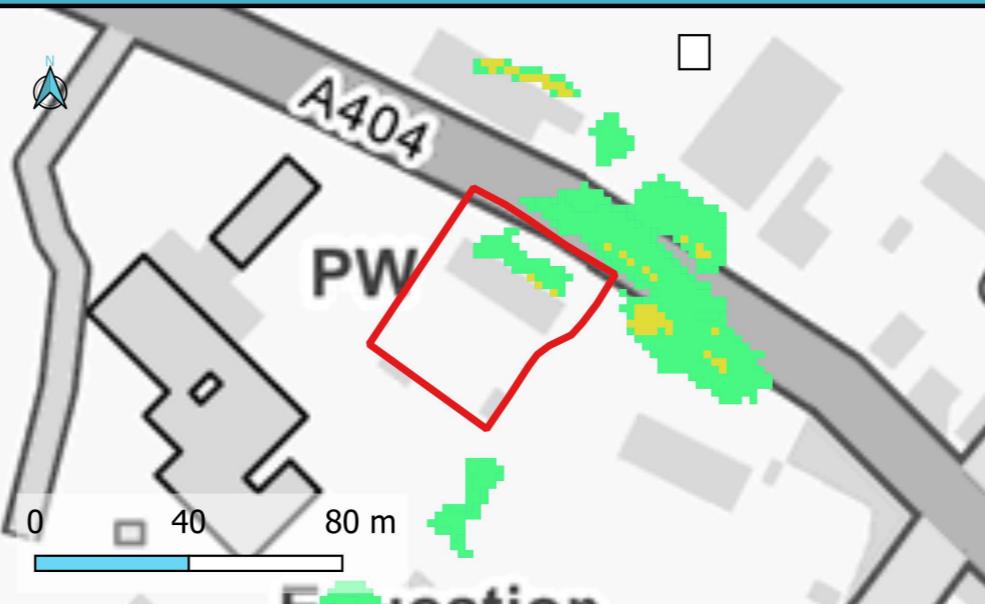
Site boundary
Other sites
0.6m - 0.9m

RoFSW Max Hazard - 1% AEP



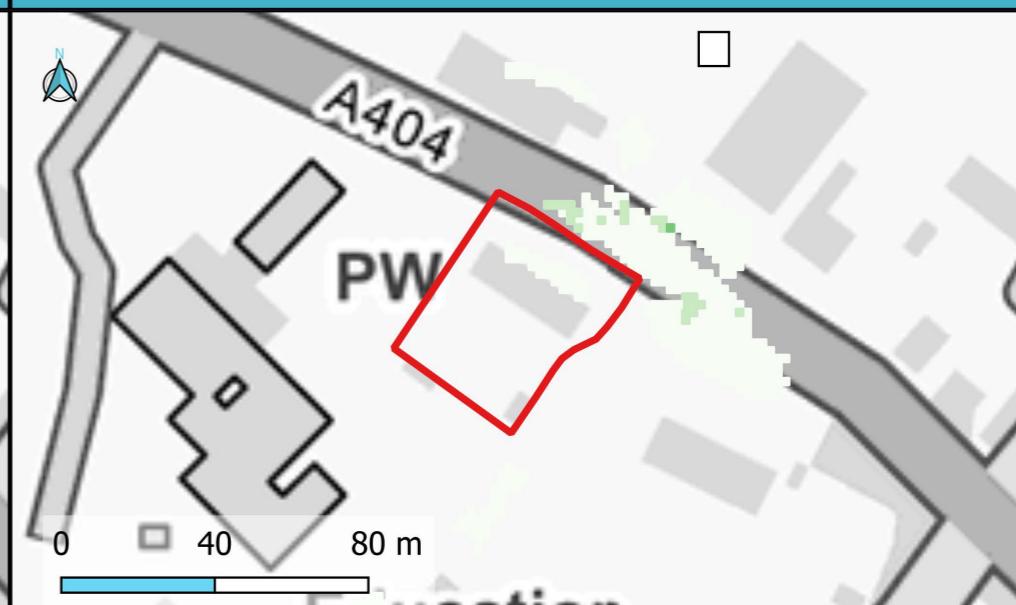
Site boundary
Other sites
0.50 - 0.75
0.75 - 1.25

RoFSW Max Hazard - 1% AEP plus CC



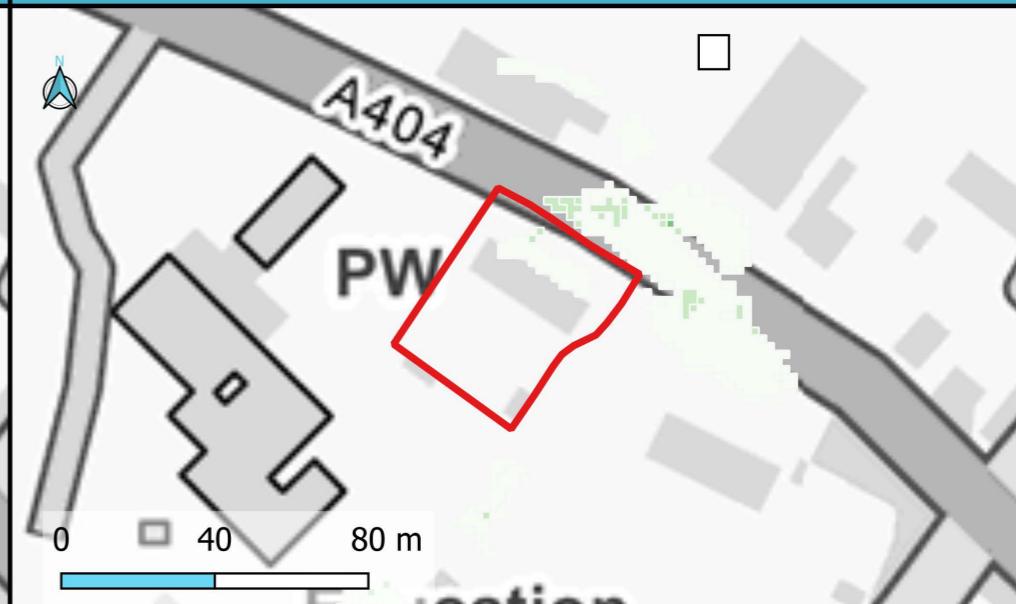
Site boundary
Other sites
0.50 - 0.75
0.75 - 1.25

RoFSW Max Velocity - 1% AEP



Site boundary
Other sites
0.0m/s - 0.25m/s
0.25m/s - 0.5m/s
0.5m/s - 1.0m/s

RoFSW Max Velocity - 1% AEP plus CC



Site boundary
Other sites
0.0m/s - 0.25m/s
0.25m/s - 0.5m/s
0.5m/s - 1.0m/s

Site Reference	ACFS8b
Site Name	Flower House 2-3 Station Road

Three Rivers District Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary



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Site Reference	ACFS8b
Site Name	Flower House 2-3 Station Road

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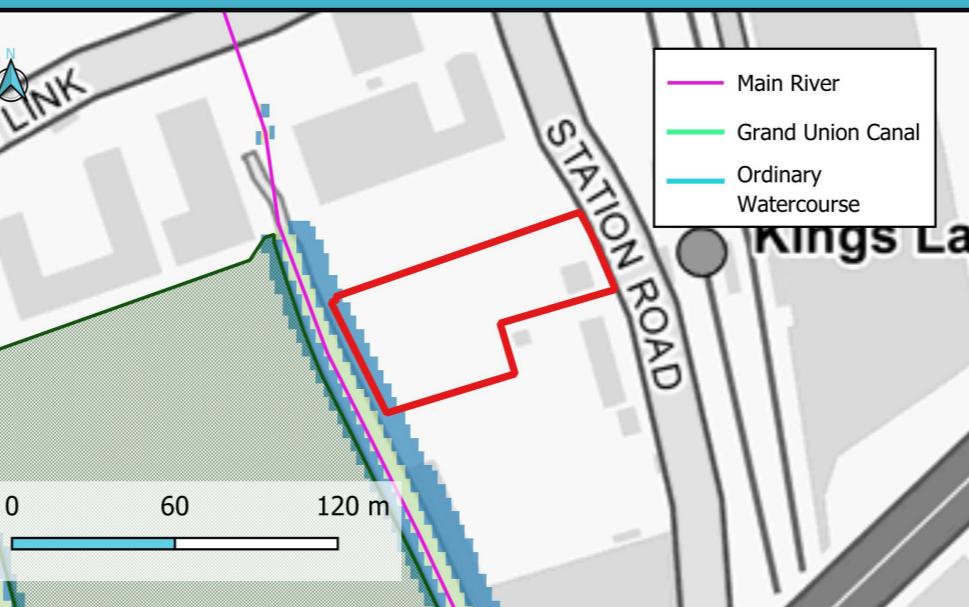


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Fluvial Max Depth - 1% AEP (Defended)



Fluvial Max Hazard - 1% AEP (Defended)



Fluvial Max Velocity - 1% AEP (Defended)



Fluvial Max Depth - 1% AEP +35% CC (Defended)



Fluvial Max Hazard - 1% AEP +35% CC (Defended)



Fluvial Max Velocity - 1% AEP +35% CC (Defended)



Site Reference	ACFS8b
Site Name	Flower House 2-3 Station Road

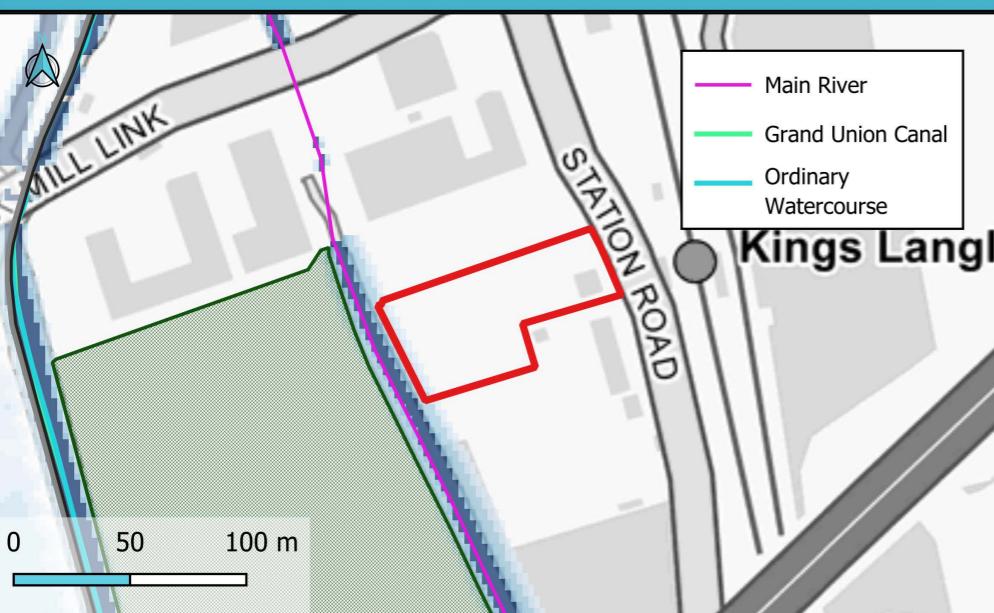
Three Rivers District Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary



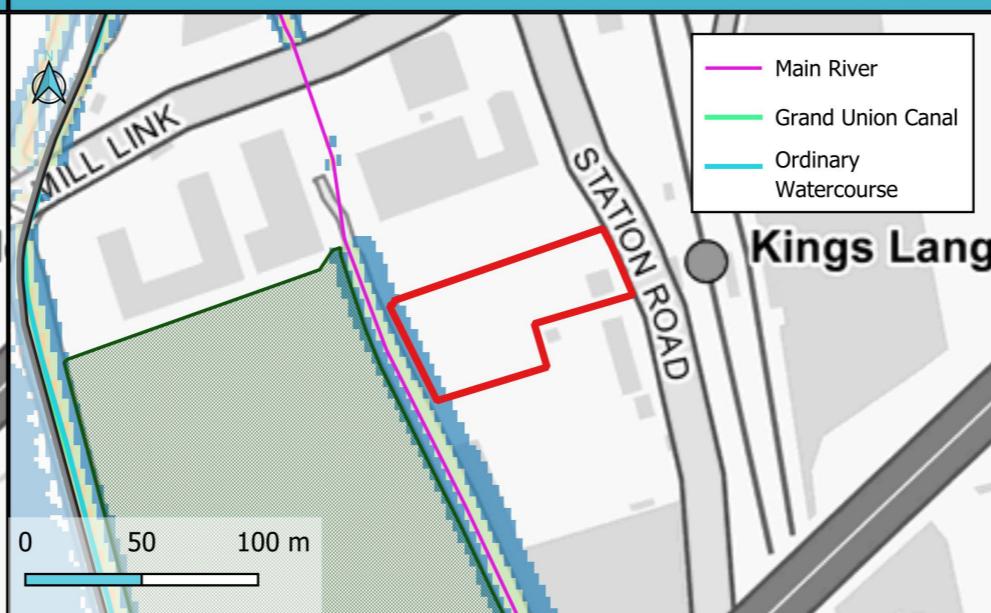
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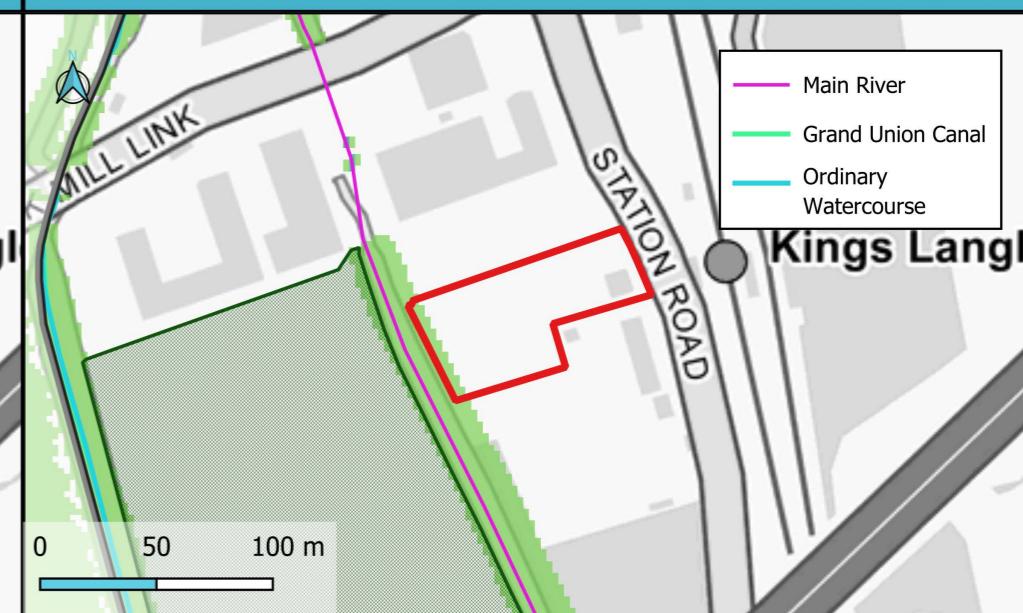
Fluvial Max Depth (m) - 1% AEP (Undefended)



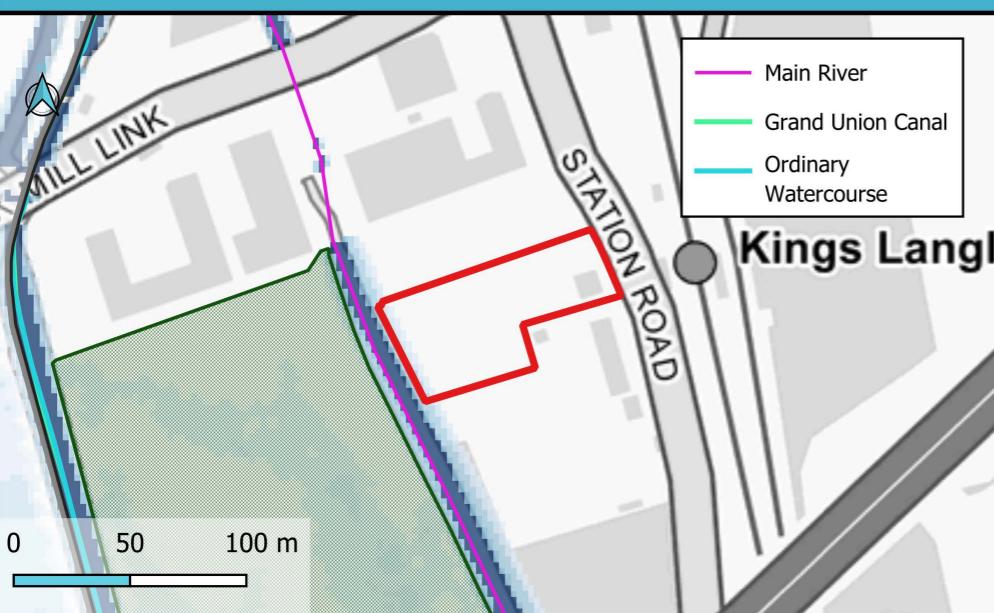
Fluvial Max Hazard - 1% AEP (Undefended)



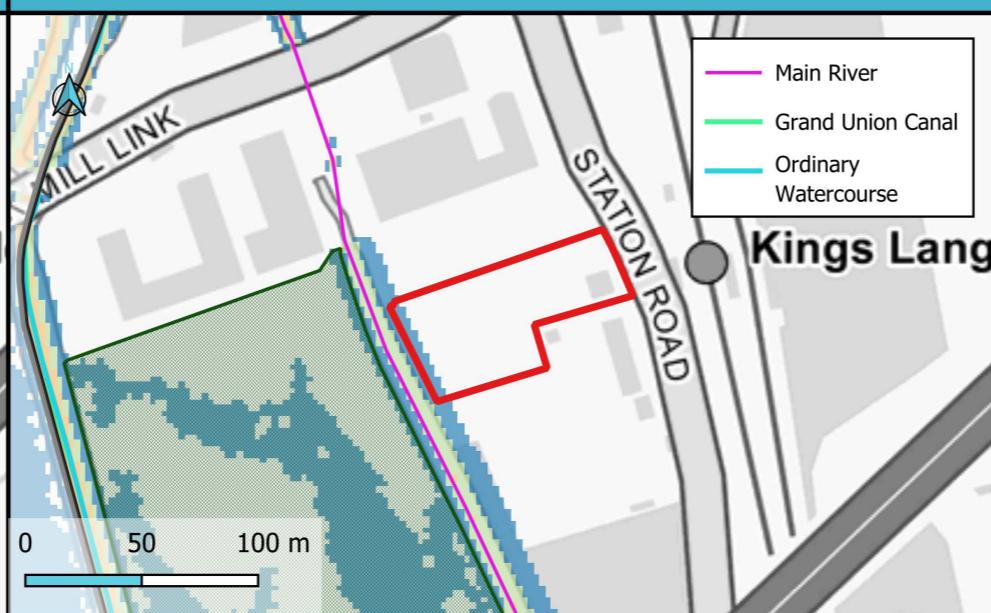
Fluvial Max Velocity - 1% AEP (Undefended)



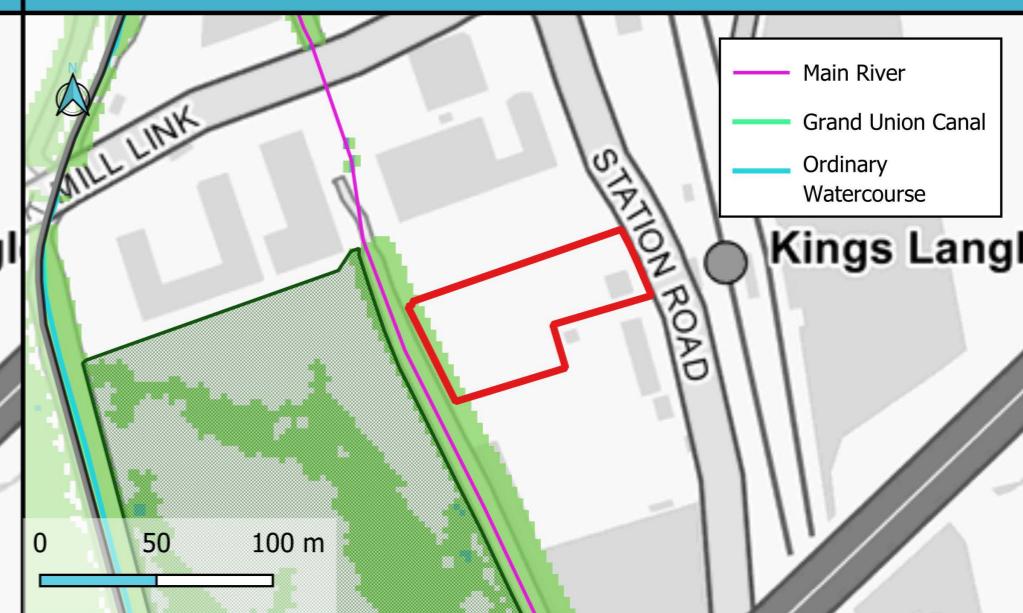
Fluvial Max Depth (m) - 0.1% AEP (Undefended)



Fluvial Max Hazard - 0.1% AEP (Undefended)



Fluvial Max Velocity - 0.1% AEP (Undefended)



Site Reference	ACFS8b	Three Rivers District Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary	 THREE RIVERS DISTRICT COUNCIL
Site Name	Flower House 2-3 Station Road		

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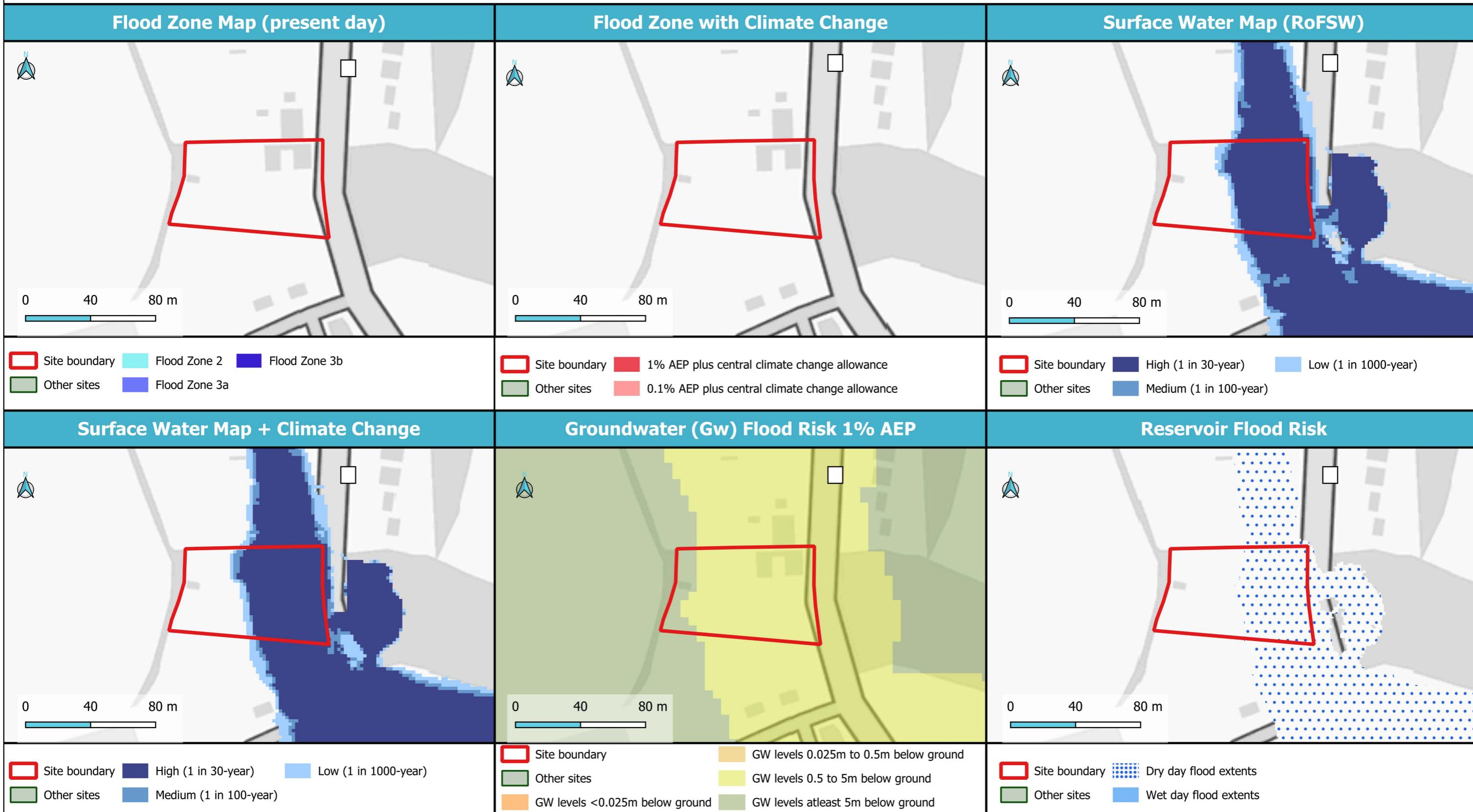


Site Reference	ACFS10
Site Name	Andrews Ley Farm, Harefield Rd

Three Rivers District Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary

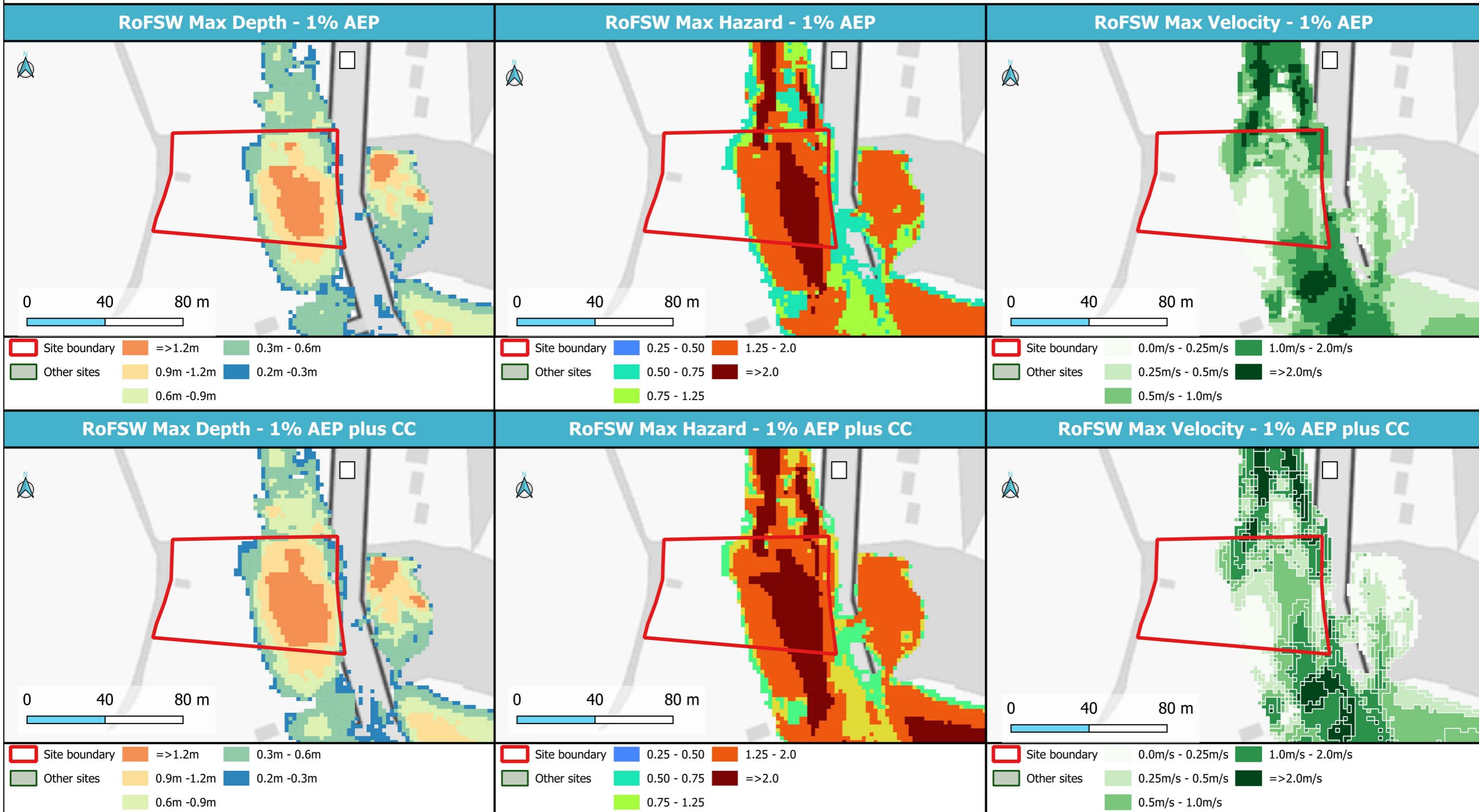


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Site Reference	ACFS10	Three Rivers District Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary	 THREE RIVERS DISTRICT COUNCIL
Site Name	Andrews Ley Farm, Harefield Rd		

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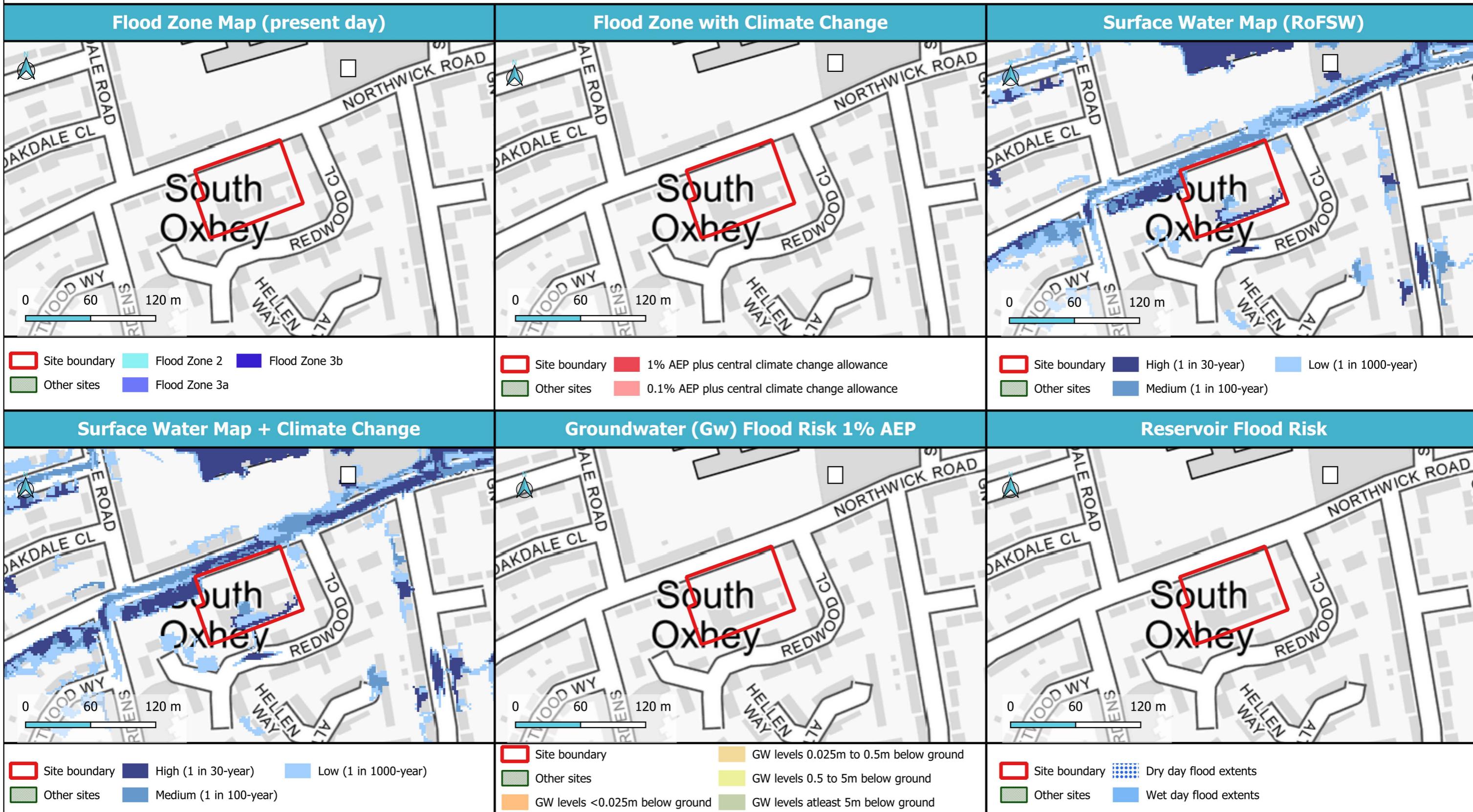
Site Reference	BR20
Site Name	Northwick Day Centre

Three Rivers District Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary



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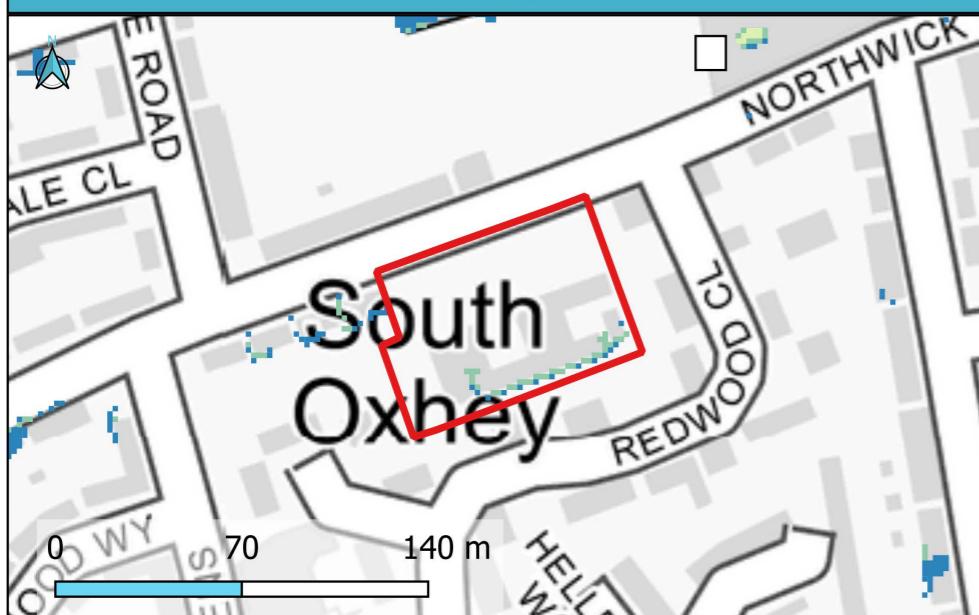
Site Reference	BR20
Site Name	Northwick Day Centre

Three Rivers District Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary



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RoFSW Max Depth - 1% AEP

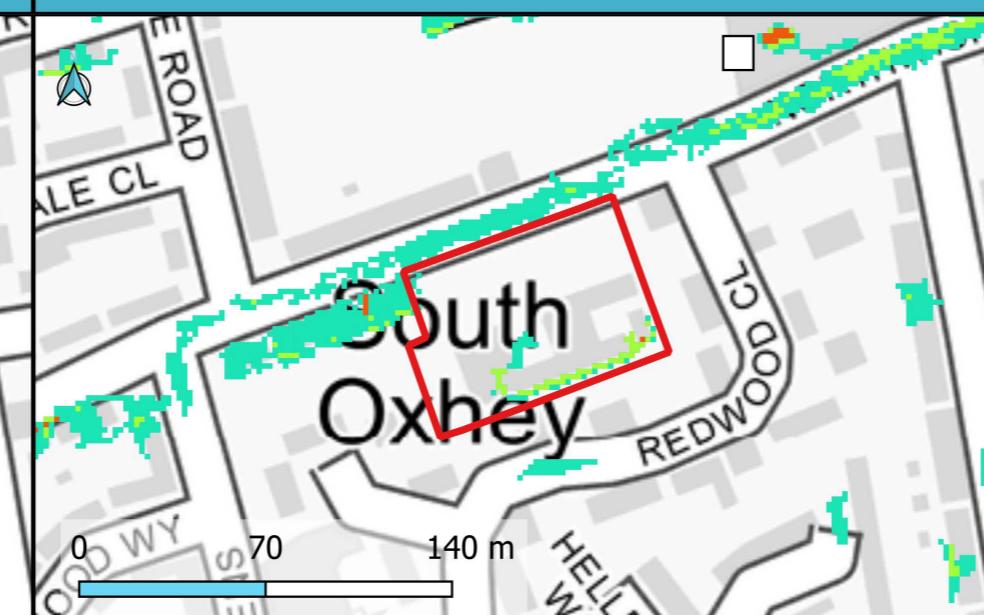


Site boundary
Other sites
0.6m - 0.9m

=>1.2m
0.9m - 1.2m
0.2m - 0.3m

0.3m - 0.6m

RoFSW Max Hazard - 1% AEP

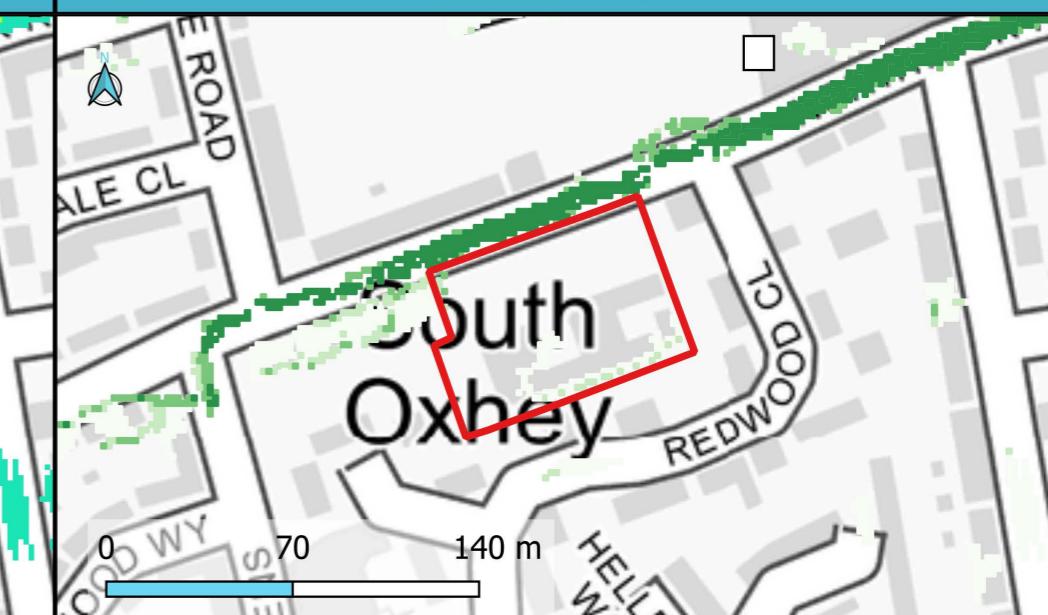


Site boundary
Other sites
0.75 - 1.25

0.25 - 0.50
0.50 - 0.75

1.25 - 2.0
>2.0

RoFSW Max Velocity - 1% AEP

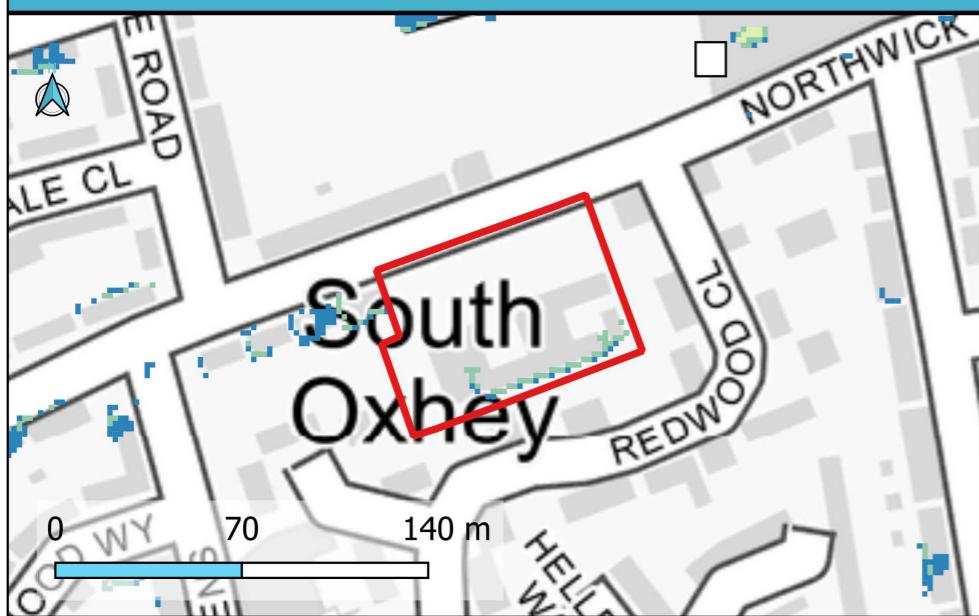


Site boundary
Other sites
0.5m/s - 1.0m/s

0.0m/s - 0.25m/s
0.25m/s - 0.5m/s

1.0m/s - 2.0m/s
>2.0m/s

RoFSW Max Depth - 1% AEP plus CC

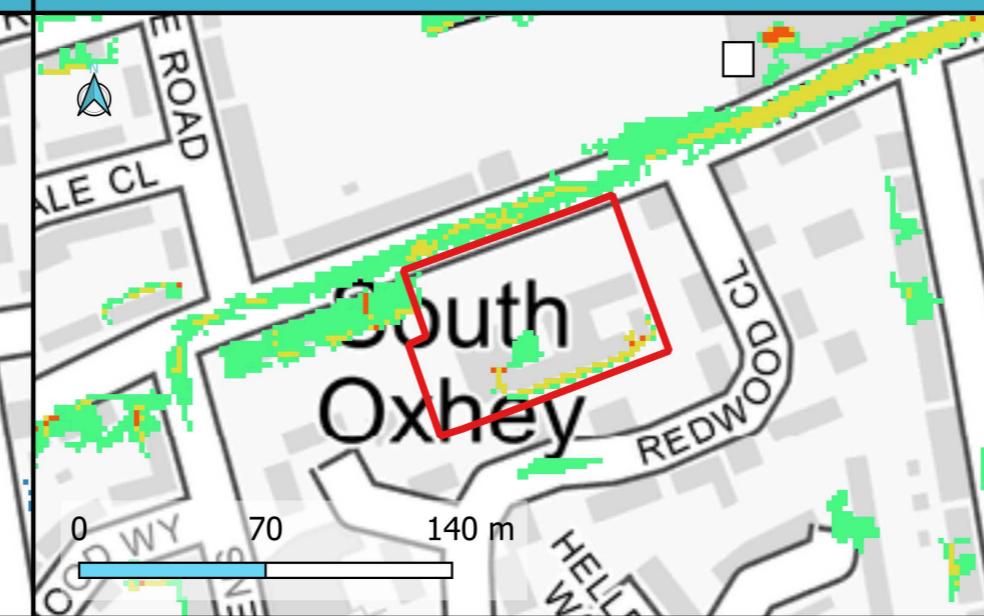


Site boundary
Other sites
0.6m - 0.9m

=>1.2m
0.9m - 1.2m
0.2m - 0.3m

0.3m - 0.6m

RoFSW Max Hazard - 1% AEP plus CC

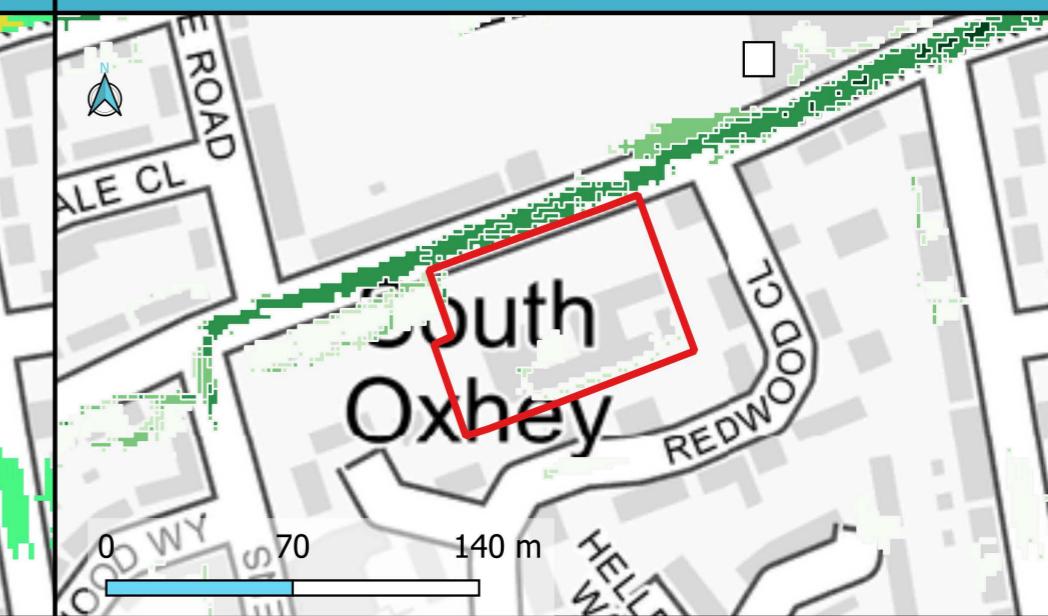


Site boundary
Other sites
0.75 - 1.25

0.25 - 0.50
0.50 - 0.75

1.25 - 2.0
>2.0

RoFSW Max Velocity - 1% AEP plus CC



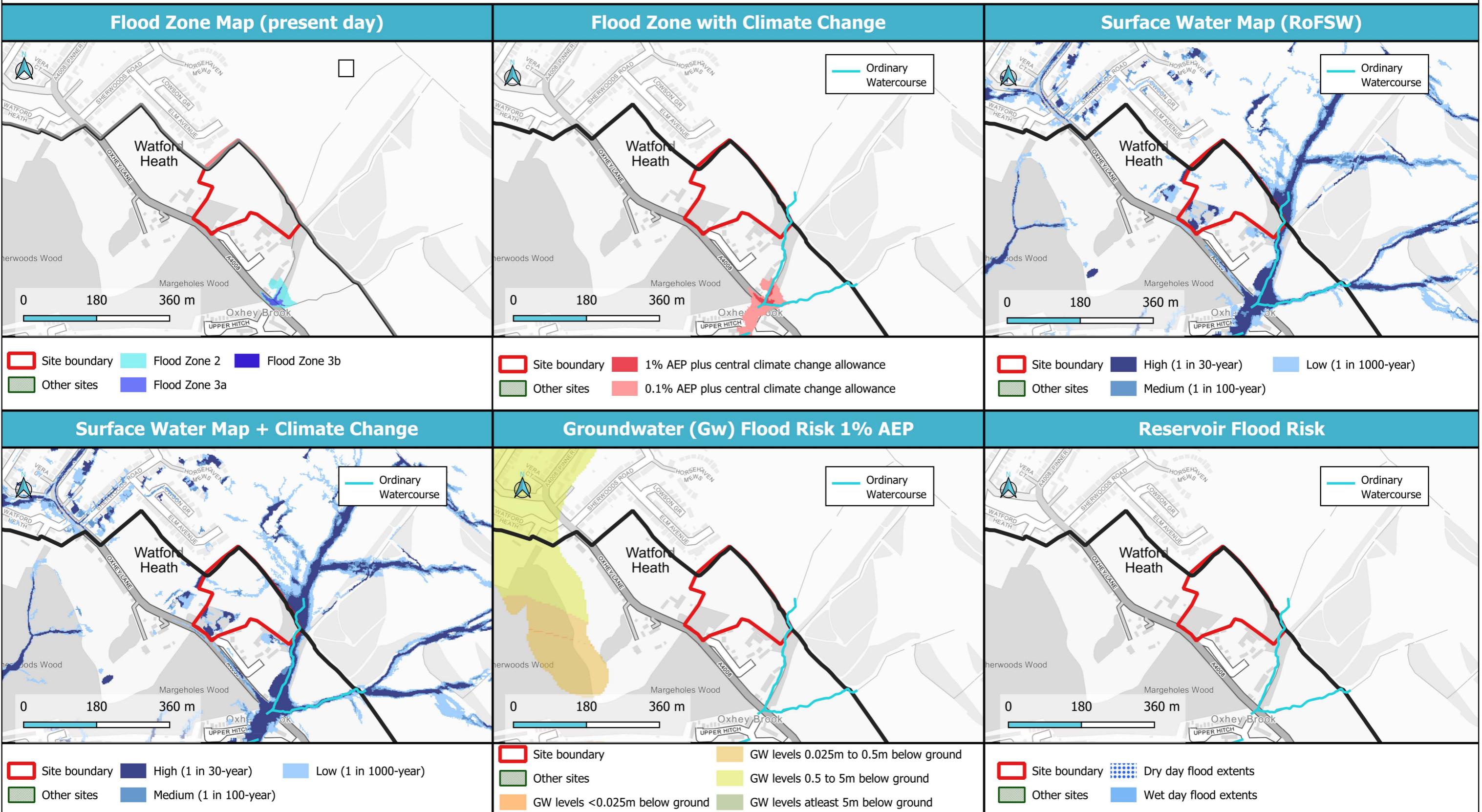
Site boundary
Other sites
0.5m/s - 1.0m/s

0.0m/s - 0.25m/s
0.25m/s - 0.5m/s

1.0m/s - 2.0m/s
>2.0m/s

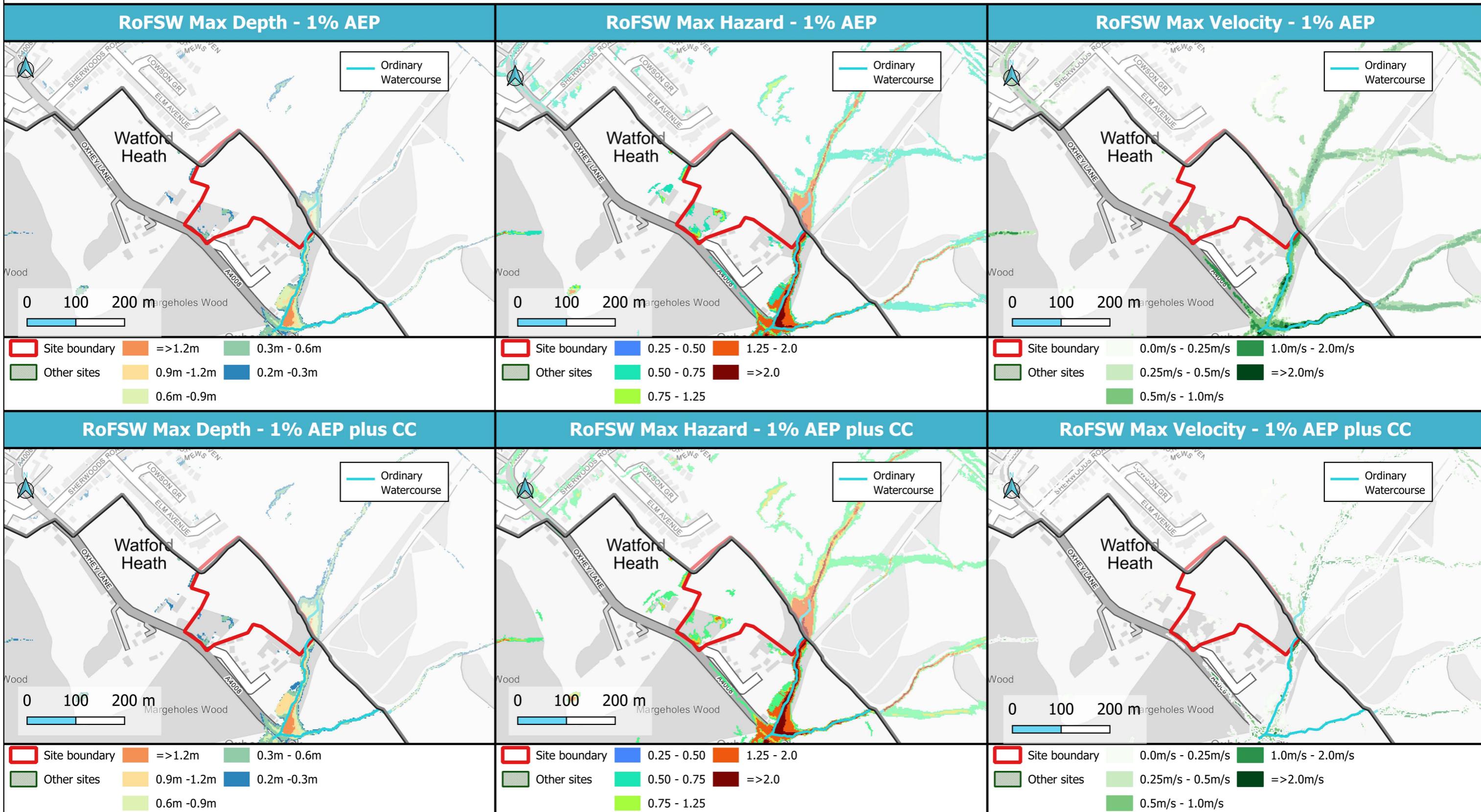
Site Reference	CFS14	Three Rivers District Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary	 THREE RIVERS DISTRICT COUNCIL
Site Name	Land North of Oxhey Lane		

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Site Reference	CFS14	Three Rivers District Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary	 THREE RIVERS DISTRICT COUNCIL
Site Name	Land North of Oxhey Lane		

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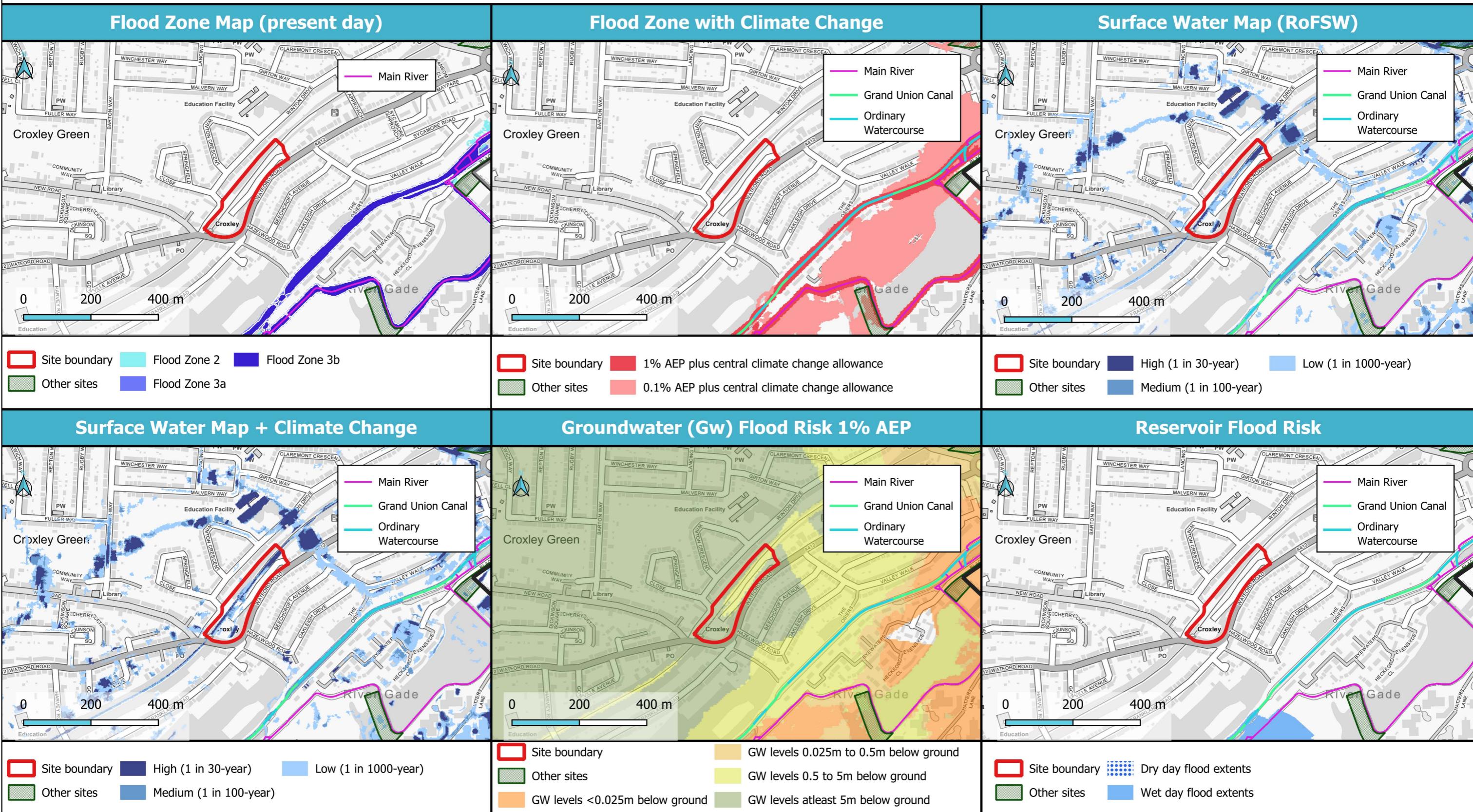
Site Reference	CFS20
Site Name	Land at Croxley Station, Watford Road

Three Rivers District Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary



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Site Reference	CFS20
Site Name	Land at Croxley Station, Watford Road

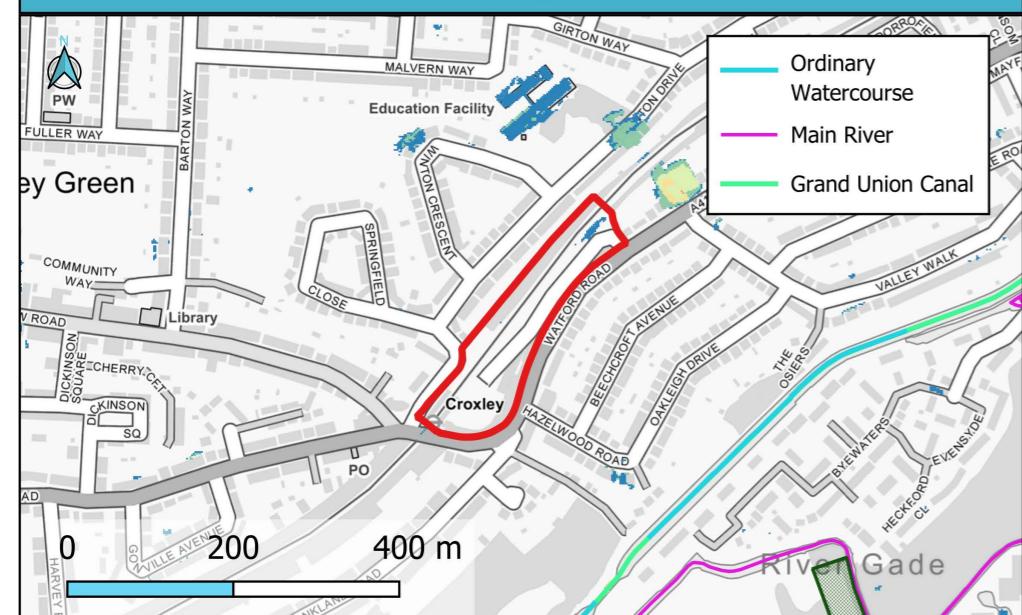
Three Rivers District Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary



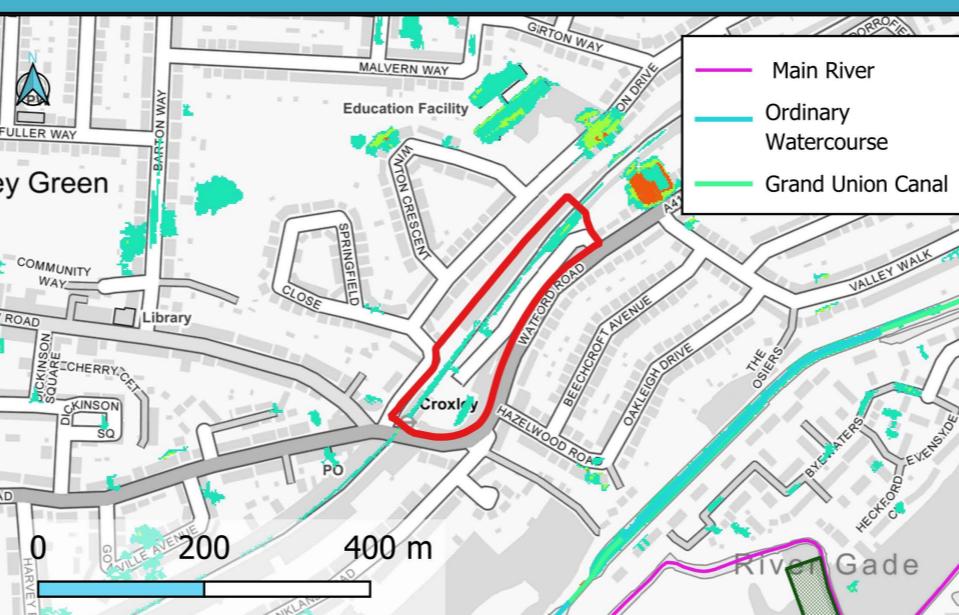
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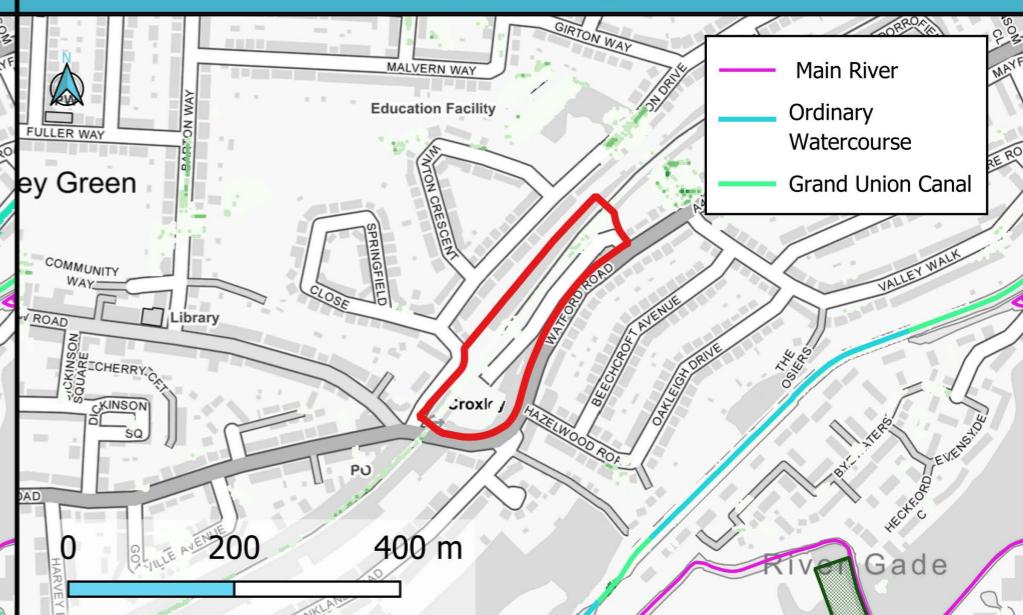
RoFSW Max Depth - 1% AEP



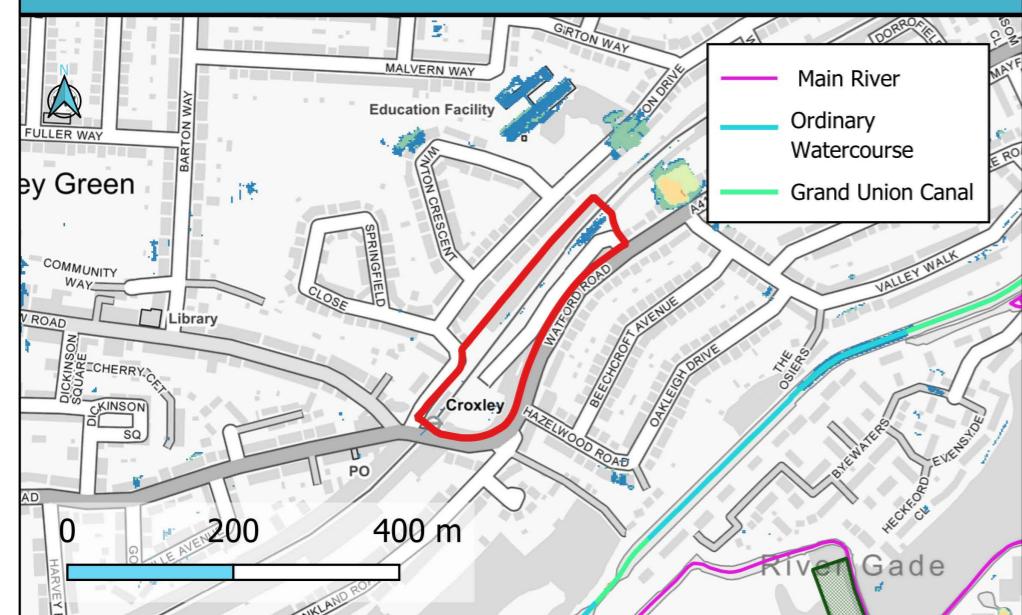
RoFSW Max Hazard - 1% AEP



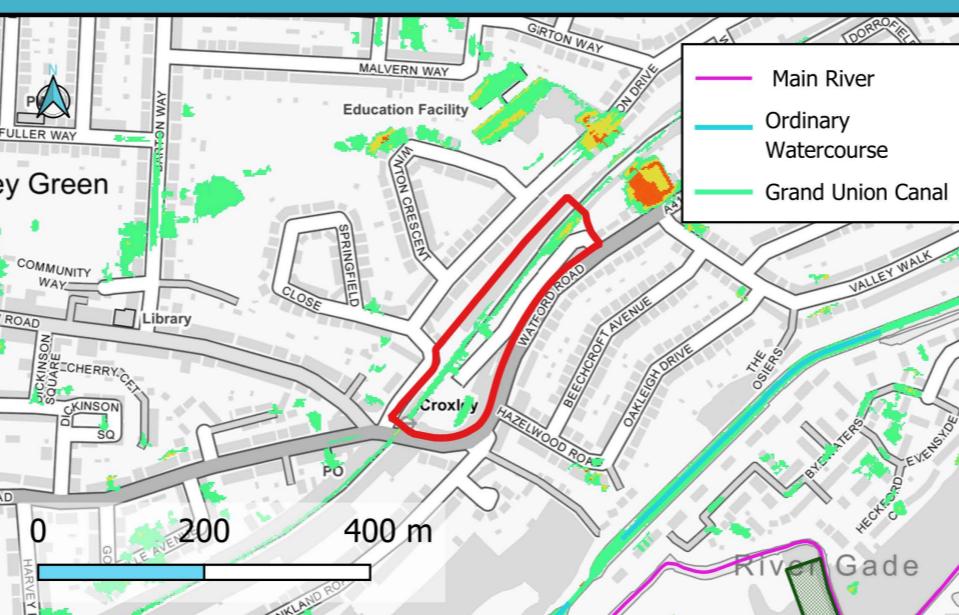
RoFSW Max Velocity - 1% AEP



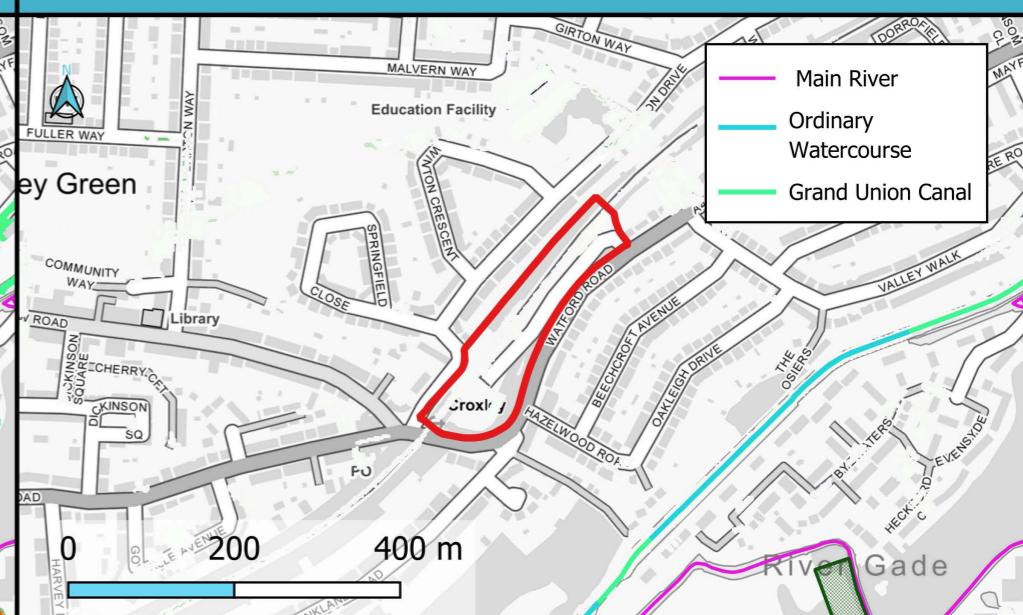
RoFSW Max Depth - 1% AEP plus CC



RoFSW Max Hazard - 1% AEP plus CC



RoFSW Max Velocity - 1% AEP plus CC



Site boundary
Other sites
0.3m - 0.6m
0.9m - 1.2m
0.2m - 0.3m
0.6m - 0.9m

Site boundary
Other sites
0.25 - 0.50
0.50 - 0.75
0.75 - 1.25
1.25 - 2.0
>2.0

Site boundary
Other sites
0.0m/s - 0.25m/s
0.25m/s - 0.5m/s
0.5m/s - 1.0m/s
1.0m/s - 2.0m/s
=>2.0m/s

Site Reference	CFS32
Site Name	Land at Lynsters Farm, Maple Cross

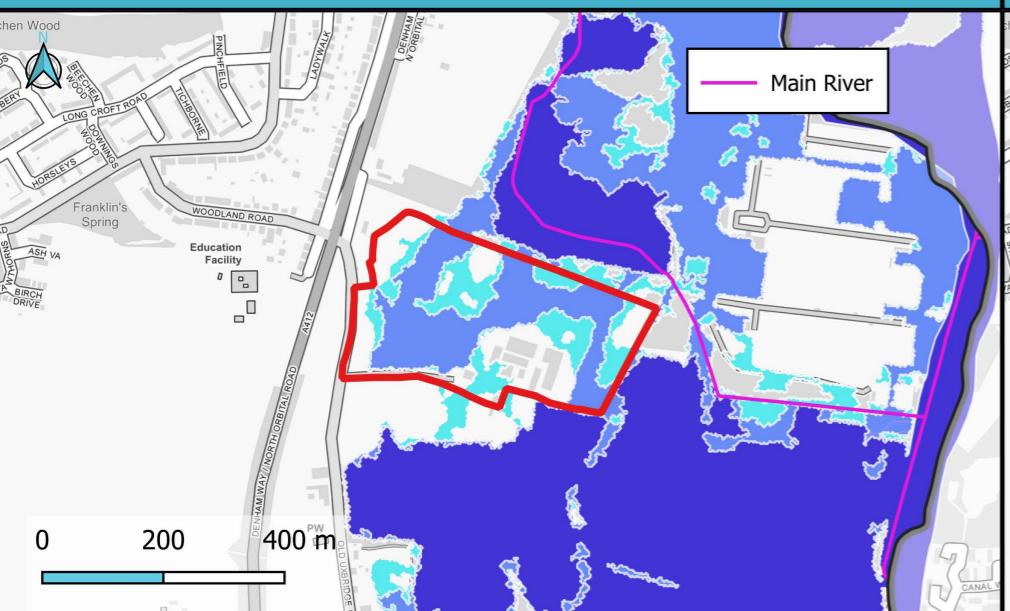
Three Rivers District Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary



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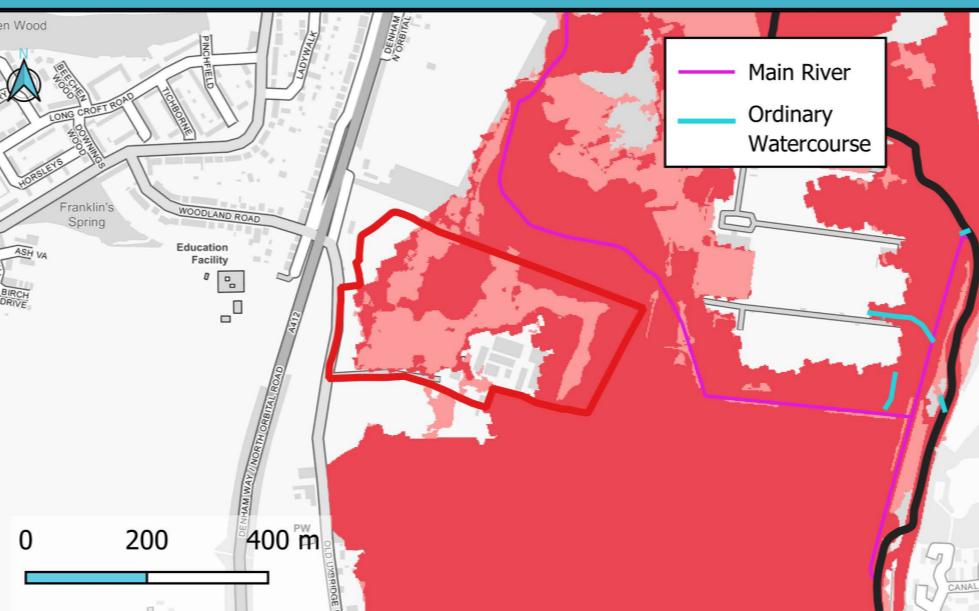
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Upper Colne Flood Zones (present day)



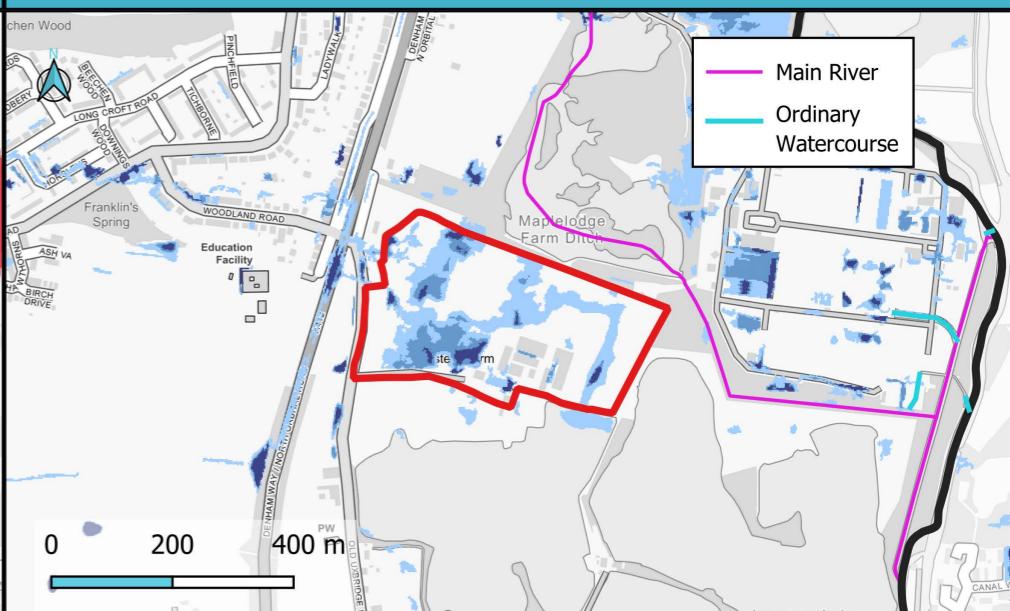
■ Site boundary ■ Flood Zone 2 ■ Flood Zone 3b
■ Other sites ■ Flood Zone 3a

Flood Zone with Climate Change



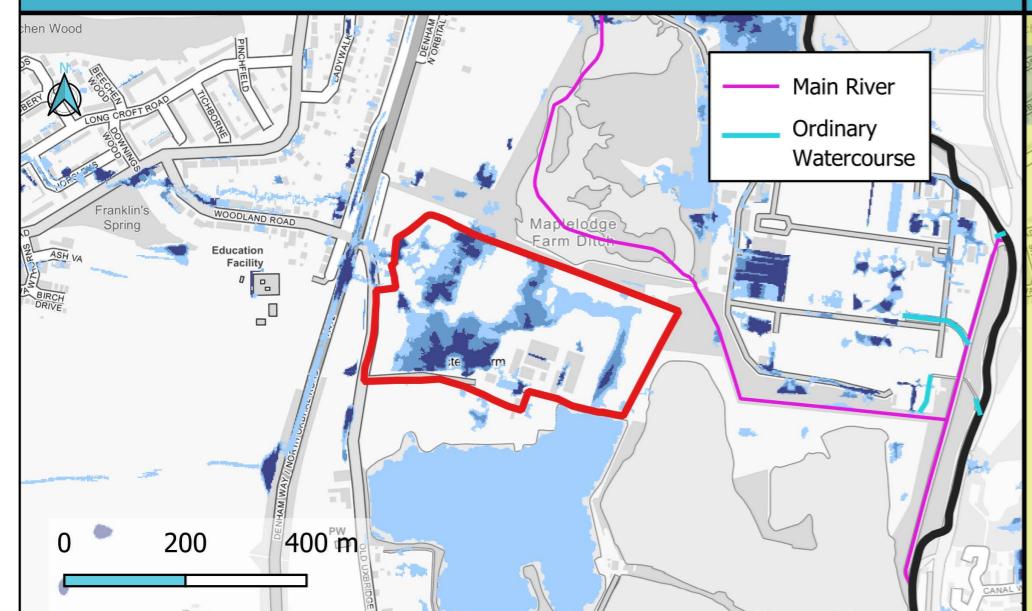
■ Site boundary ■ 1% AEP plus central climate change allowance
■ Other sites ■ 0.1% AEP plus central climate change allowance

Surface Water Map (RoFSW)



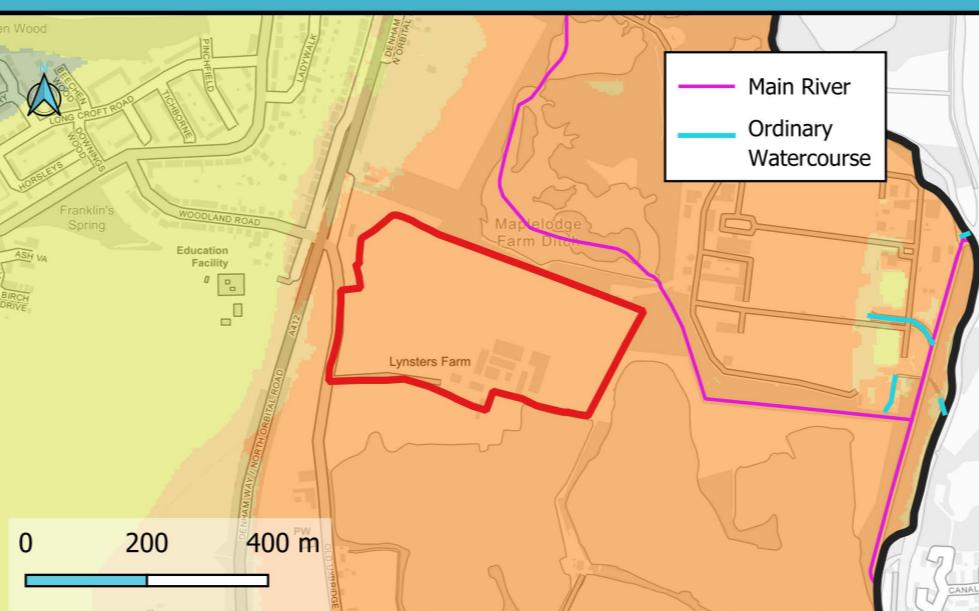
■ Site boundary ■ High (1 in 30-year) ■ Low (1 in 1000-year)
■ Other sites ■ Medium (1 in 100-year)

Surface Water Map + Climate Change



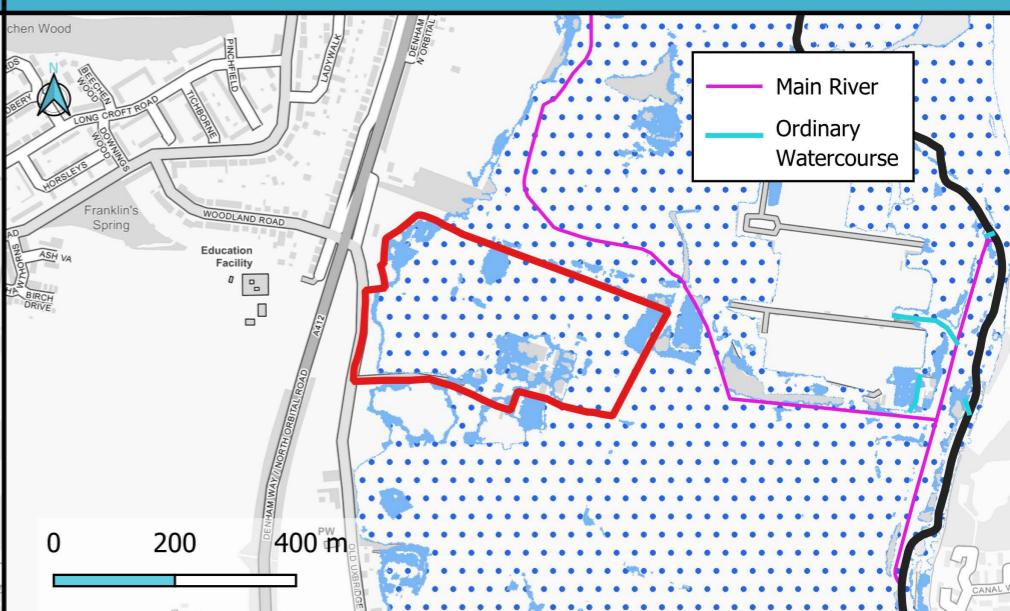
■ Site boundary ■ High (1 in 30-year) ■ Low (1 in 1000-year)
■ Other sites ■ Medium (1 in 100-year)

Groundwater (Gw) Flood Risk 1% AEP



■ Site boundary ■ GW levels 0.025m to 0.5m below ground
■ Other sites ■ GW levels 0.5 to 5m below ground
■ GW levels <0.025m below ground ■ GW levels atleast 5m below ground

Reservoir Flood Risk



■ Site boundary ■ Dry day flood extents
■ Other sites ■ Wet day flood extents

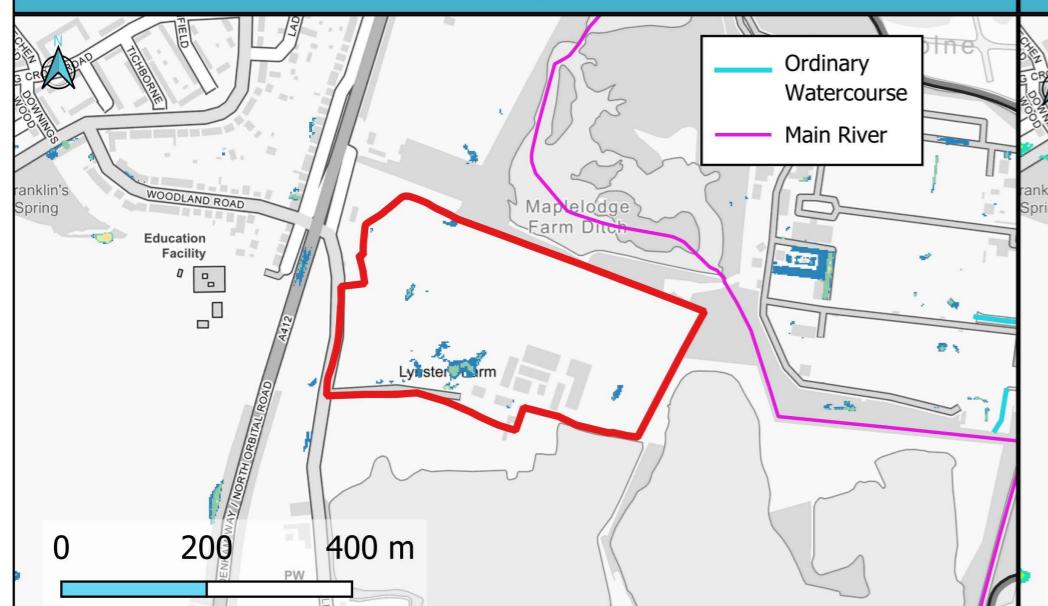
Site Reference	CFS32
Site Name	Land at Lynsters Farm, Maple Cross

Three Rivers District Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary



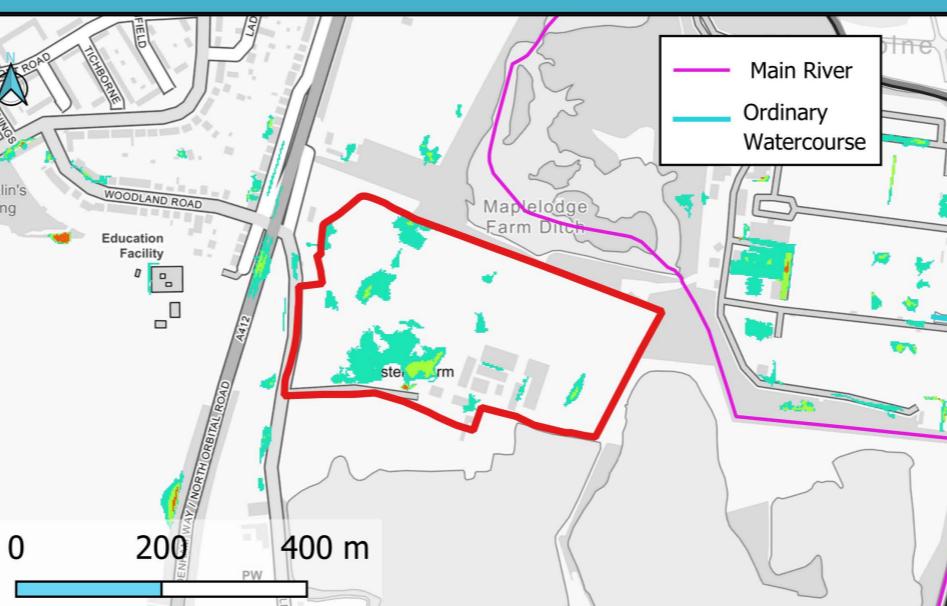
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RoFSW Max Depth - 1% AEP



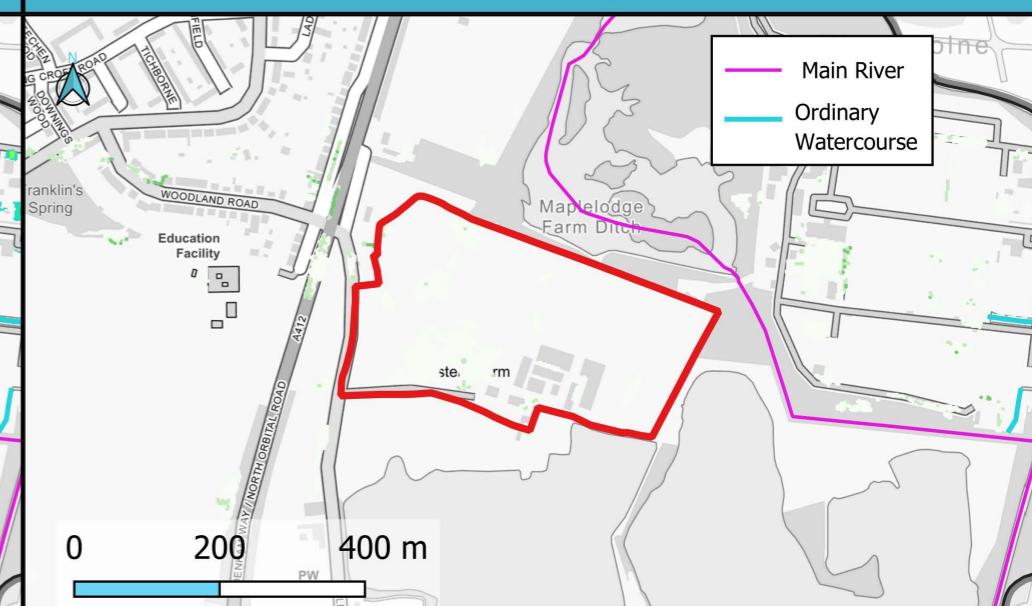
Site boundary
Other sites
0.3m - 0.6m
0.9m - 1.2m
0.2m - 0.3m
0.6m - 0.9m

RoFSW Max Hazard - 1% AEP



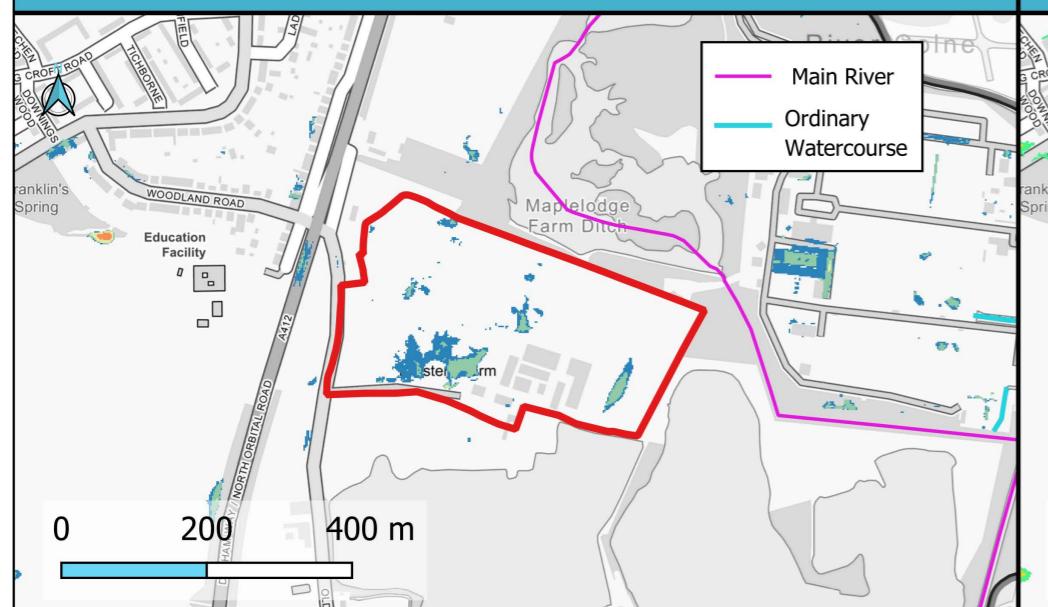
Site boundary
Other sites
0.25 - 0.50
0.50 - 0.75
0.75 - 1.25
1.25 - 2.0
>2.0

RoFSW Max Velocity - 1% AEP



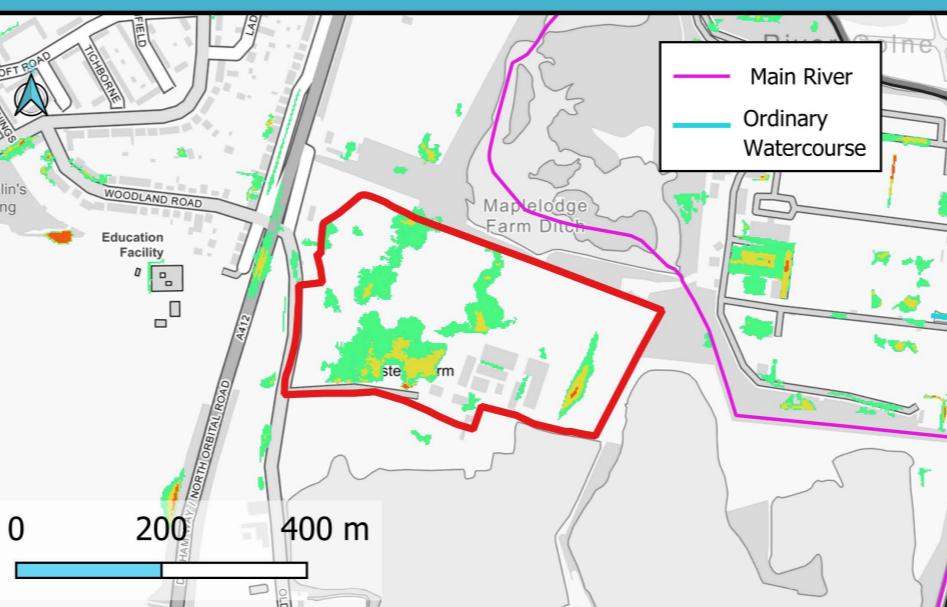
Site boundary
Other sites
0.0m/s - 0.25m/s
0.25m/s - 0.5m/s
0.5m/s - 1.0m/s
1.0m/s - 2.0m/s
>2.0m/s

RoFSW Max Depth - 1% AEP plus CC



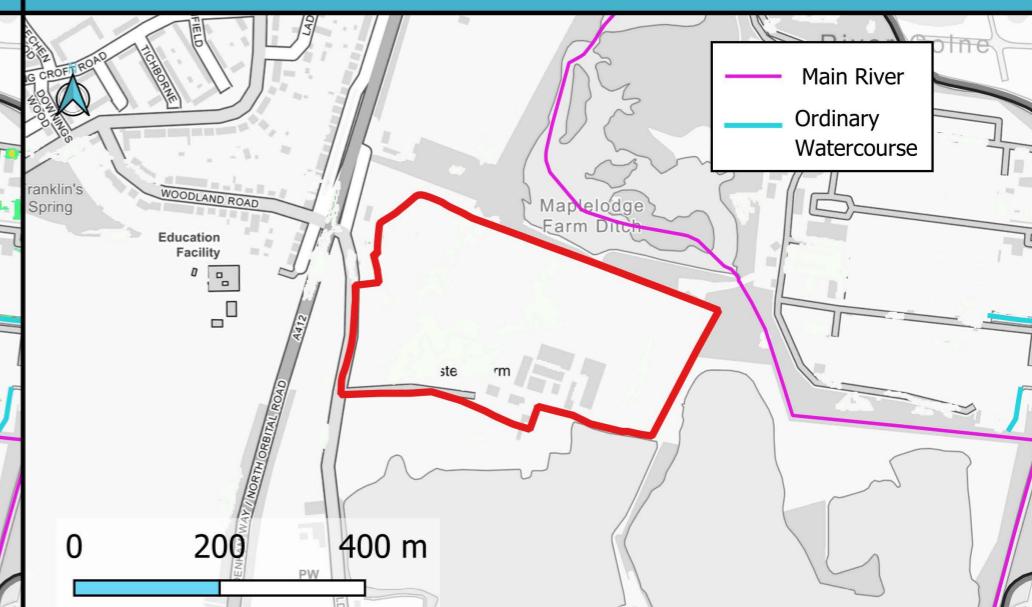
Site boundary
Other sites
0.3m - 0.6m
0.9m - 1.2m
0.2m - 0.3m
0.6m - 0.9m

RoFSW Max Hazard - 1% AEP plus CC



Site boundary
Other sites
0.25 - 0.50
0.50 - 0.75
0.75 - 1.25
1.25 - 2.0
>2.0

RoFSW Max Velocity - 1% AEP plus CC



Site boundary
Other sites
0.0m/s - 0.25m/s
0.25m/s - 0.5m/s
0.5m/s - 1.0m/s
1.0m/s - 2.0m/s
>2.0m/s

Site Reference	CFS32
Site Name	Land at Lynsters Farm, Maple Cross

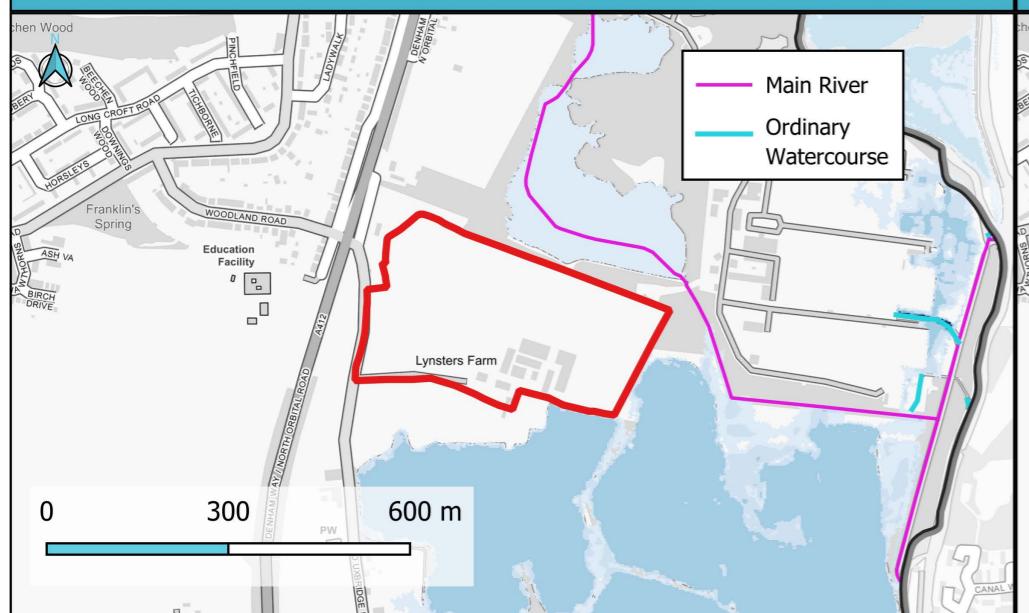
Three Rivers District Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary



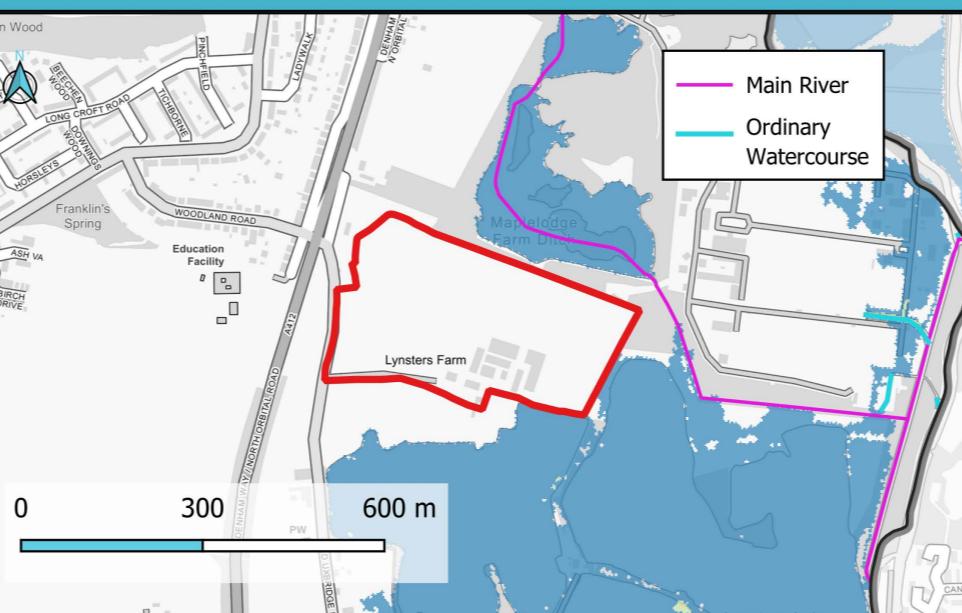
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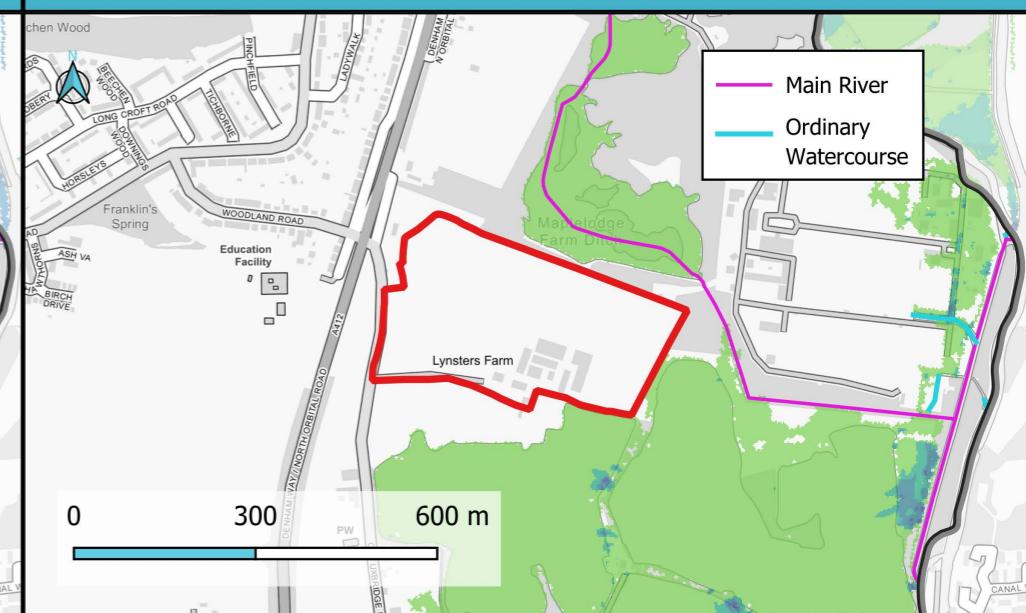
Fluvial Max Depth - 1% AEP (Defended)



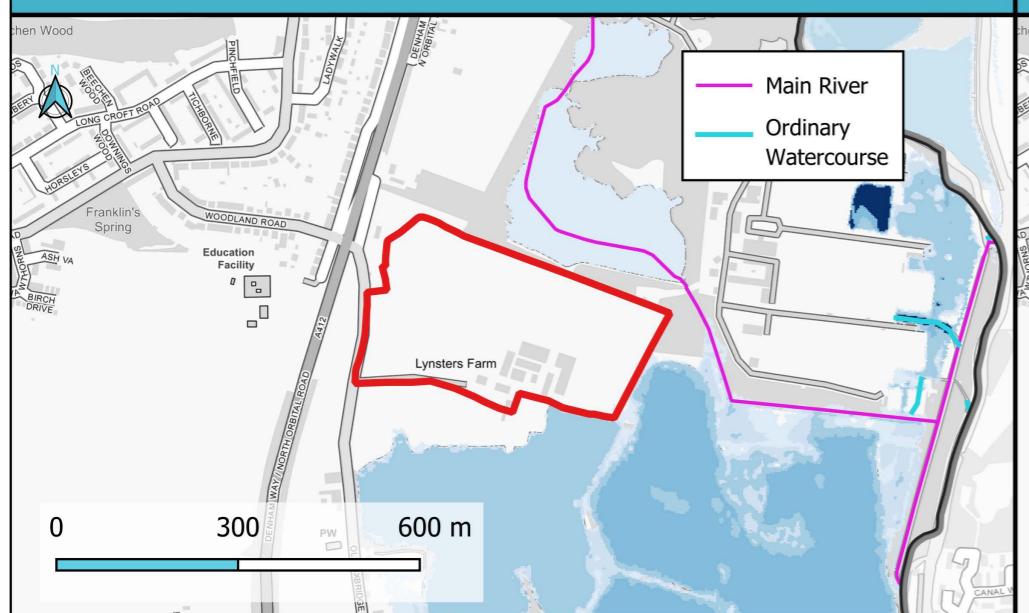
Fluvial Max Hazard - 1% AEP (Defended)



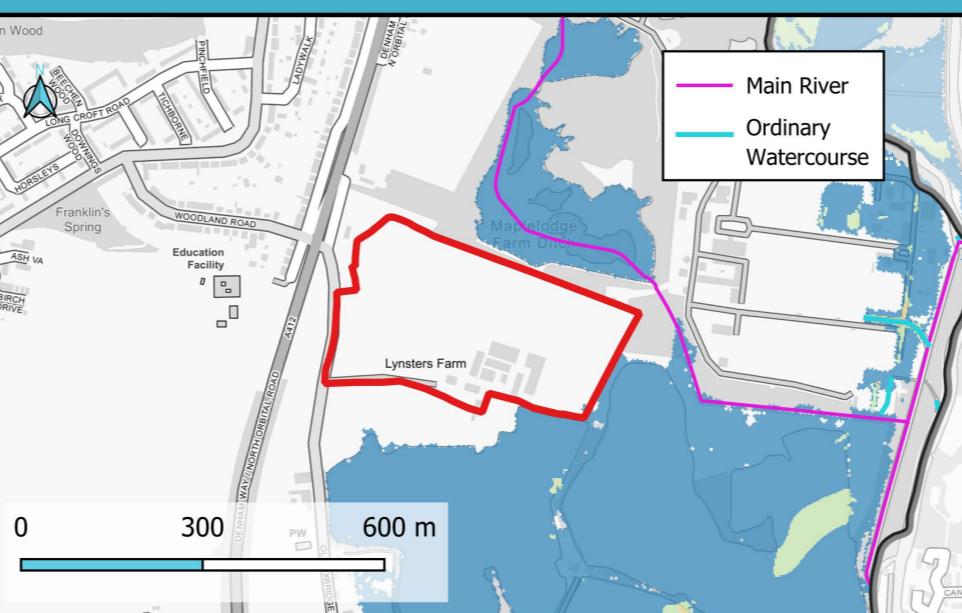
Fluvial Max Velocity - 1% AEP (Defended)



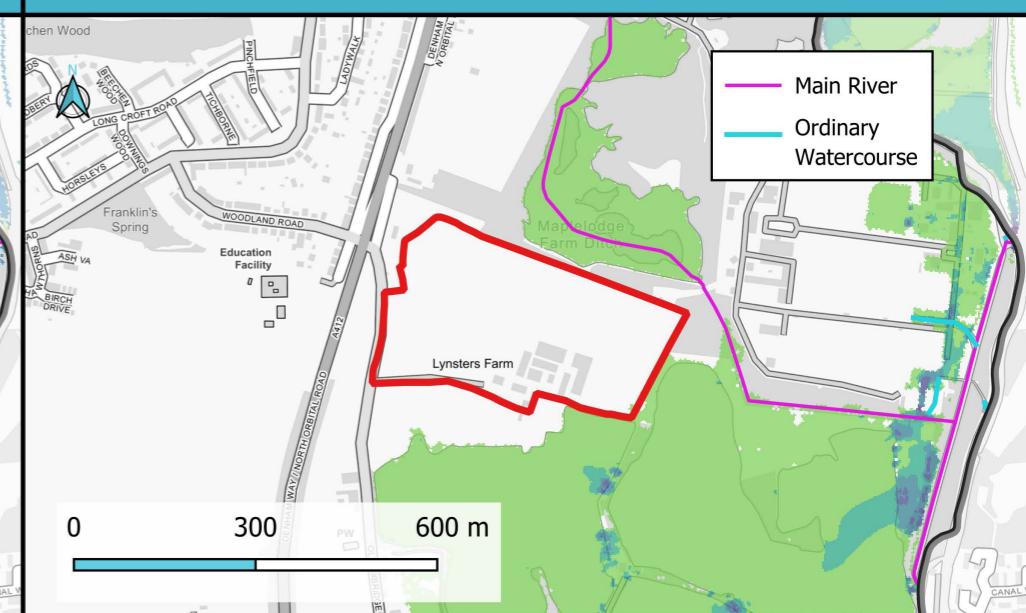
Fluvial Max Depth - 1% AEP +35% CC (Defended)



Fluvial Max Hazard - 1% AEP +35% CC (Defended)



Fluvial Max Velocity - 1% AEP +35% CC (Defended)



Site boundary Upper Colne (2025) Depth (m)

0.25 - 0.50	> 1.25
0.50 - 1.00	
<= 0.25	
1.00 - 1.25	

Other sites

Site boundary Upper Colne (2025) Hazard class

0.75 - 1.25: Moderate	
1.25 - 2.5: Significant	
< 0.75: Low	
> 2.5: Extreme	

Other sites

Site boundary Upper Colne (2025) Velocity (m/s)

0.25 - 0.50	> 2.00
0.50 - 1.00	
<= 0.25	
1.00 - 2.00	

Other sites

Site Reference	CFS32
Site Name	Land at Lynsters Farm, Maple Cross

Three Rivers District Council

Strategic Flood Risk Assessment

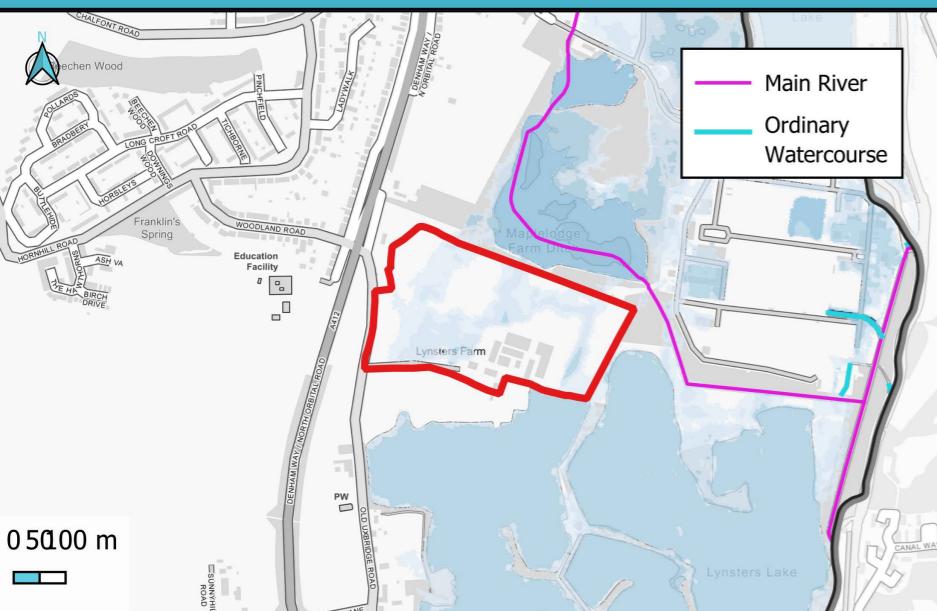
Level 2 Detailed Site Summary



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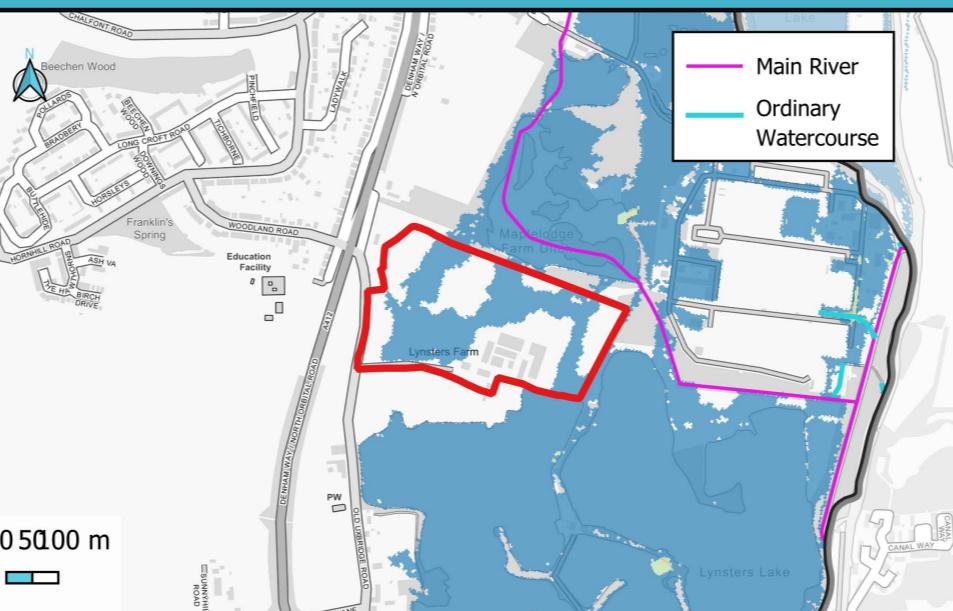
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Fluvial Max Depth (m) - 1% AEP (Undefended)



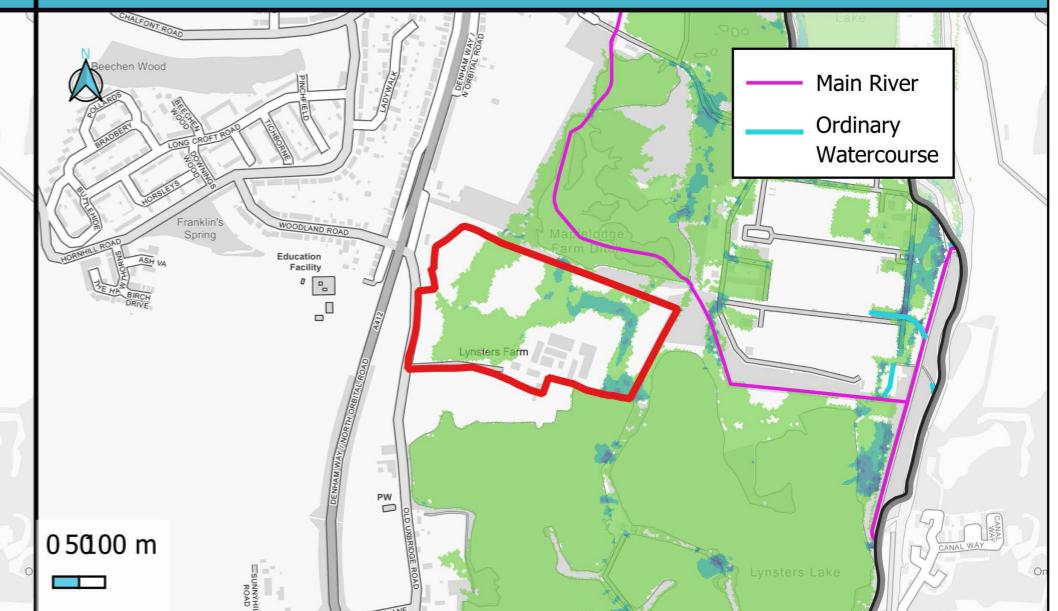
Site boundary Upper Colne (2025) Depth (m)
Other sites
0.25 - 0.50 m
0.50 - 1.00 m
1.00 - 1.25 m
> 1.25 m

Fluvial Max Hazard - 1% AEP (Undefended)



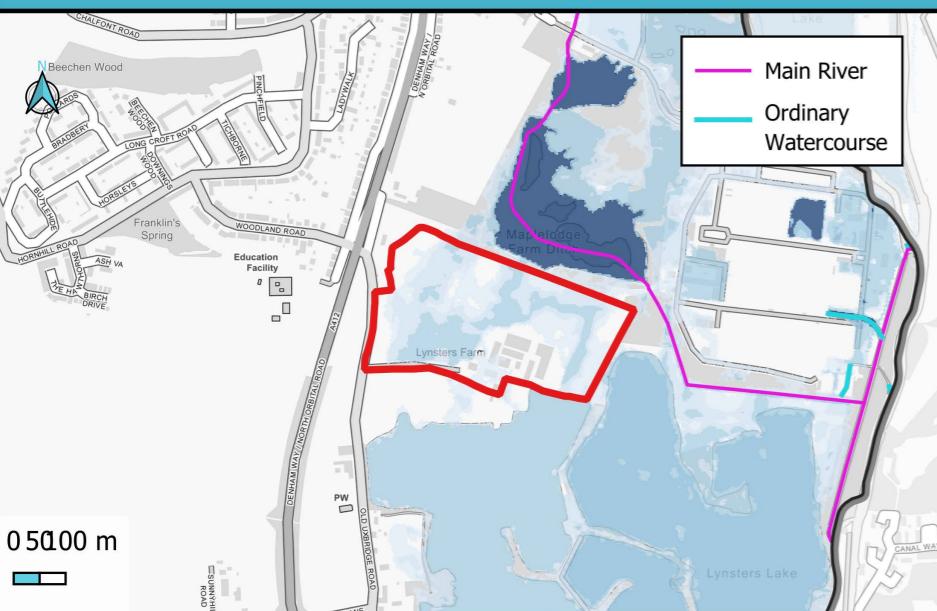
Site boundary Upper Colne (2025) Hazard class
Other sites
< 0.75: Low
1.25 - 2.5: Significant
0.75 - 1.25: Moderate
> 2.5: Extreme

Fluvial Max Velocity - 1% AEP (Undefended)



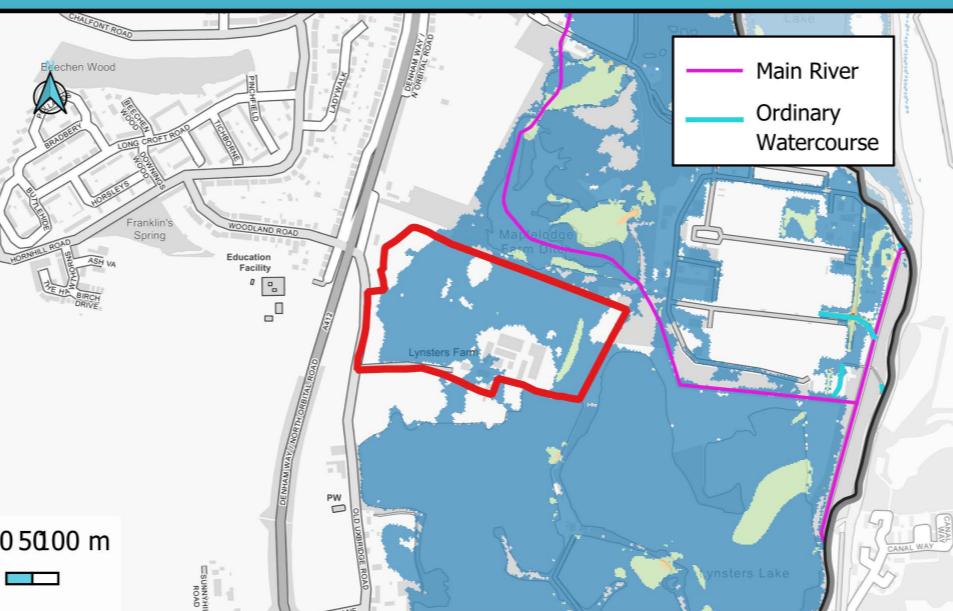
Site boundary Upper Colne (2025) Velocity (m/s)
Other sites
<= 0.25 m/s
0.50 - 1.00 m/s
1.00 - 2.00 m/s
> 2.00 m/s

Fluvial Max Depth (m) - 0.1% AEP (Undefended)



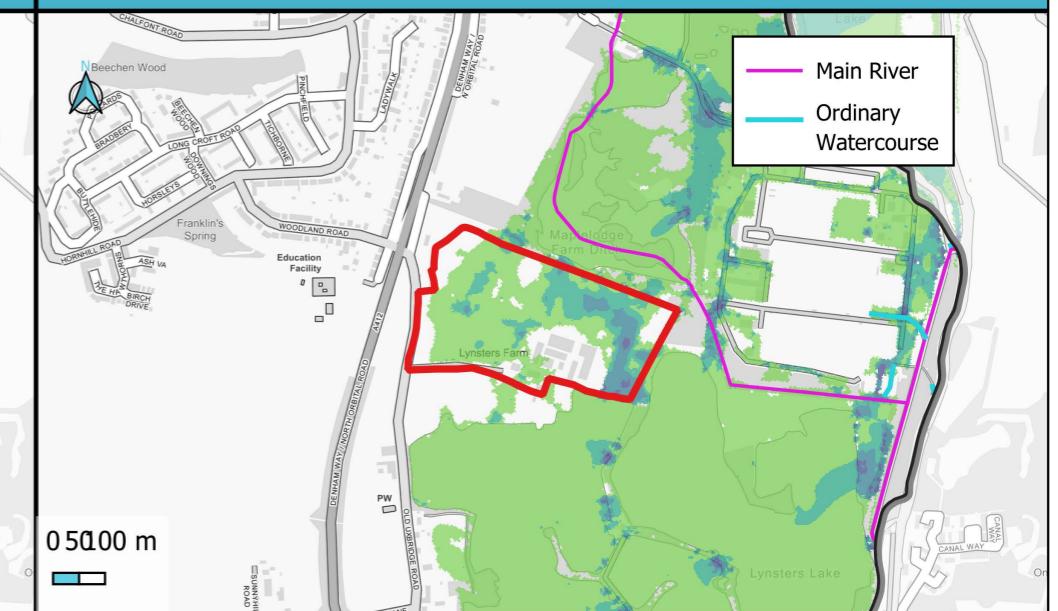
Site boundary Upper Colne (2025) Depth (m)
Other sites
0.25 - 0.50 m
0.50 - 1.00 m
1.00 - 1.25 m
> 1.25 m

Fluvial Max Hazard - 0.1% AEP (Undefended)



Site boundary Upper Colne (2025) Hazard class
Other sites
< 0.75: Low
1.25 - 2.5: Significant
0.75 - 1.25: Moderate
> 2.5: Extreme

Fluvial Max Velocity - 0.1% AEP (Undefended)



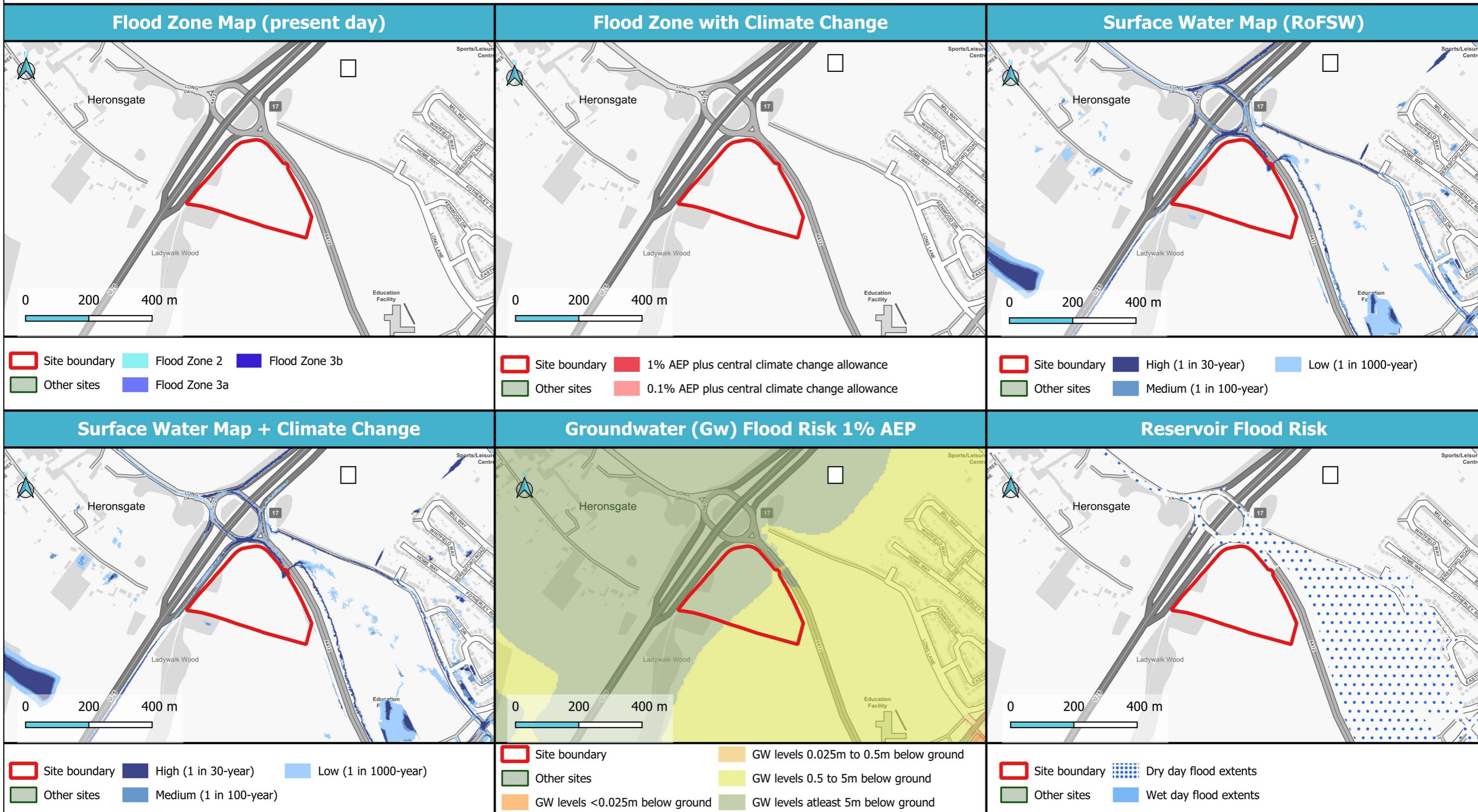
Site boundary Upper Colne (2025) Velocity (m/s)
Other sites
<= 0.25 m/s
0.50 - 1.00 m/s
1.00 - 2.00 m/s
> 2.00 m/s

Site Reference	CFS36
Site Name	Land at Junction 17 of M25

Three Rivers District Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary



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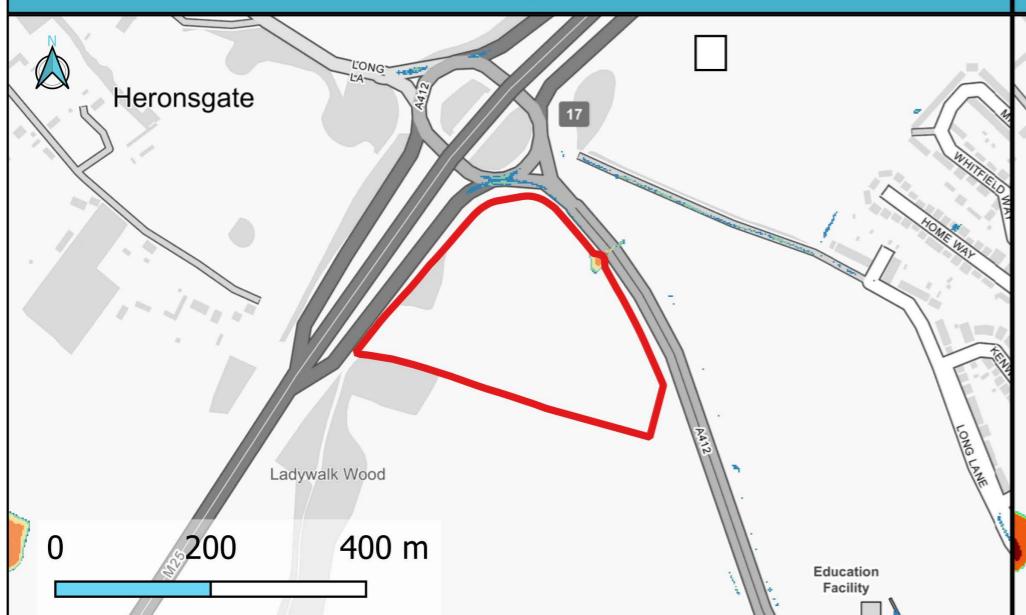
Site Reference	CFS36
Site Name	Land at Junction 17 of M25

Three Rivers District Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary

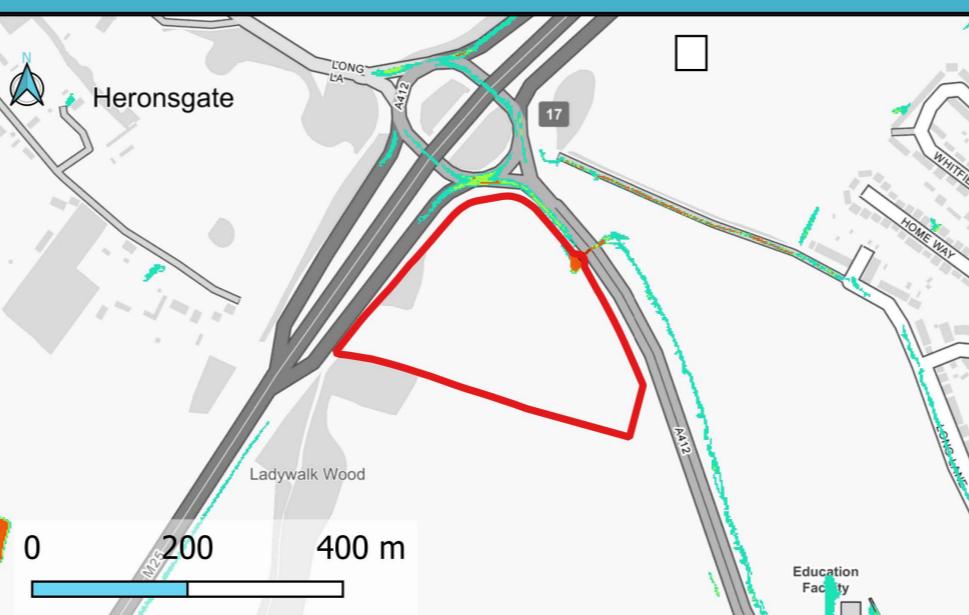


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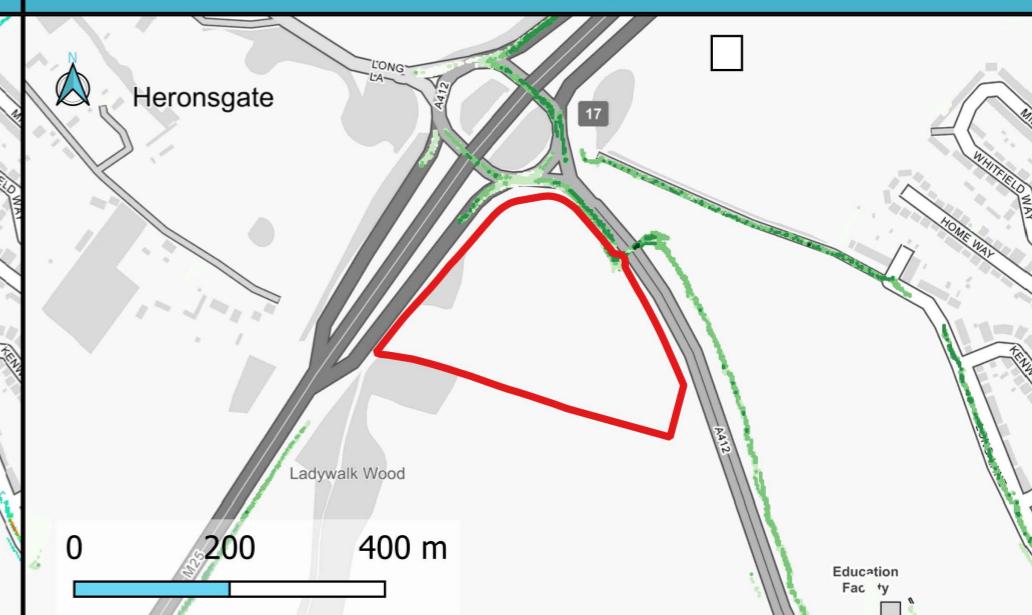
RoFSW Max Depth - 1% AEP



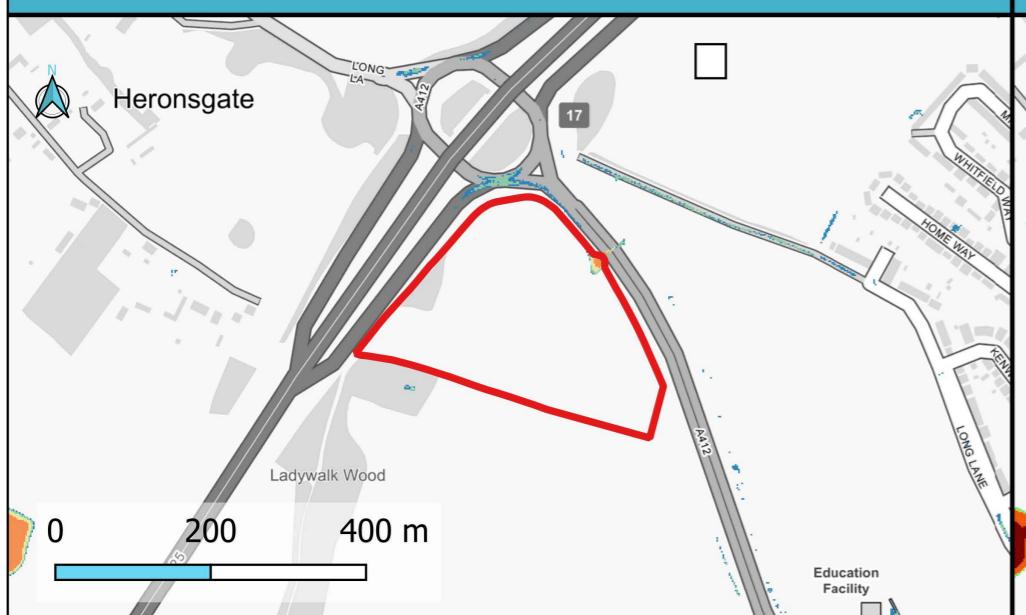
RoFSW Max Hazard - 1% AEP



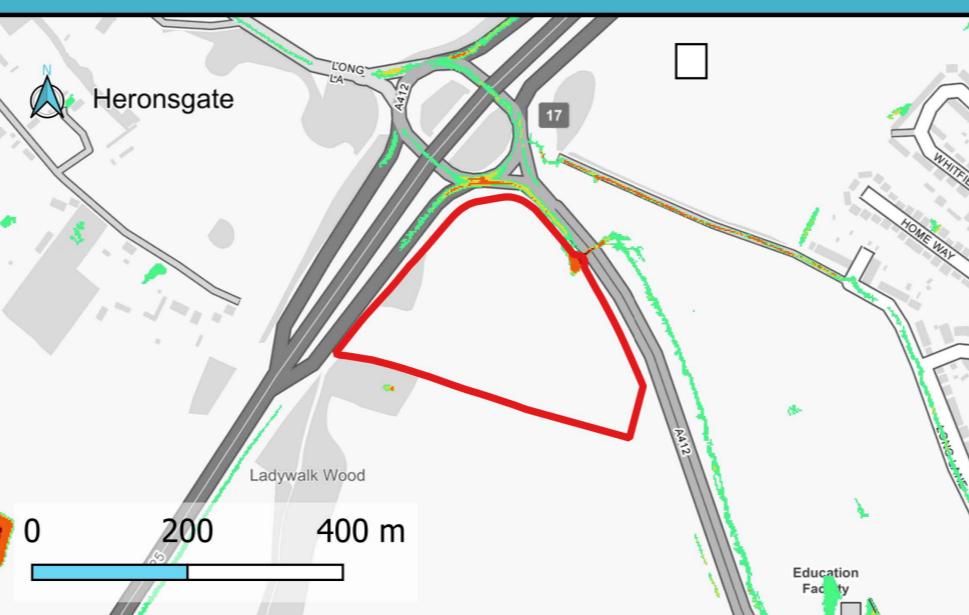
RoFSW Max Velocity - 1% AEP



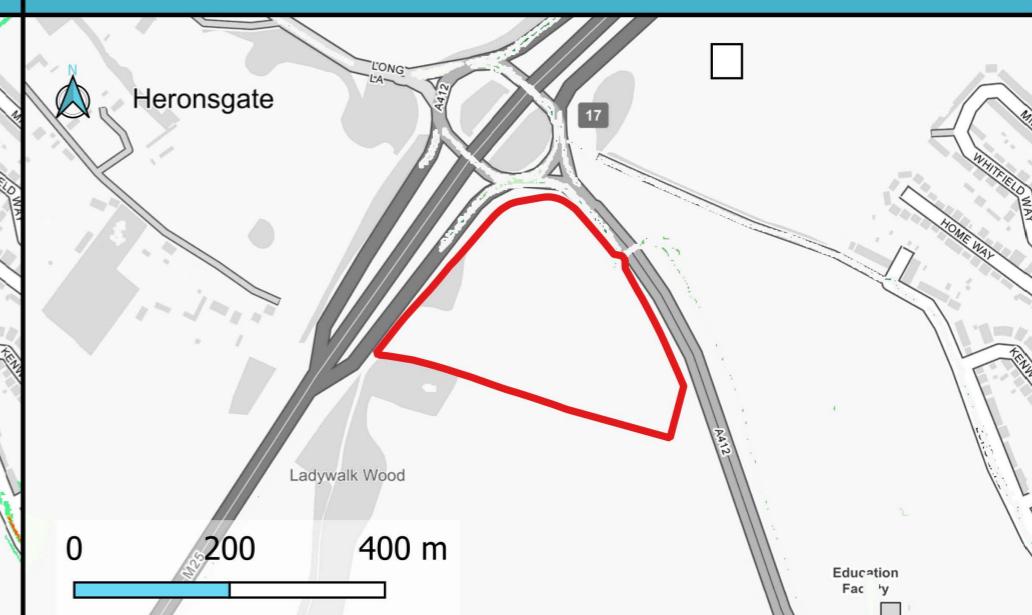
RoFSW Max Depth - 1% AEP plus CC



RoFSW Max Hazard - 1% AEP plus CC



RoFSW Max Velocity - 1% AEP plus CC



Site Reference	CFS39B
Site Name	Land to the east of Merchant Taylors School

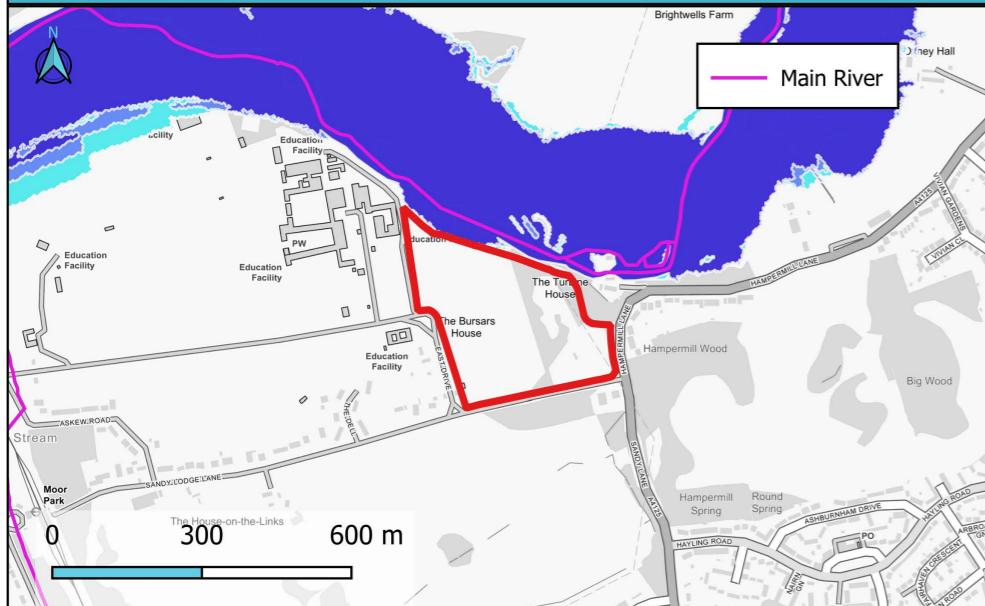
Three Rivers District Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary



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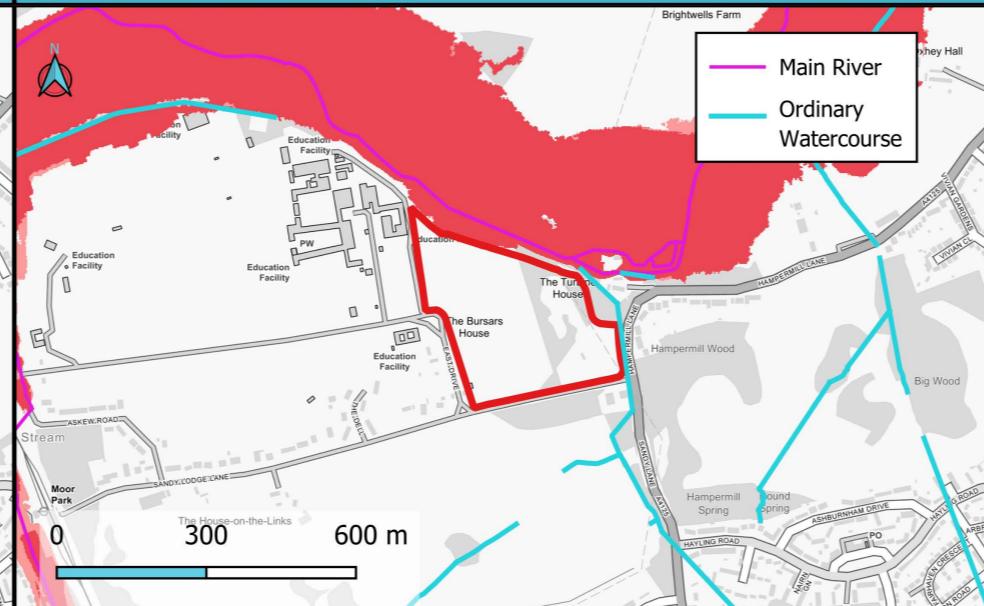
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Upper Colne Flood Zones (present day)



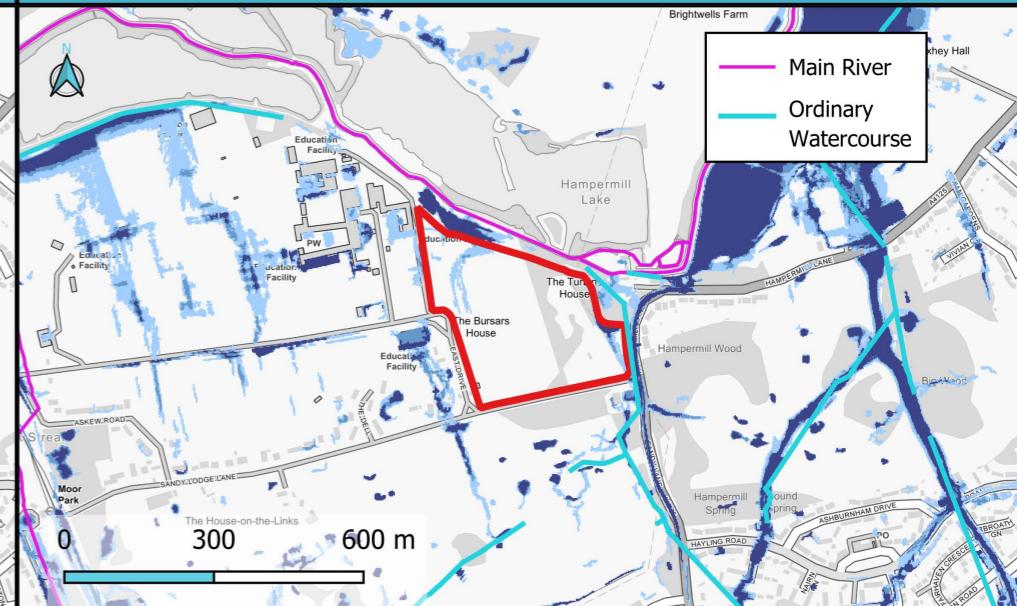
■ Site boundary ■ Flood Zone 2 ■ Flood Zone 3b
■ Other sites ■ Flood Zone 3a

Flood Zone with Climate Change



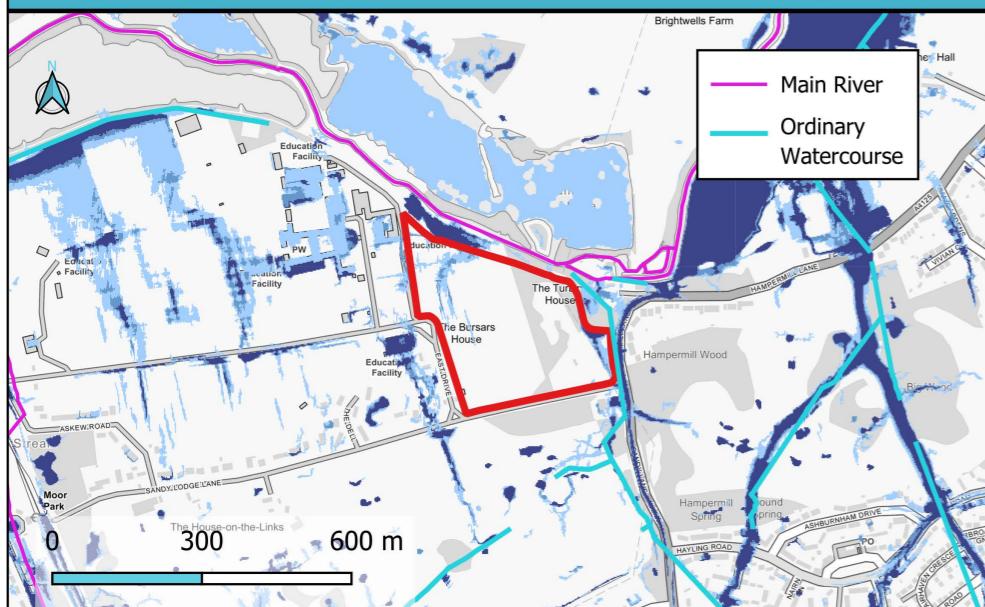
■ Site boundary ■ 1% AEP plus central climate change allowance
■ Other sites ■ 0.1% AEP plus central climate change allowance

Surface Water Map (RoFSW)



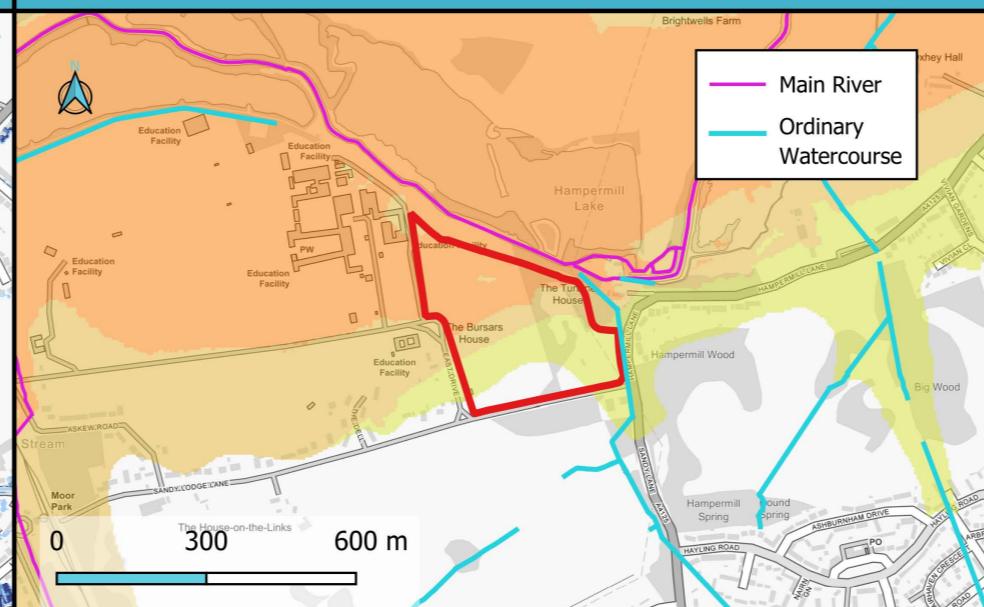
■ Site boundary ■ High (1 in 30-year) ■ Low (1 in 1000-year)
■ Other sites ■ Medium (1 in 100-year)

Surface Water Map + Climate Change



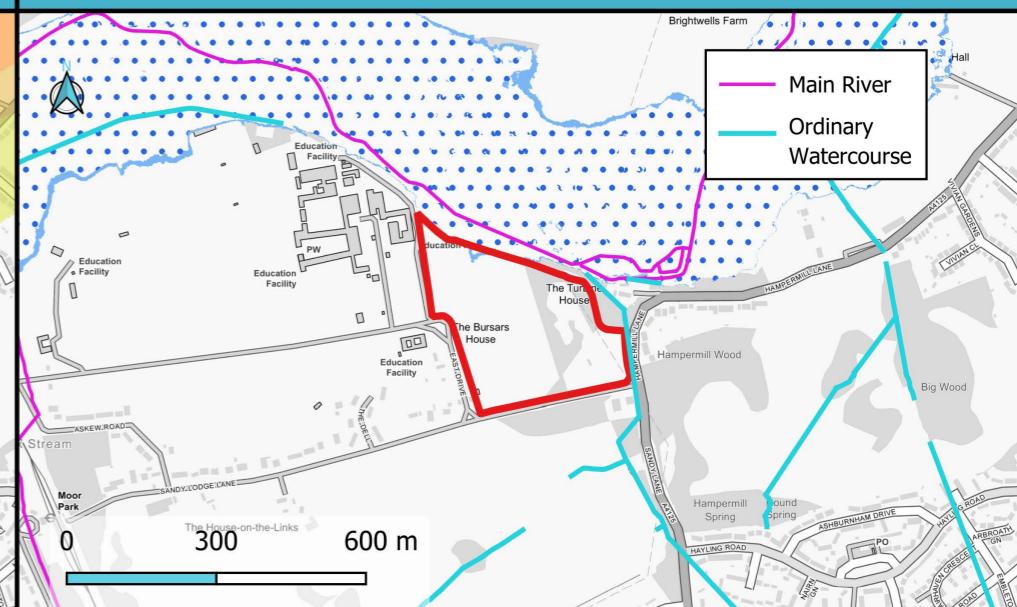
■ Site boundary ■ High (1 in 30-year) ■ Low (1 in 1000-year)
■ Other sites ■ Medium (1 in 100-year)

Groundwater (Gw) Flood Risk 1% AEP



■ Site boundary ■ GW levels <0.025m below ground
■ Other sites ■ GW levels 0.025m to 0.5m below ground
■ GW levels 0.5 to 5m below ground
■ GW levels atleast 5m below ground

Reservoir Flood Risk



■ Site boundary ■ Dry day flood extents
■ Other sites ■ Wet day flood extents

Site Reference	CFS39B
Site Name	Land to the east of Merchant Taylors School

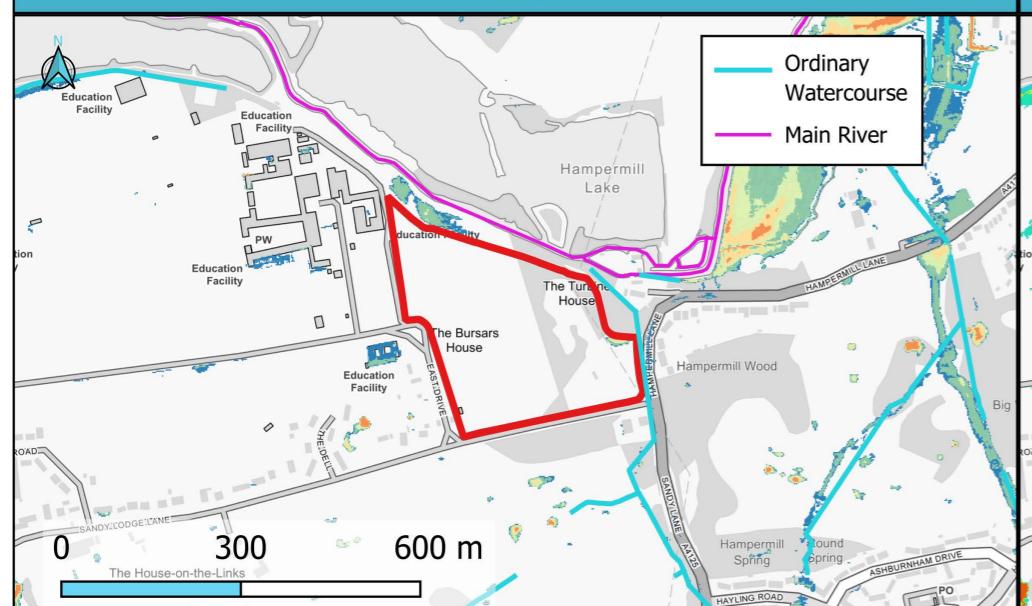
Three Rivers District Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary



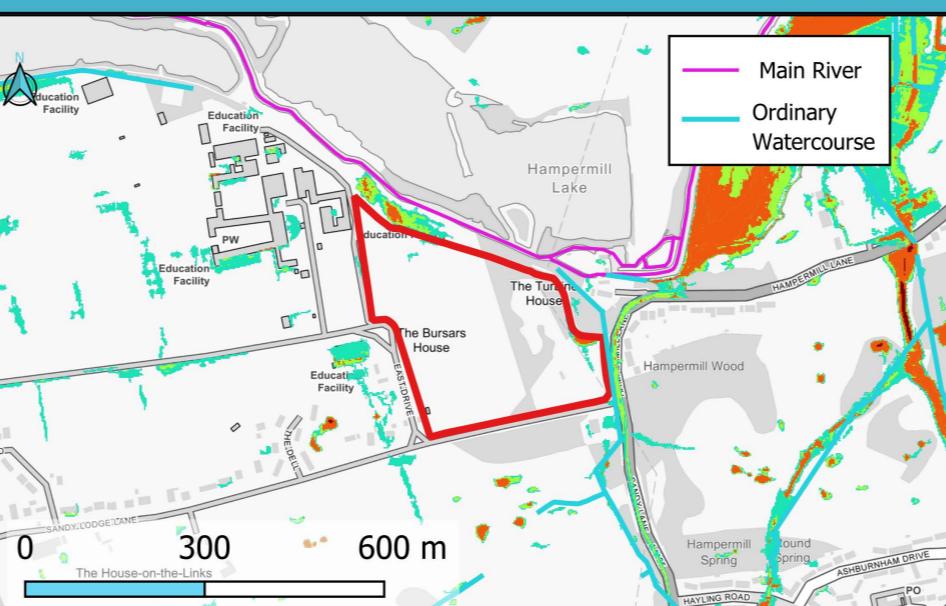
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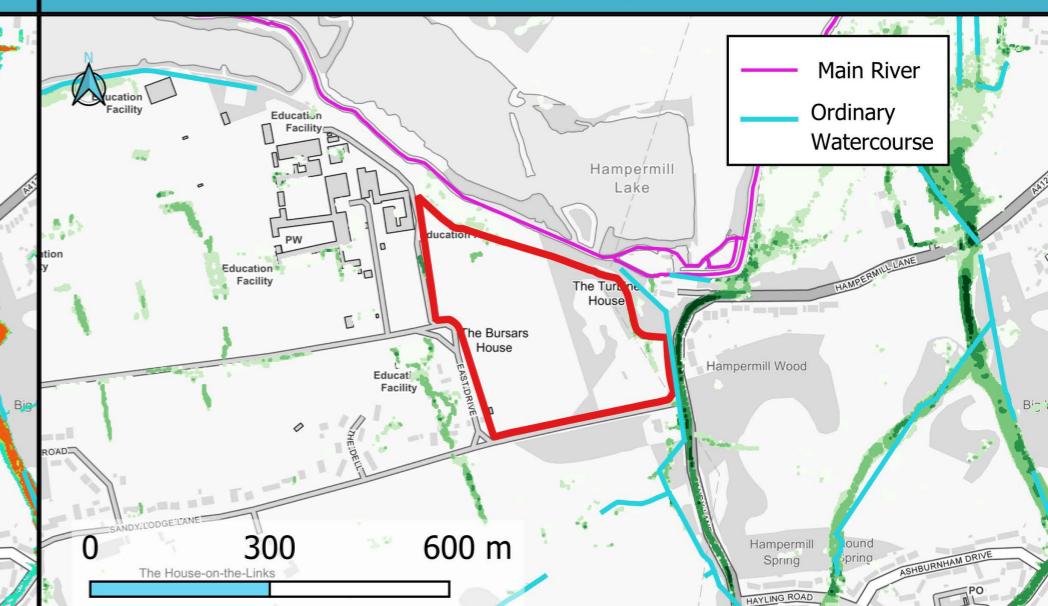
RoFSW Max Depth - 1% AEP



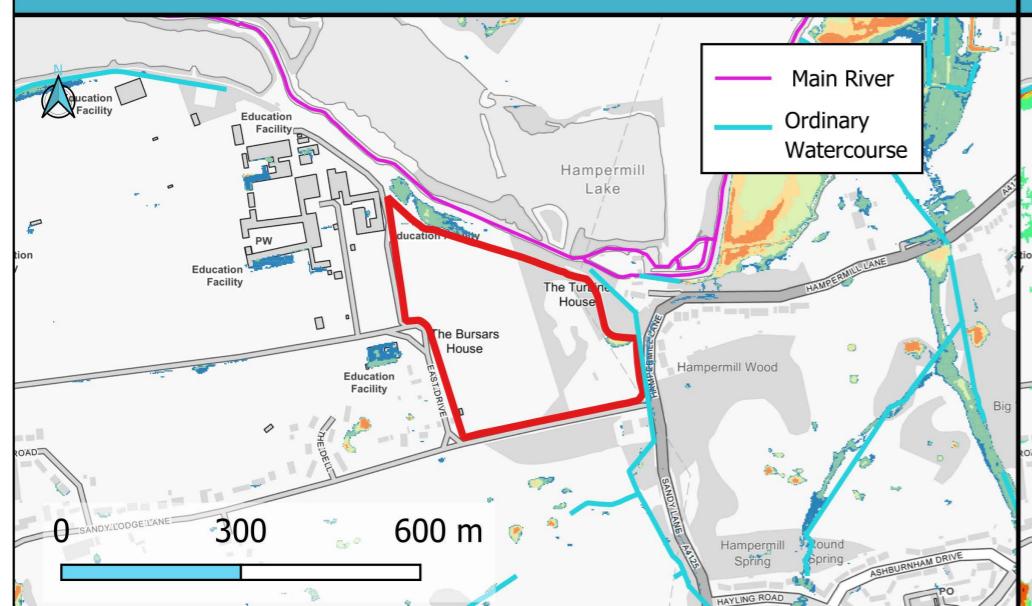
RoFSW Max Hazard - 1% AEP



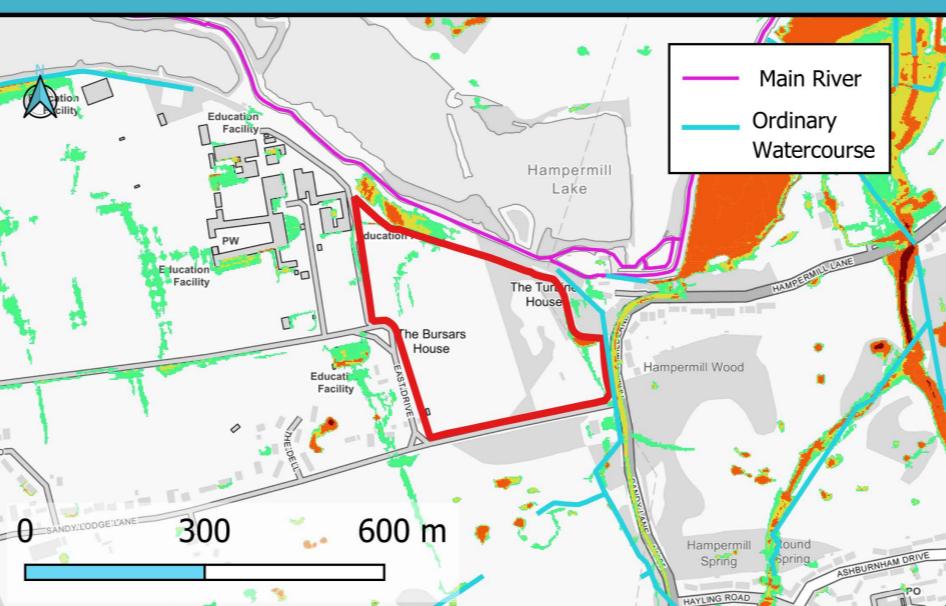
RoFSW Max Velocity - 1% AEP



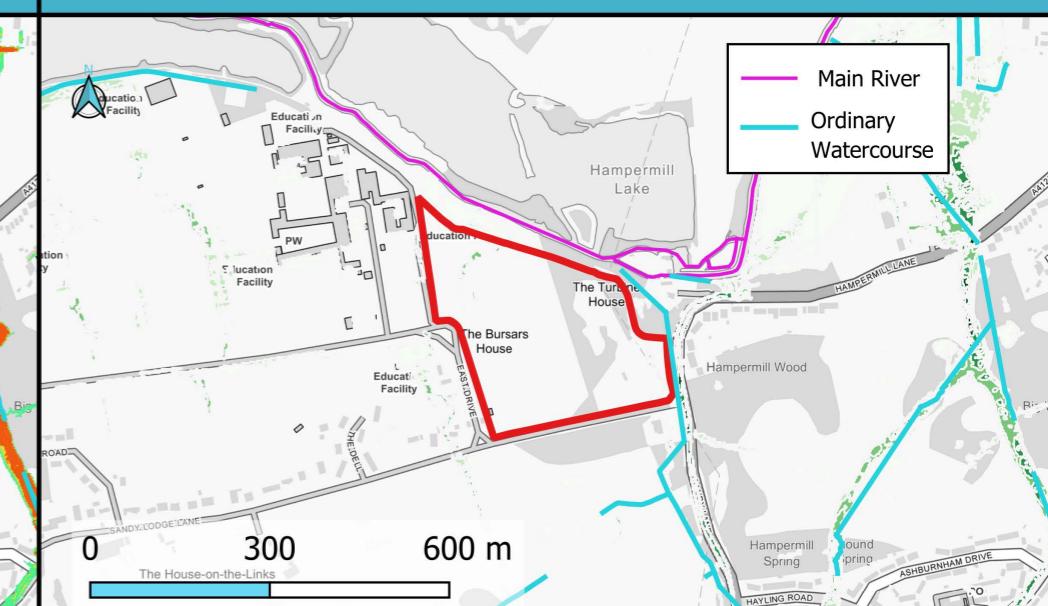
RoFSW Max Depth - 1% AEP plus CC



RoFSW Max Hazard - 1% AEP plus CC



RoFSW Max Velocity - 1% AEP plus CC



Site boundary
Other sites
0.3m - 0.6m
0.9m - 1.2m
0.2m - 0.3m
0.6m - 0.9m

Site boundary
Other sites
0.25 - 0.50
0.50 - 0.75
0.75 - 1.25
1.25 - 2.0
>2.0

Site boundary
Other sites
0.0m/s - 0.25m/s
0.25m/s - 0.5m/s
0.5m/s - 1.0m/s
1.0m/s - 2.0m/s
>2.0m/s

Site Reference	CFS39B
Site Name	Land to the east of Merchant Taylors School

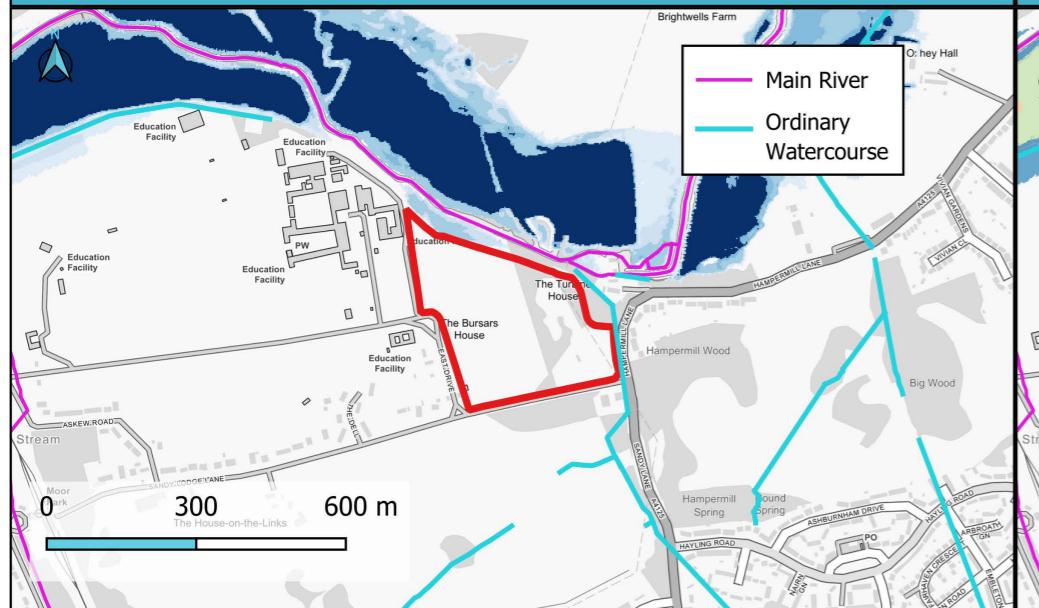
Three Rivers District Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary



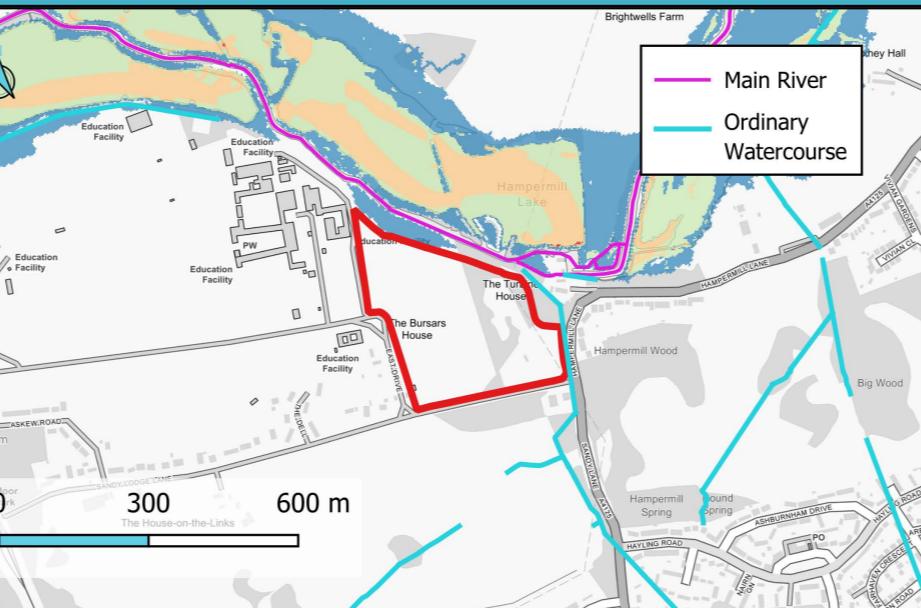
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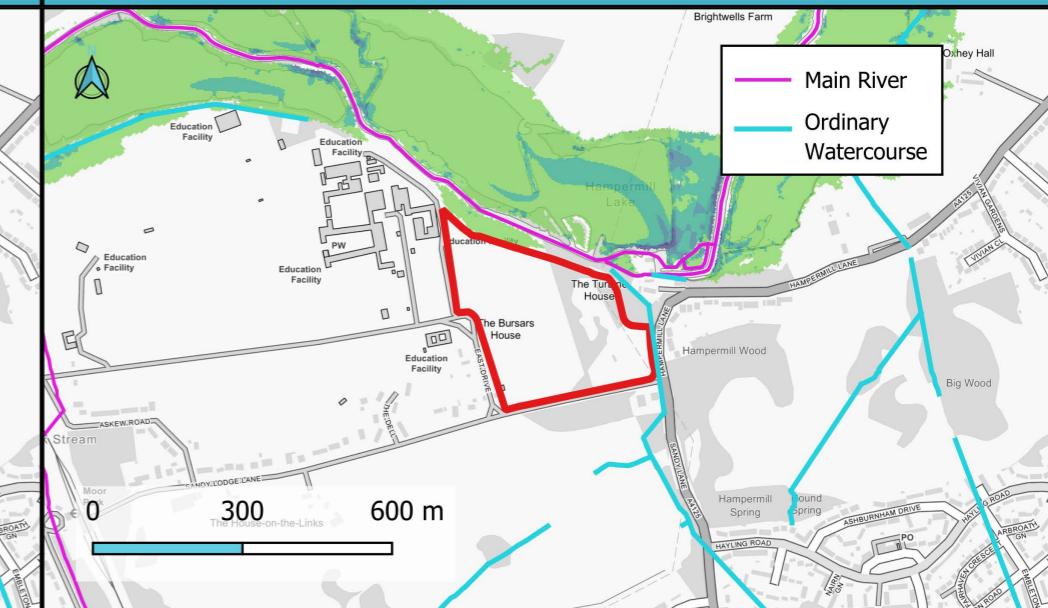
Fluvial Max Depth - 1% AEP (Defended)



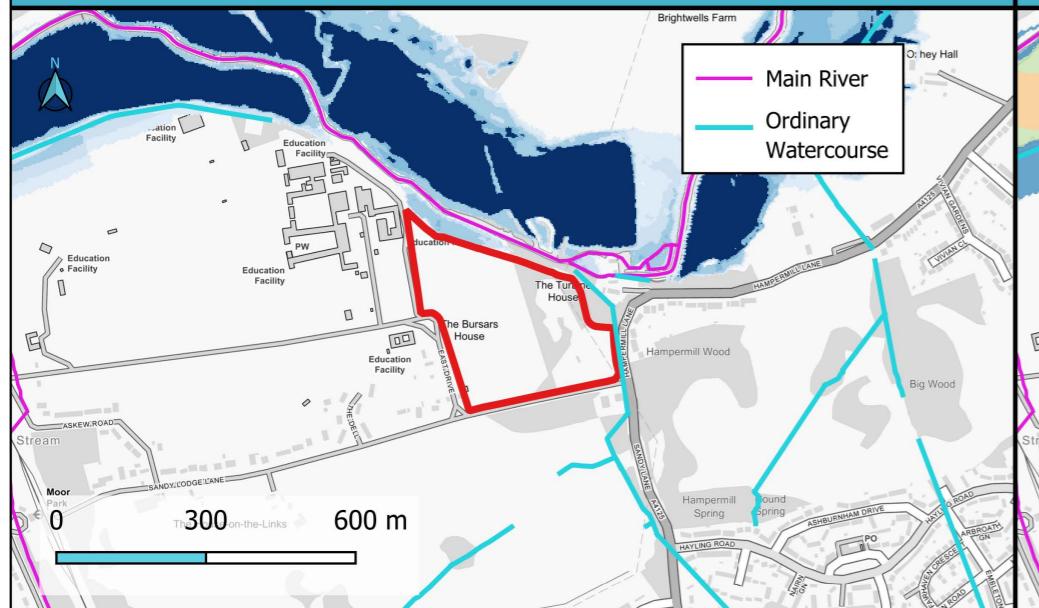
Fluvial Max Hazard - 1% AEP (Defended)



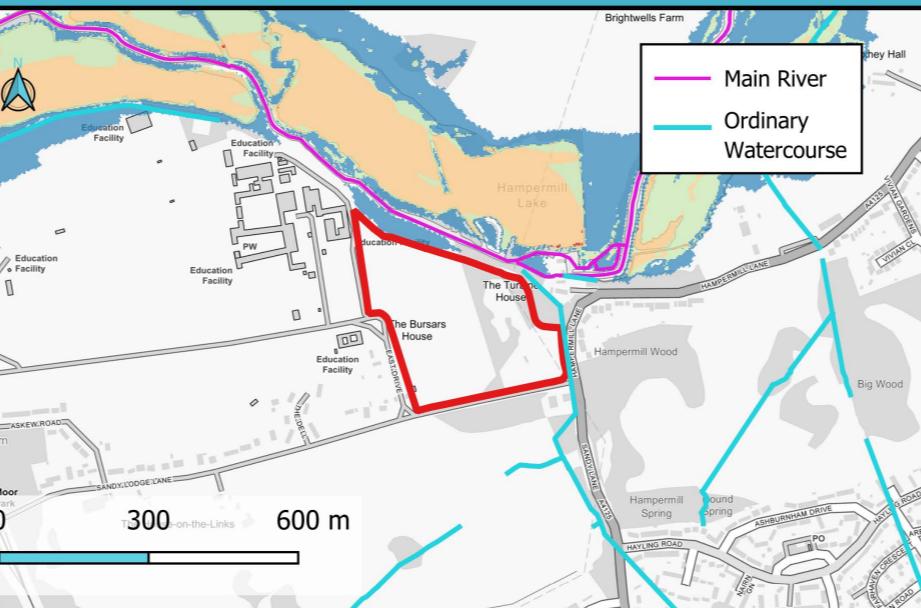
Fluvial Max Velocity - 1% AEP (Defended)



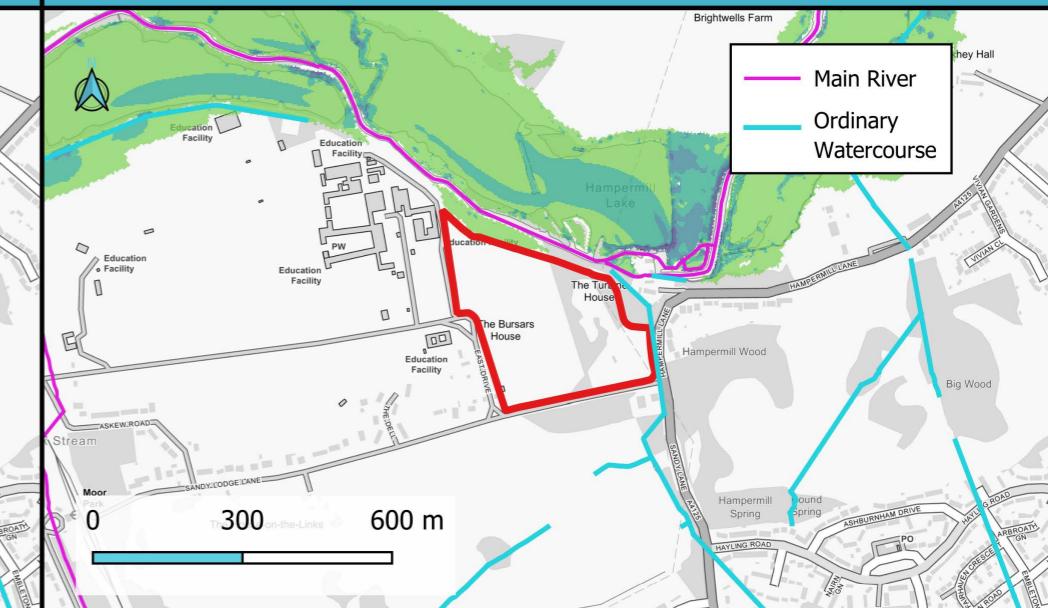
Fluvial Max Depth - 1% AEP +35% CC (Defended)



Fluvial Max Hazard - 1% AEP +35% CC (Defended)



Fluvial Max Velocity - 1% AEP +35% CC (Defended)



Site Reference	CFS39B
Site Name	Land to the east of Merchant Taylors School

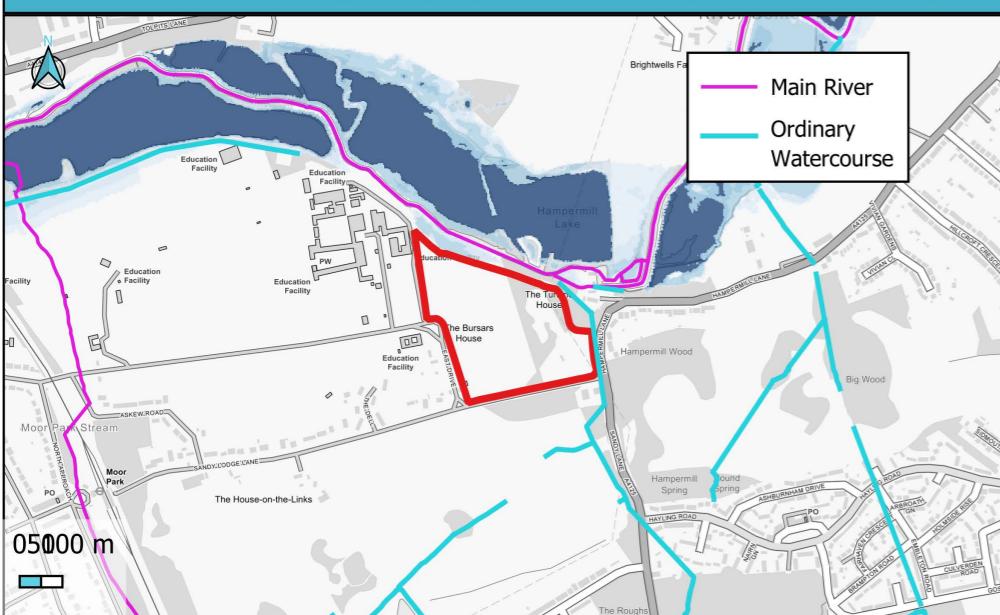
Three Rivers District Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary



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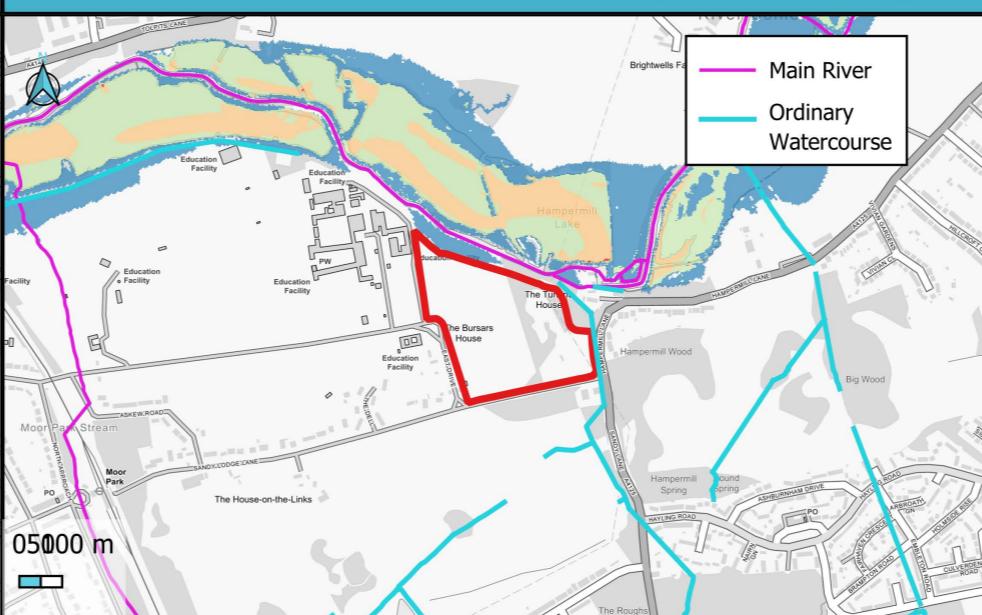
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Fluvial Max Depth (m) - 1% AEP (Undefended)



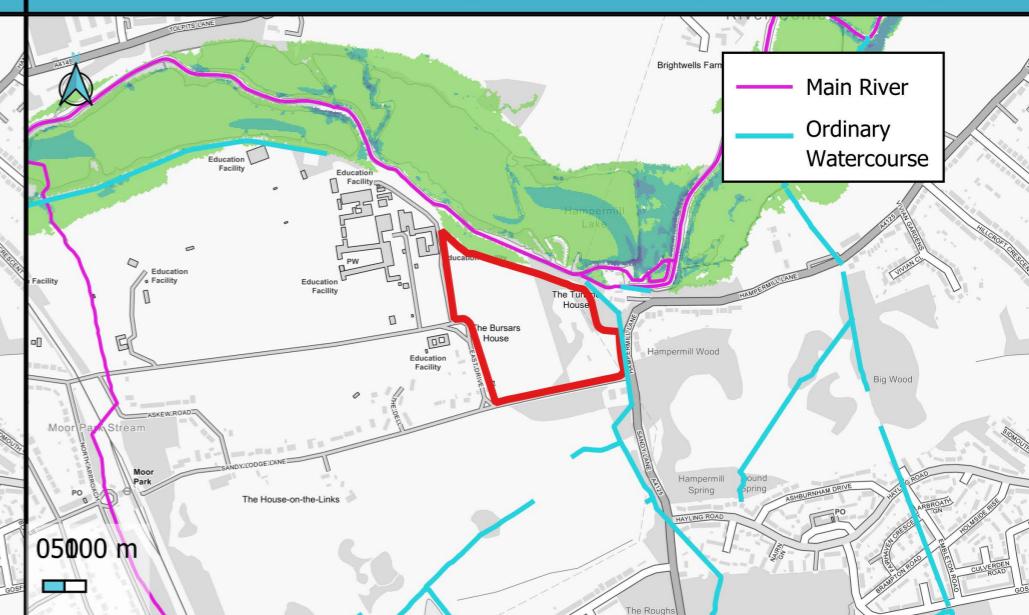
Site boundary Upper Colne (2025) Depth (m)
Other sites
0.25 - 0.50
0.50 - 1.00
<= 0.25
1.00 - 1.25

Fluvial Max Hazard - 1% AEP (Undefended)



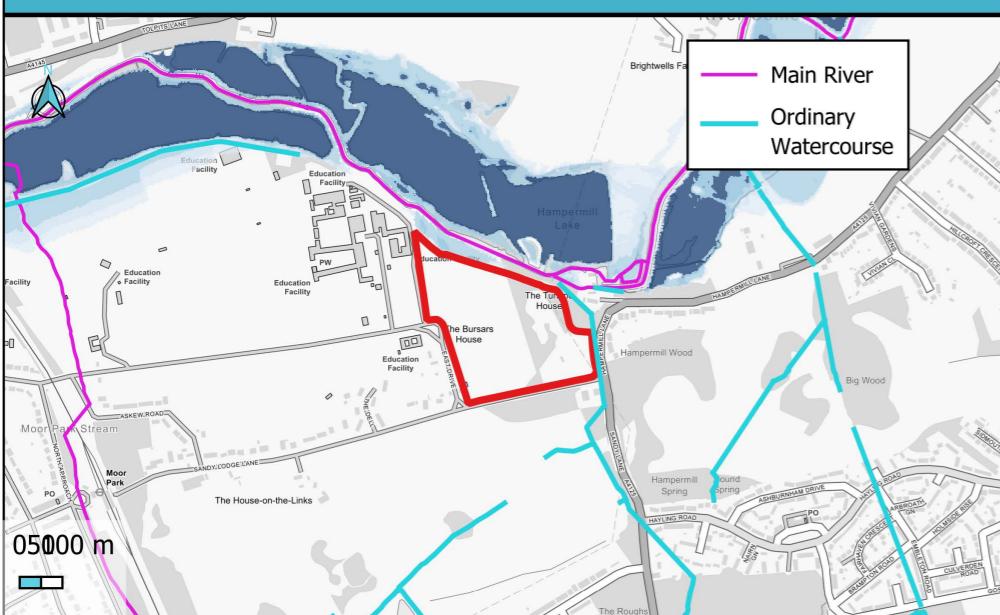
Site boundary Upper Colne (2025) Hazard class
Other sites
0.75 - 1.25: Moderate
1.25 - 2.5: Significant
<0.75: Low
> 2.5: Extreme

Fluvial Max Velocity - 1% AEP (Undefended)



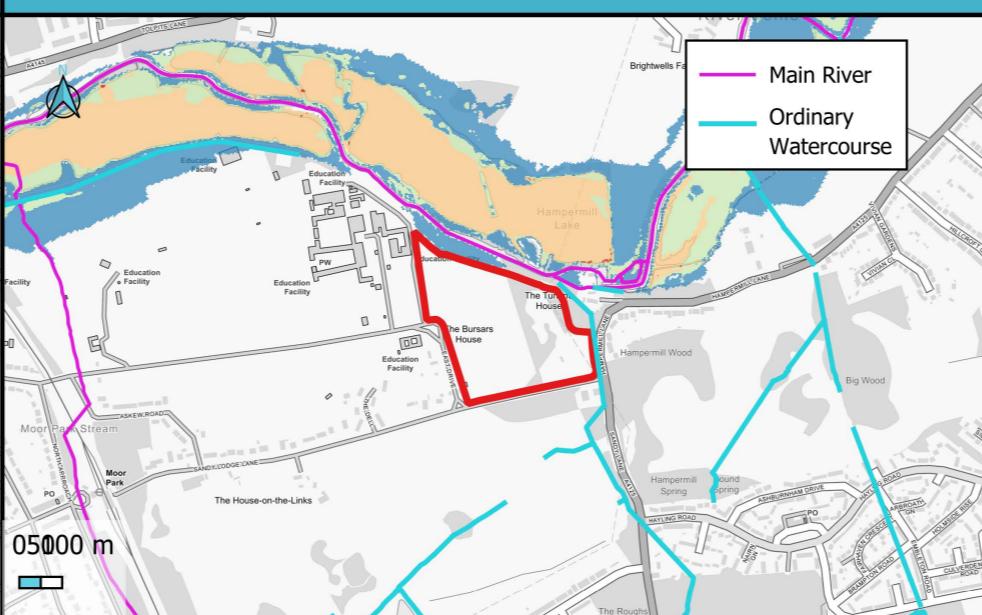
Site boundary Upper Colne (2025) Velocity (m/s)
Other sites
0.25 - 0.50
0.50 - 1.00
<= 0.25
1.00 - 2.00

Fluvial Max Depth (m) - 0.1% AEP (Undefended)



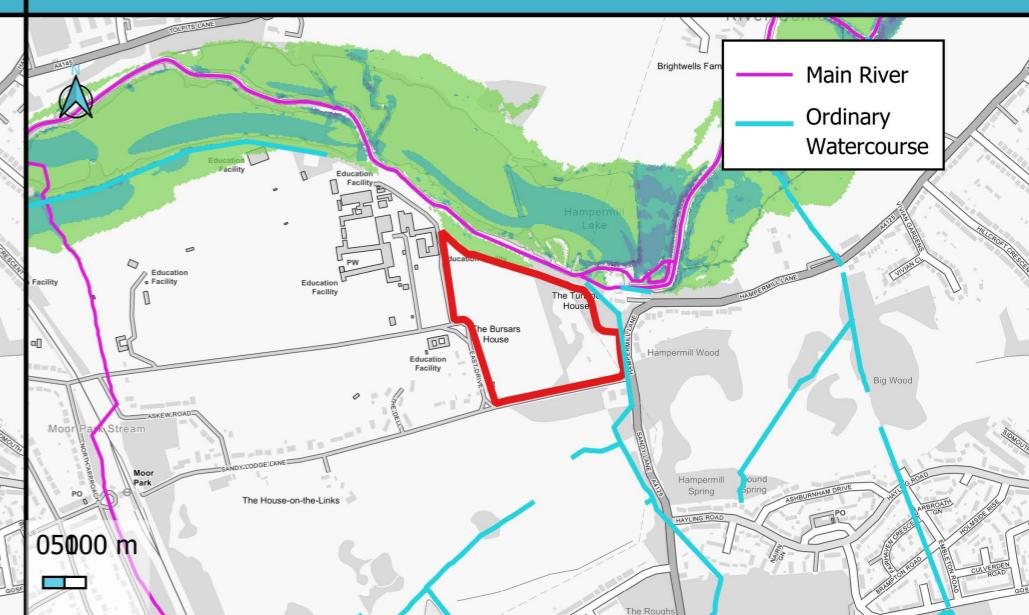
Site boundary Upper Colne (2025) Depth (m)
Other sites
0.25 - 0.50
0.50 - 1.00
<= 0.25
1.00 - 1.25

Fluvial Max Hazard - 0.1% AEP (Undefended)



Site boundary Upper Colne (2025) Hazard class
Other sites
0.75 - 1.25: Moderate
1.25 - 2.5: Significant
<0.75: Low
> 2.5: Extreme

Fluvial Max Velocity - 0.1% AEP (Undefended)



Site boundary Upper Colne (2025) Velocity (m/s)
Other sites
0.25 - 0.50
0.50 - 1.00
<= 0.25
1.00 - 2.00

Site Reference	CFS55
Site Name	Land at Station Road, Kings Langley

Three Rivers District Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary



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Site Reference	CFS55
Site Name	Land at Station Road, Kings Langley

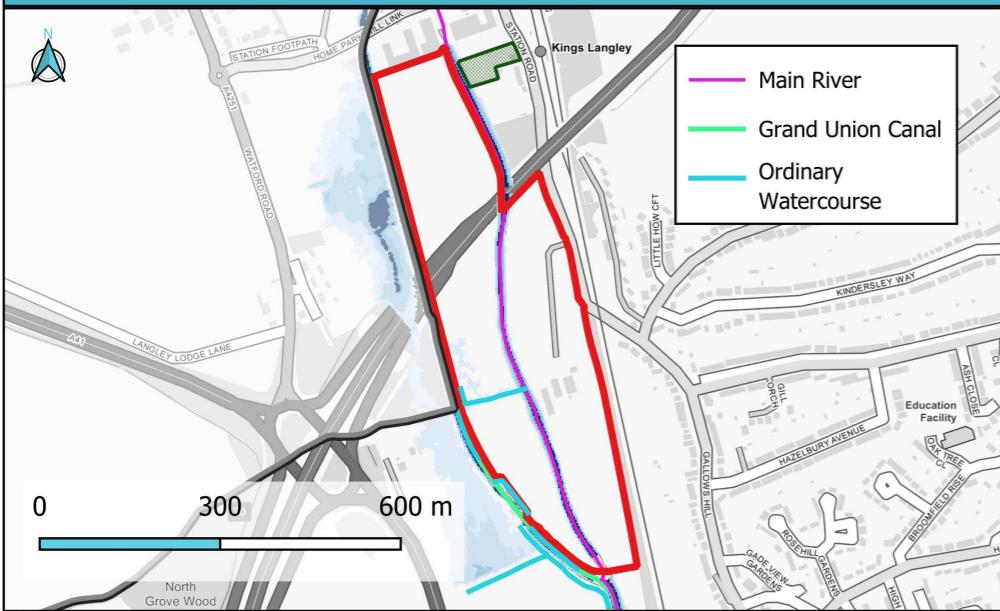
Three Rivers District Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary



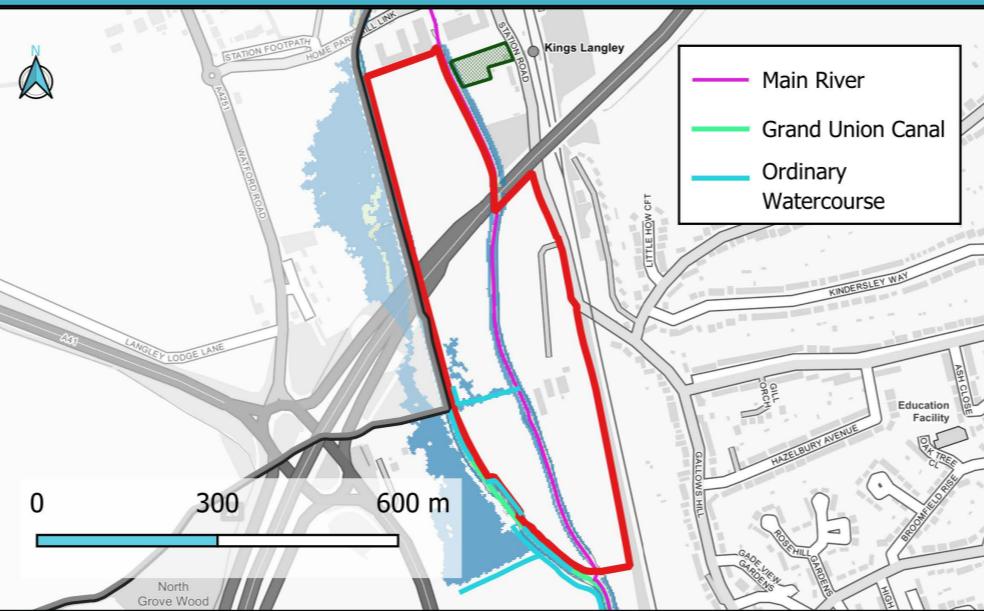
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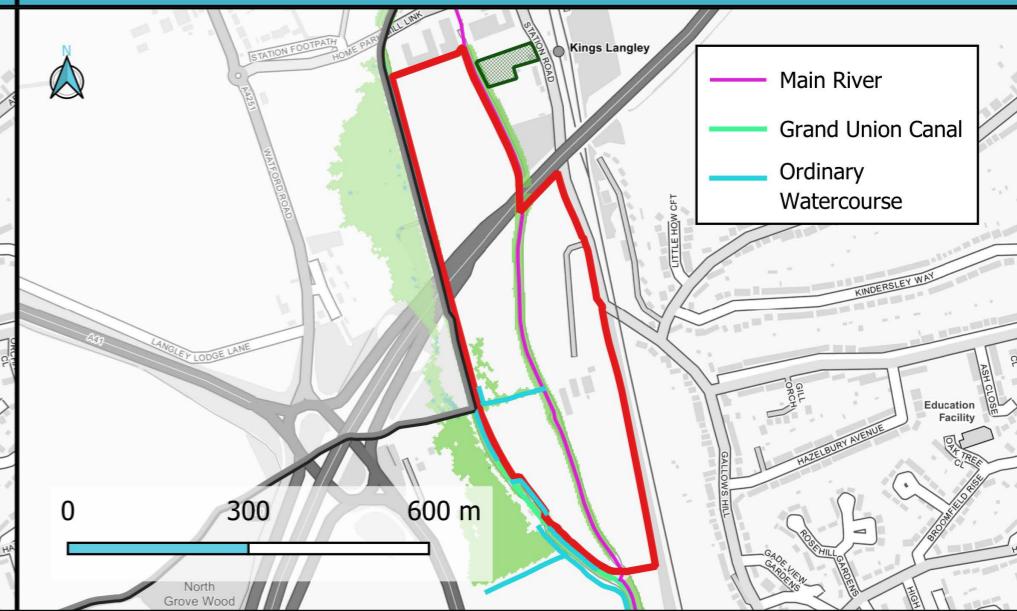
Fluvial Max Depth - 1% AEP (Defended)



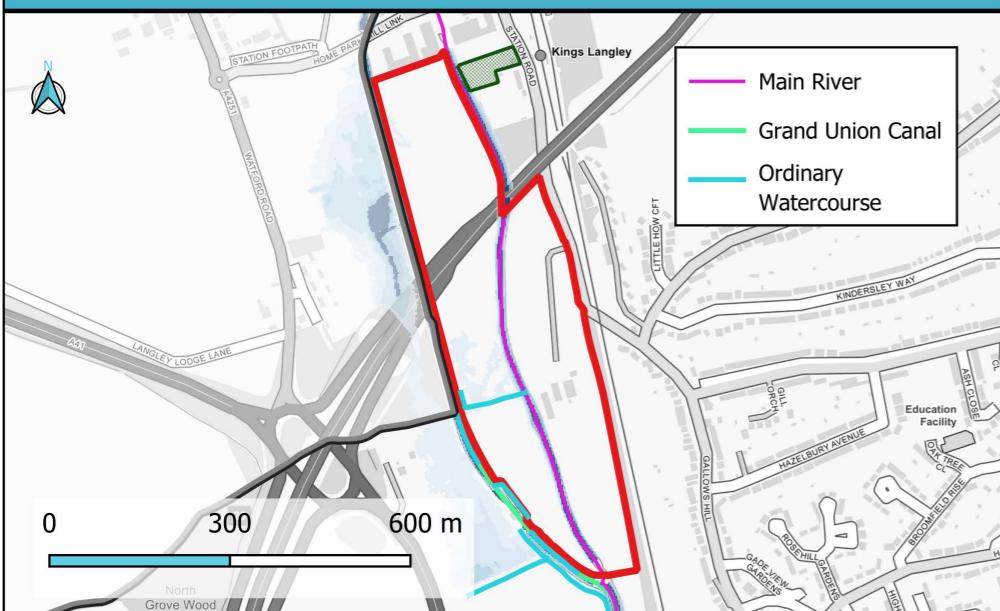
Fluvial Max Hazard - 1% AEP (Defended)



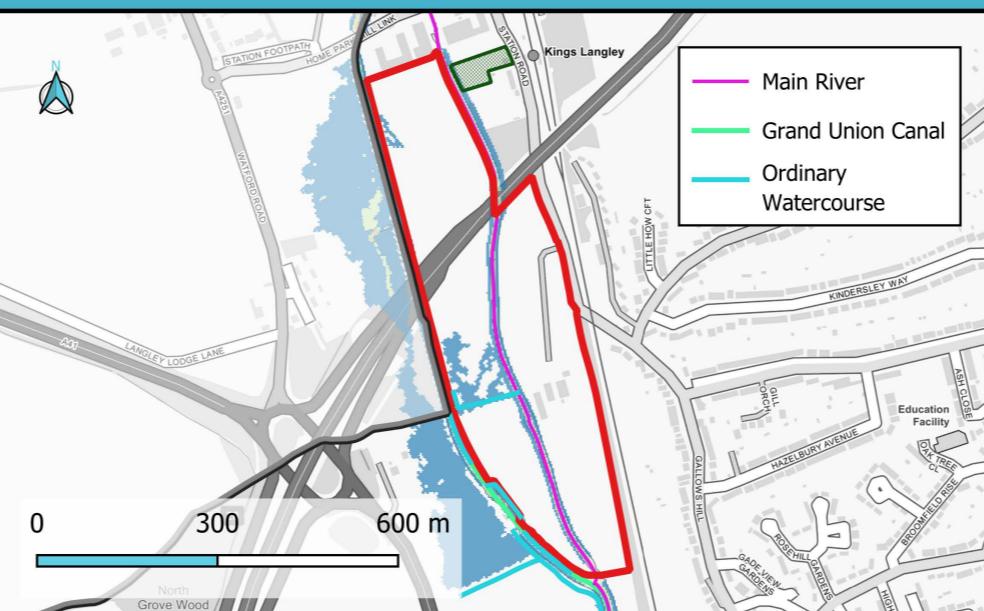
Fluvial Max Velocity - 1% AEP (Defended)



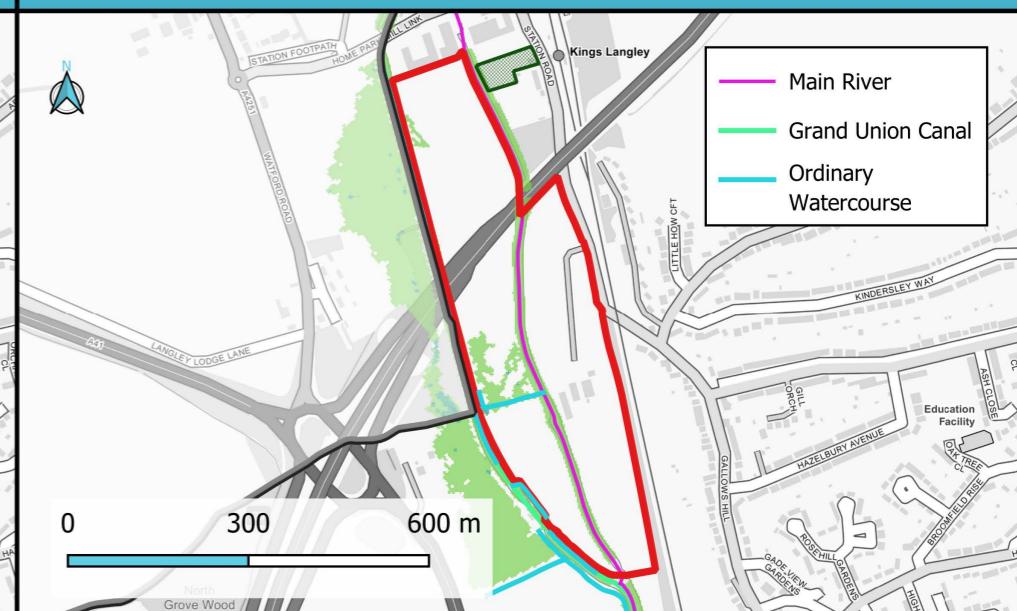
Fluvial Max Depth - 1% AEP +35% CC (Defended)



Fluvial Max Hazard - 1% AEP +35% CC (Defended)



Fluvial Max Velocity - 1% AEP +35% CC (Defended)



Site Reference	CFS55
Site Name	Land at Station Road, Kings Langley

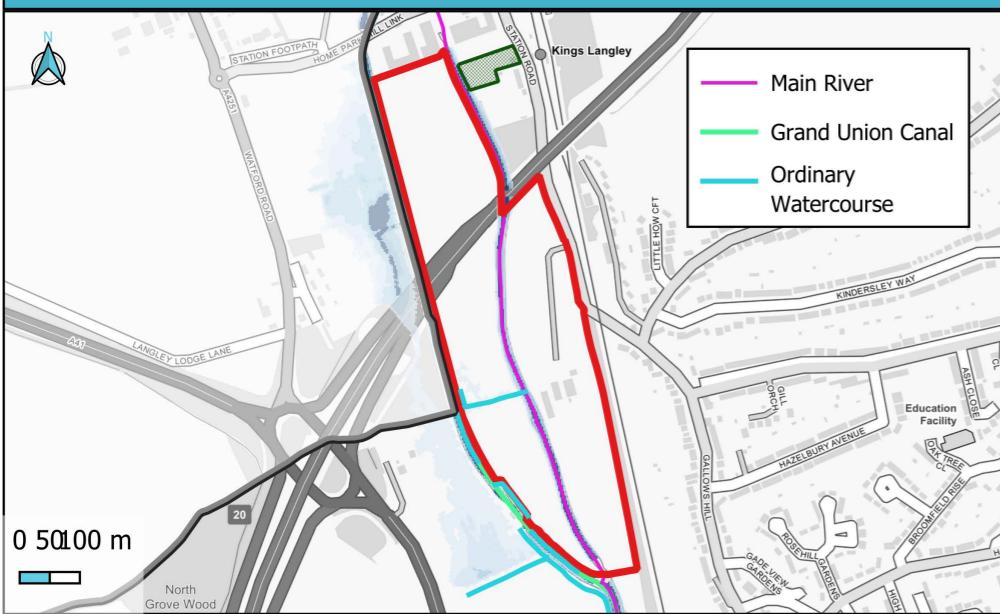
Three Rivers District Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary



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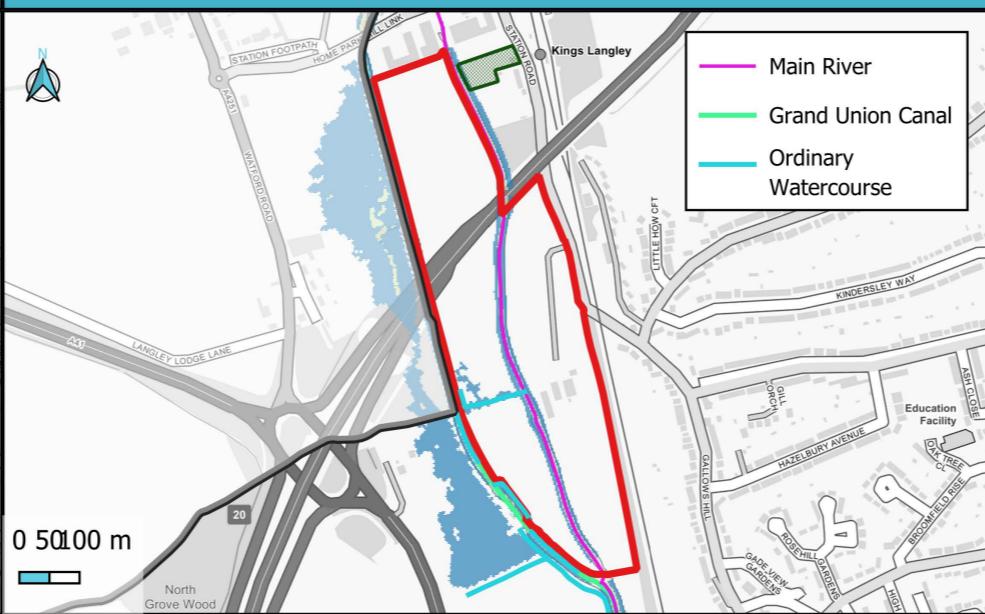
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Fluvial Max Depth (m) - 1% AEP (Undefended)



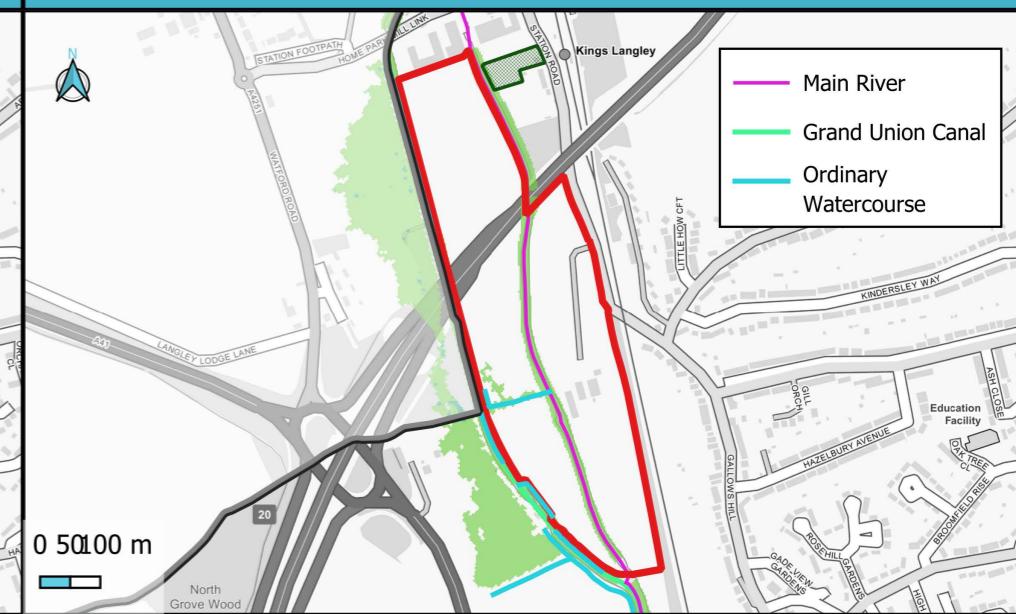
Site boundary Gade (2019) Depth (m)
Other sites
0.25 - 0.50
0.50 - 1.00
<= 0.25
1.00 - 1.25

Fluvial Max Hazard - 1% AEP (Undefended)



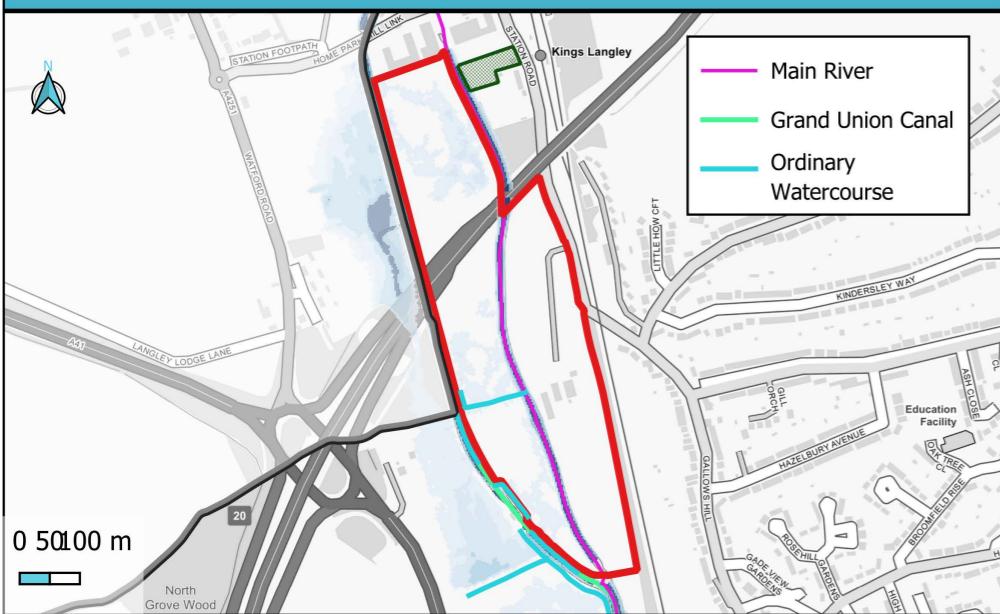
Site boundary Gade (2019) Hazard class
Other sites
<0.75: Low
1.25 - 2.5: Significant
0.75 - 1.25: Moderate
> 2.5: Extreme

Fluvial Max Velocity - 1% AEP (Undefended)



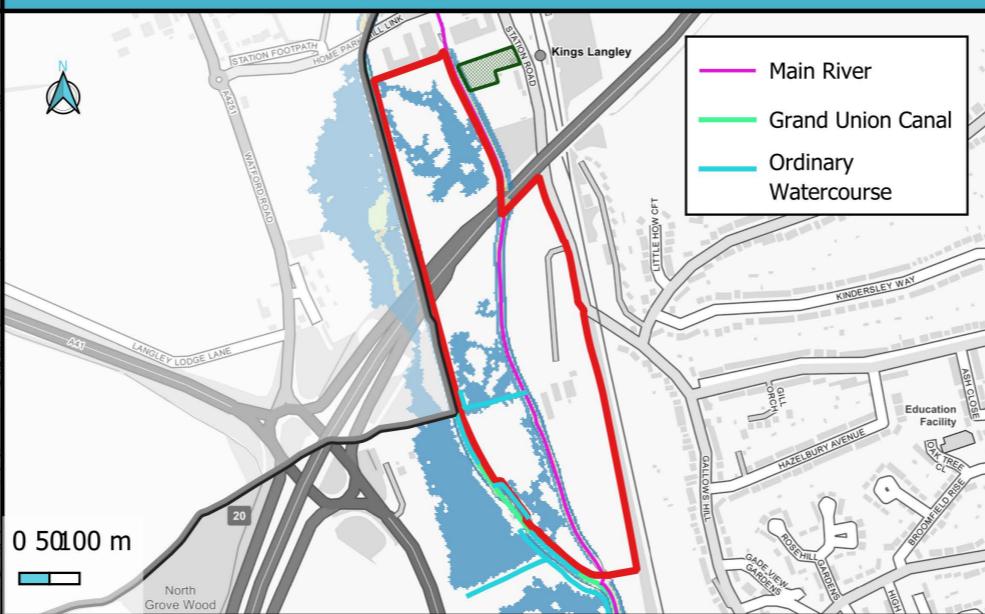
Site boundary Upper Colne (2025) Velocity (m/s)
Other sites
0.25 - 0.50
<= 0.25
0.50 - 1.00
1.00 - 2.00

Fluvial Max Depth (m) - 0.1% AEP (Undefended)



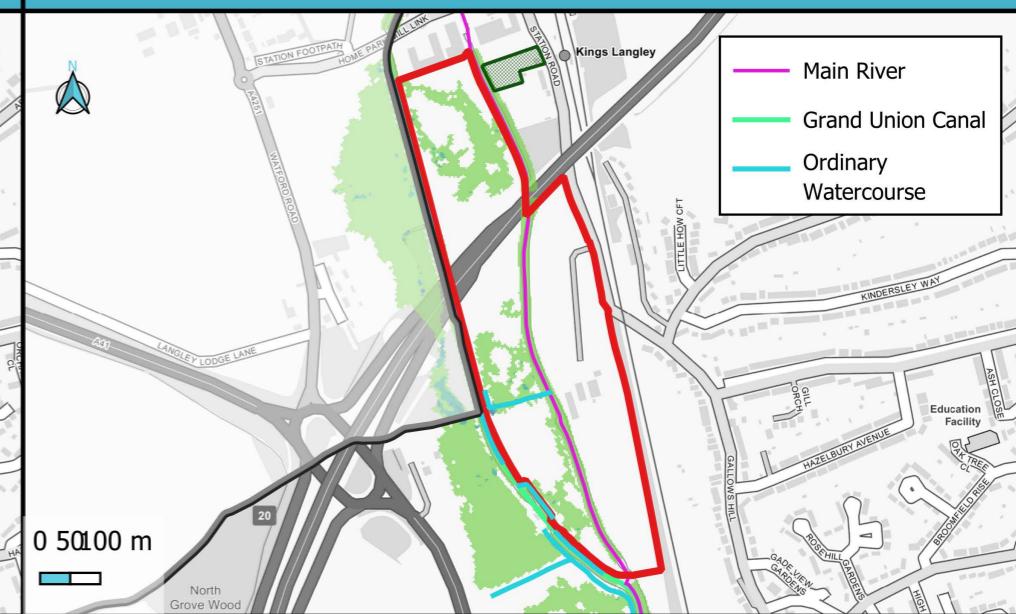
Site boundary Gade (2019) Depth (m)
Other sites
<= 0.25
0.50 - 1.00
1.00 - 1.25

Fluvial Max Hazard - 0.1% AEP (Undefended)



Site boundary Gade (2019) Hazard class
Other sites
<0.75: Low
1.25 - 2.5: Significant
0.75 - 1.25: Moderate
> 2.5: Extreme

Fluvial Max Velocity - 0.1% AEP (Undefended)



Site boundary Gade (2019) Velocity (m/s)
Other sites
0.25 - 0.50
<= 0.25
0.50 - 1.00
1.00 - 2.00

Site Reference	CFS55
Site Name	Land at Station Road, Kings Langley

Three Rivers District Council

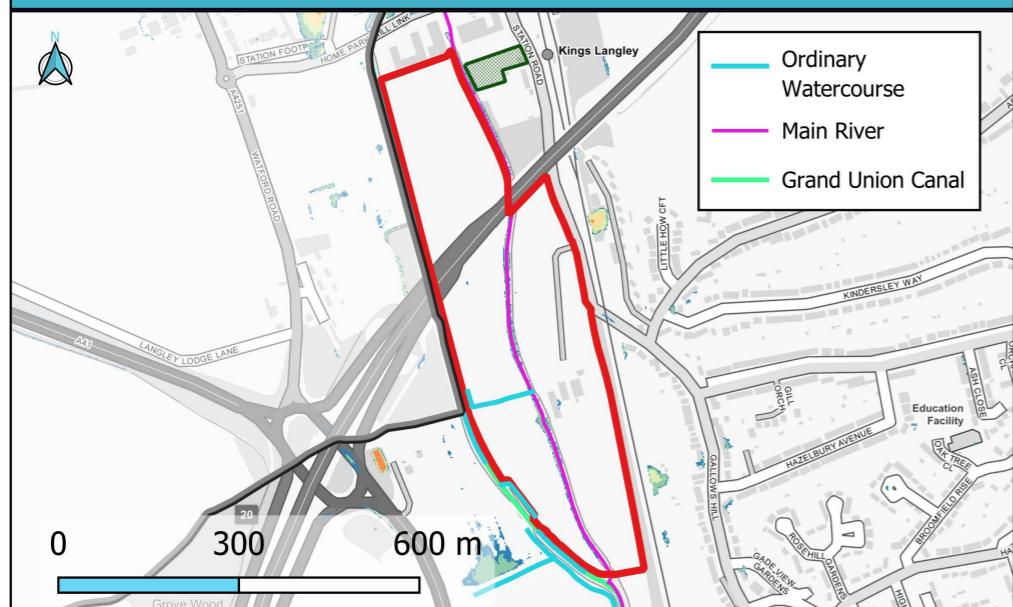
Strategic Flood Risk Assessment

Level 2 Detailed Site Summary



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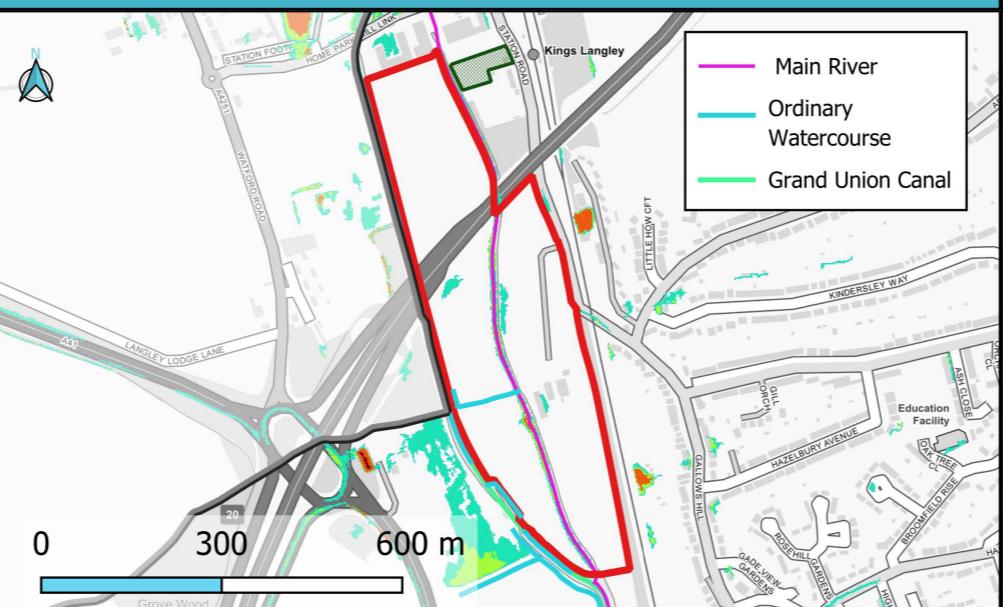
RoFSW Max Depth - 1% AEP



Site boundary
Other sites
Main River
Ordinary Watercourse
Grand Union Canal

=>1.2m
0.3m - 0.6m
0.9m - 1.2m
0.2m - 0.3m
0.6m - 0.9m

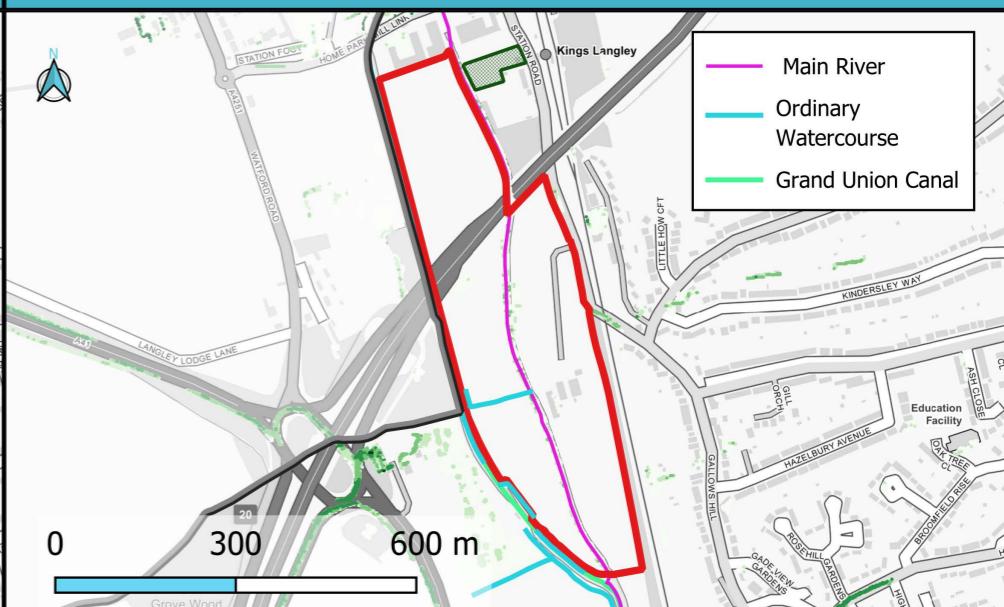
RoFSW Max Hazard - 1% AEP



Site boundary
Other sites
Main River
Ordinary Watercourse
Grand Union Canal

=>1.2m
0.3m - 0.6m
0.9m - 1.2m
0.2m - 0.3m
0.6m - 0.9m

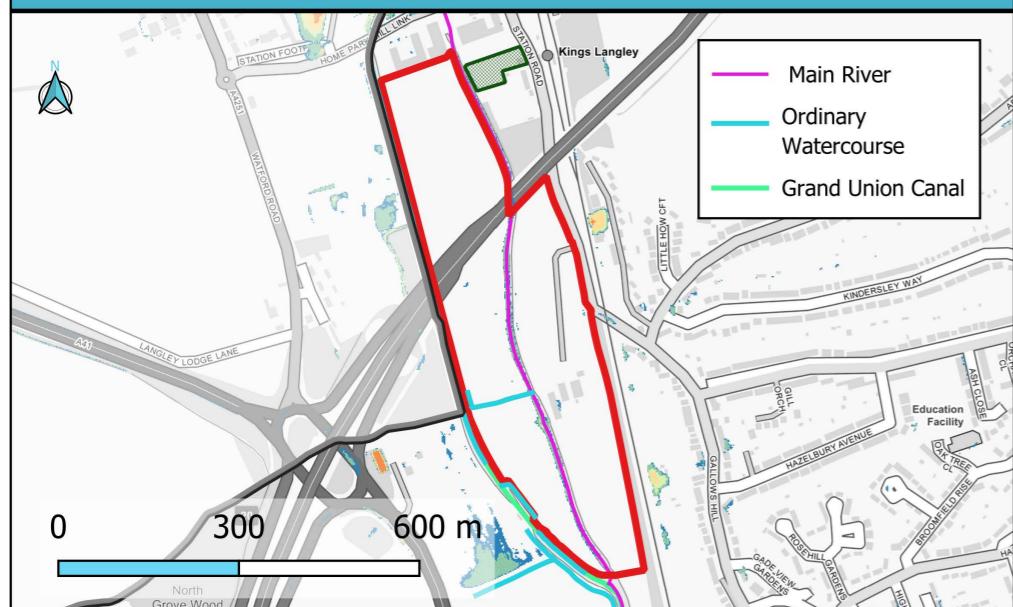
RoFSW Max Velocity - 1% AEP



Site boundary
Other sites
Main River
Ordinary Watercourse
Grand Union Canal

=>1.2m
0.3m - 0.6m
0.9m - 1.2m
0.2m - 0.3m
0.6m - 0.9m

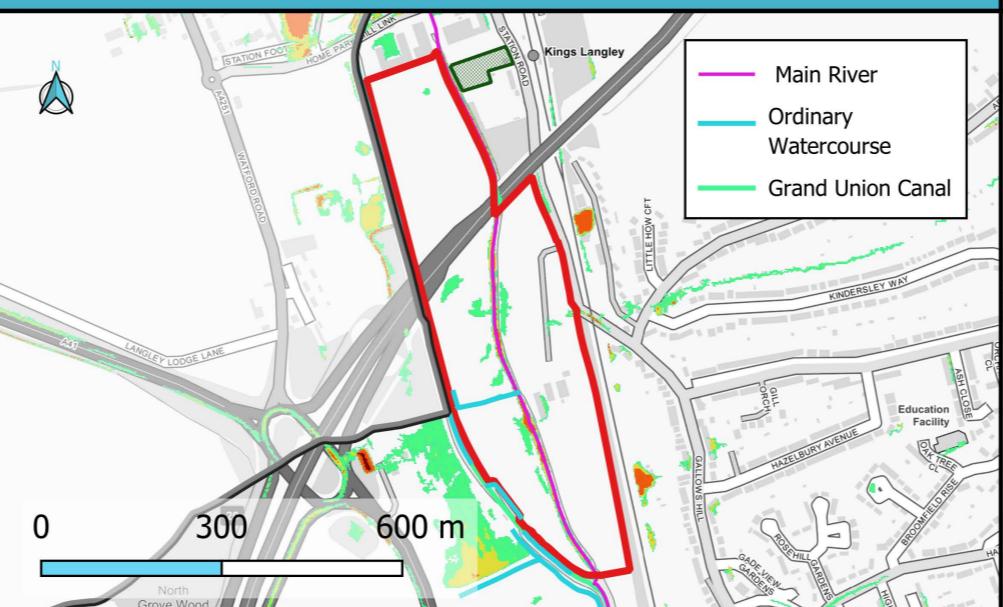
RoFSW Max Depth - 1% AEP plus CC



Site boundary
Other sites
Main River
Ordinary Watercourse
Grand Union Canal

=>1.2m
0.3m - 0.6m
0.9m - 1.2m
0.2m - 0.3m
0.6m - 0.9m

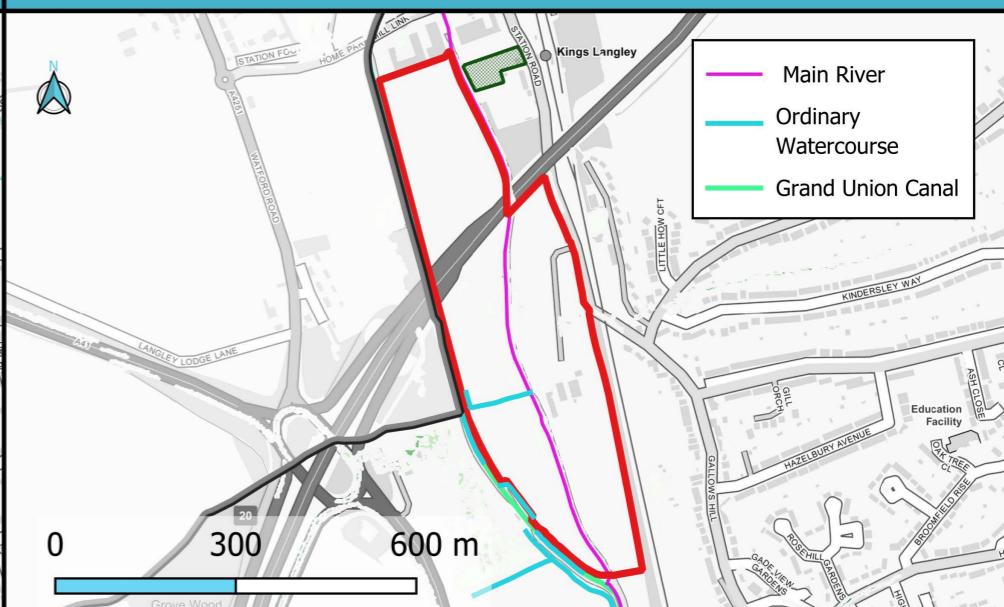
RoFSW Max Hazard - 1% AEP plus CC



Site boundary
Other sites
Main River
Ordinary Watercourse
Grand Union Canal

=>1.2m
0.3m - 0.6m
0.9m - 1.2m
0.2m - 0.3m
0.6m - 0.9m

RoFSW Max Velocity - 1% AEP plus CC



Site boundary
Other sites
Main River
Ordinary Watercourse
Grand Union Canal

=>1.2m
0.3m - 0.6m
0.9m - 1.2m
0.2m - 0.3m
0.6m - 0.9m

Site Reference	CFS60
Site Name	Affinity Water Depot, Church Street

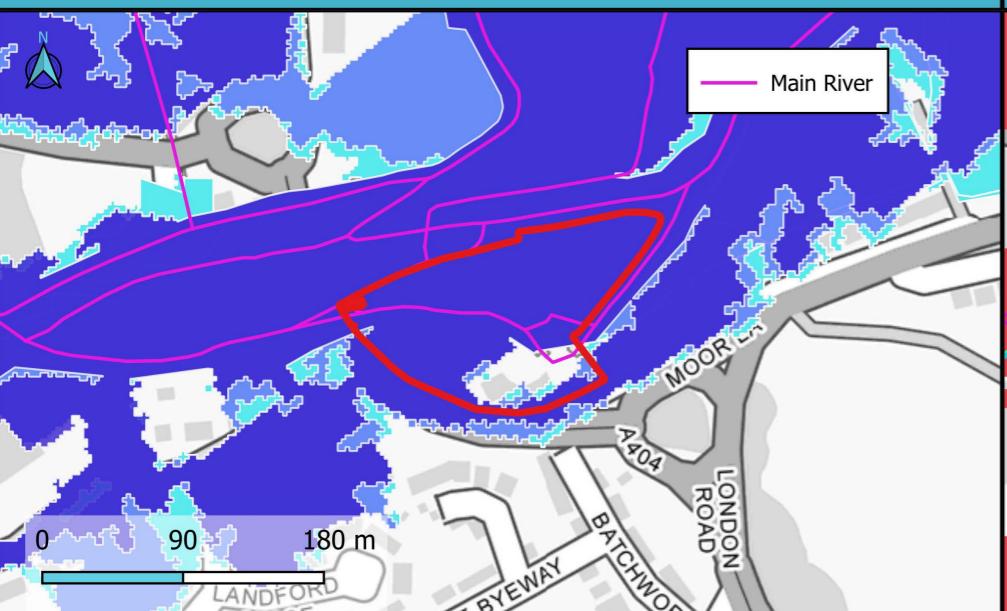
Three Rivers District Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary



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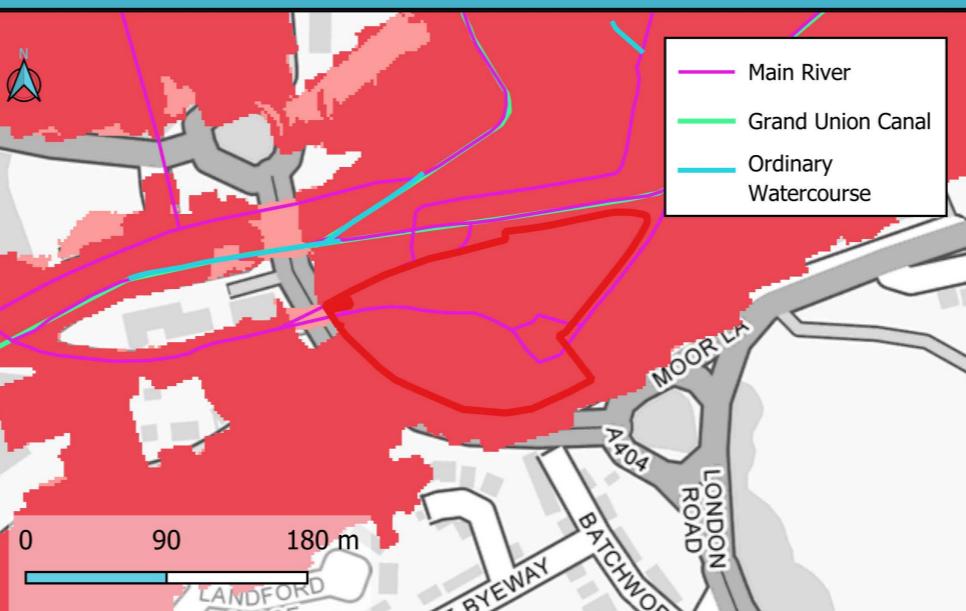
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Upper Colne Flood Zones (present day)



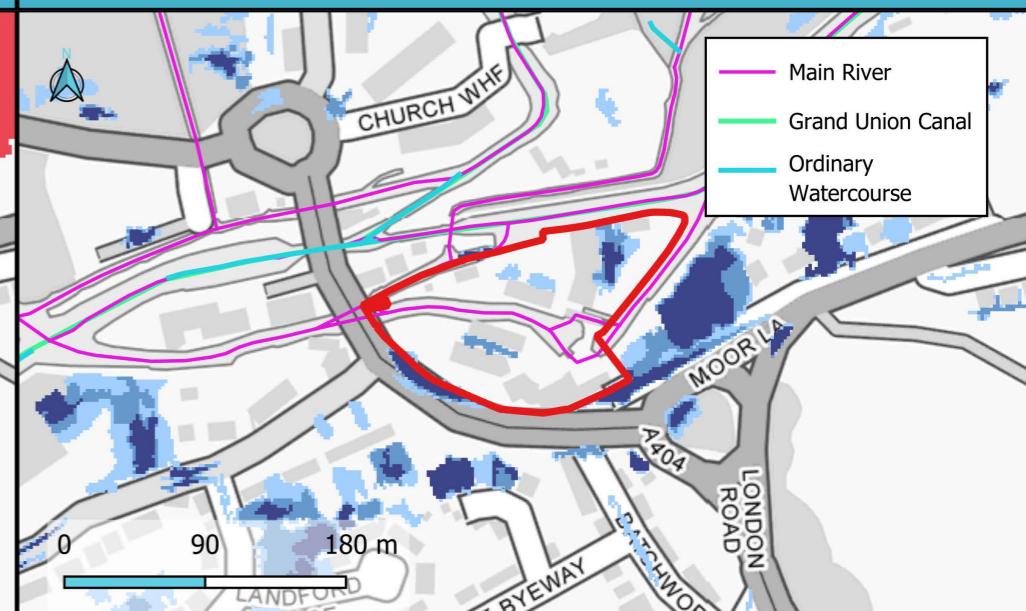
■ Site boundary ■ Flood Zone 2 ■ Flood Zone 3b
■ Other sites ■ Flood Zone 3a

Flood Zone with Climate Change



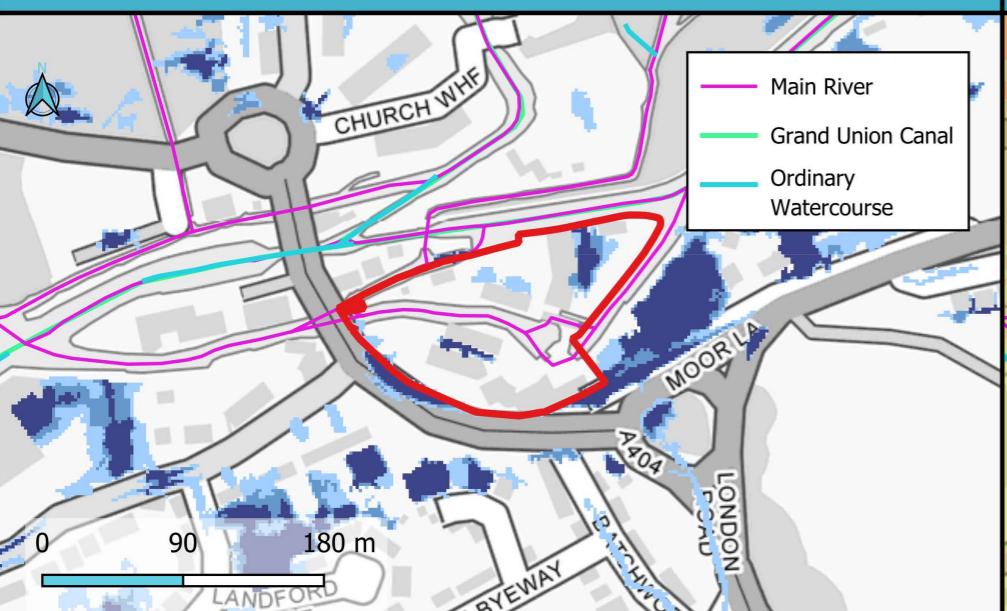
■ Site boundary ■ 1% AEP plus central climate change allowance
■ Other sites ■ 0.1% AEP plus central climate change allowance

Surface Water Map (RoFSW)



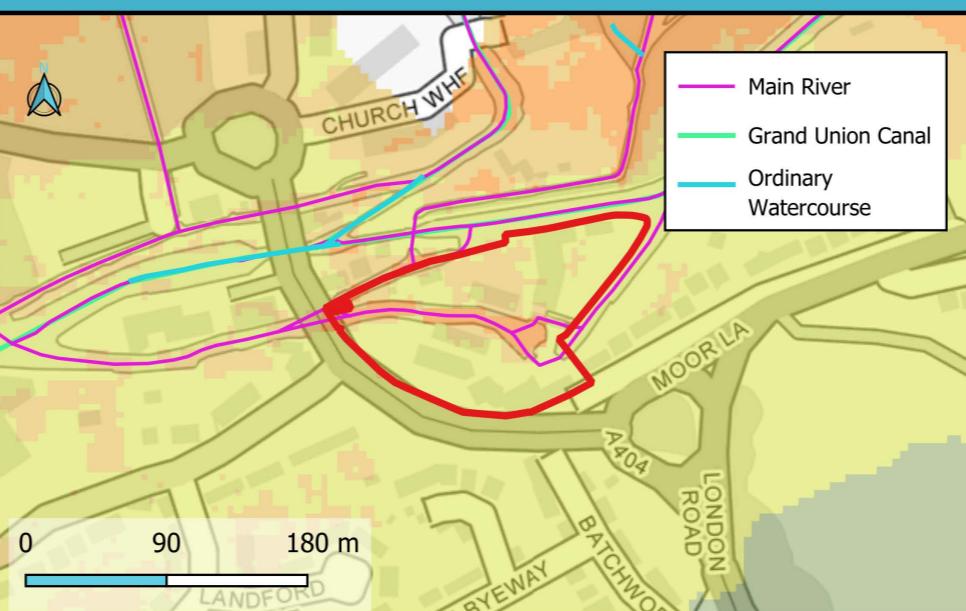
■ Site boundary ■ High (1 in 30-year) ■ Low (1 in 1000-year)
■ Other sites ■ Medium (1 in 100-year)

Surface Water Map + Climate Change



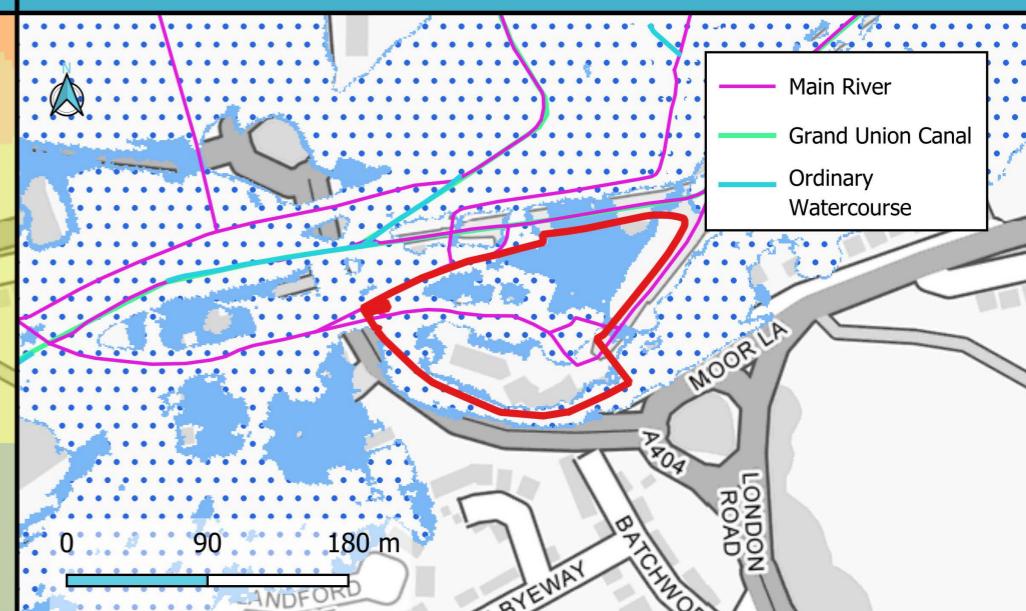
■ Site boundary ■ High (1 in 30-year) ■ Low (1 in 1000-year)
■ Other sites ■ Medium (1 in 100-year)

Groundwater (Gw) Flood Risk 1% AEP



■ Site boundary ■ GW levels 0.025m to 0.5m below ground
■ Other sites ■ GW levels 0.5 to 5m below ground
■ GW levels <0.025m below ground ■ GW levels atleast 5m below ground

Reservoir Flood Risk



■ Site boundary ■ Dry day flood extents
■ Other sites ■ Wet day flood extents

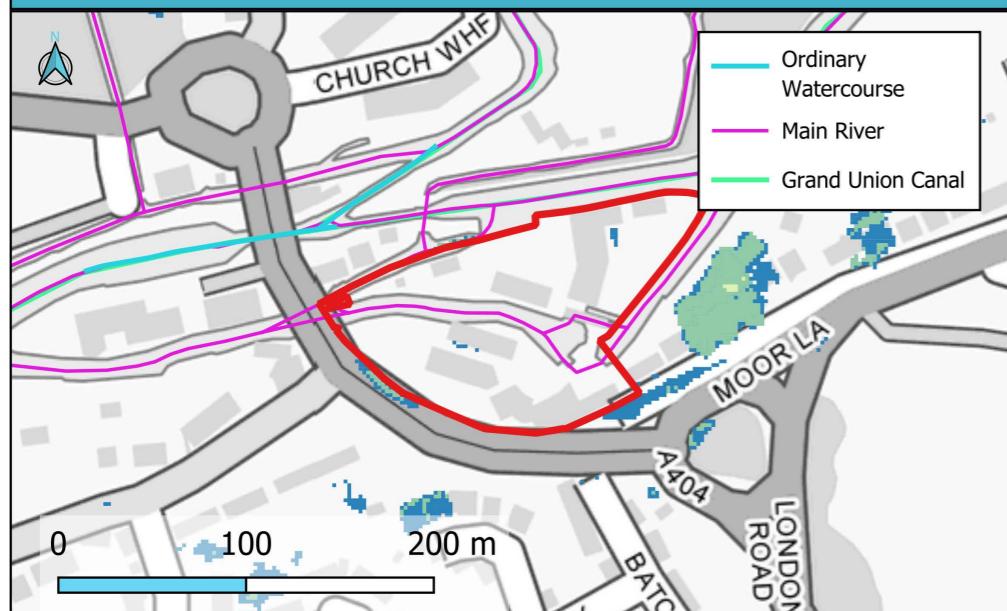
Site Reference	CFS60
Site Name	Affinity Water Depot, Church Street

Three Rivers District Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary

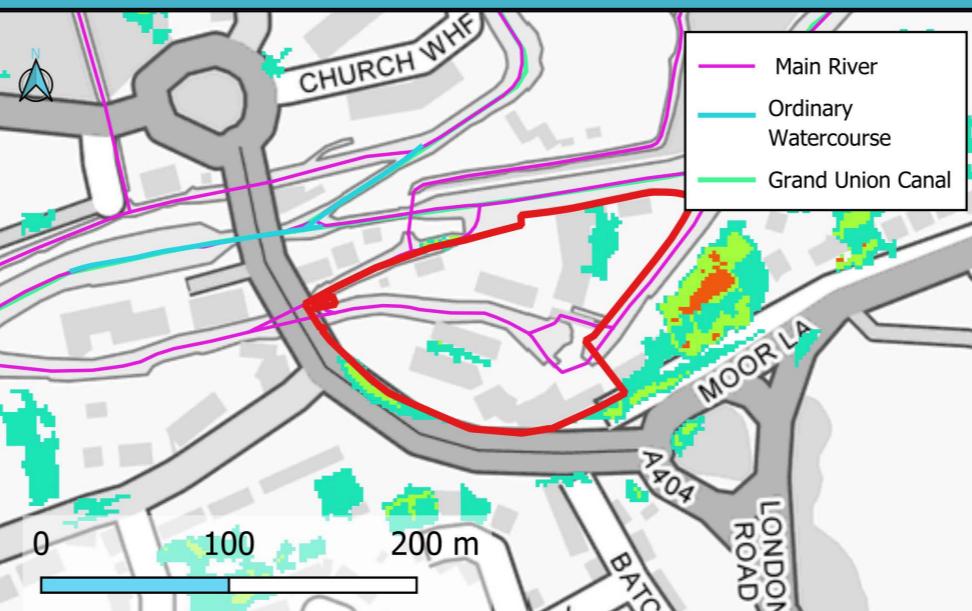


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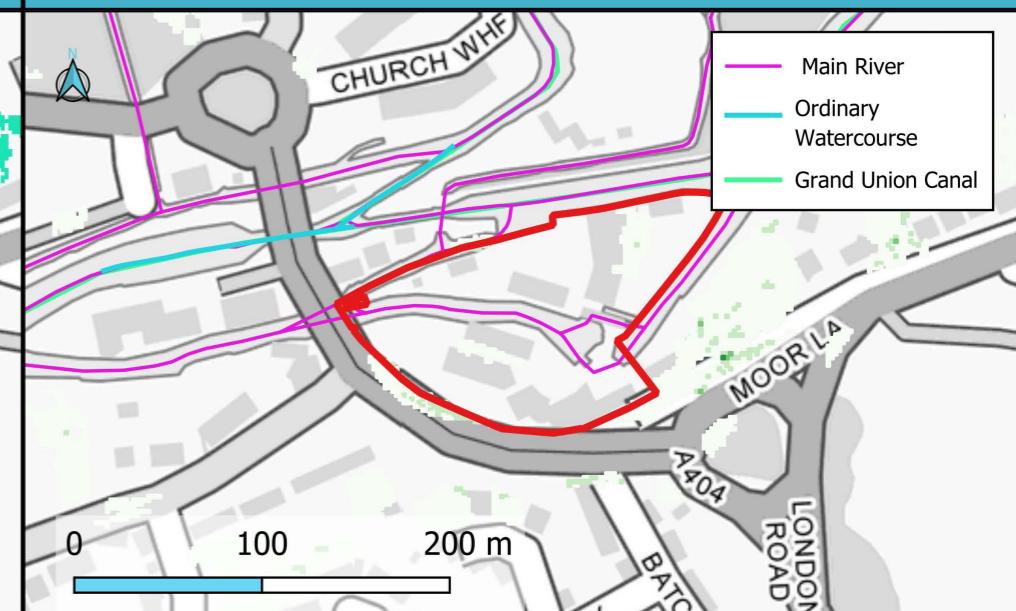
RoFSW Max Depth - 1% AEP



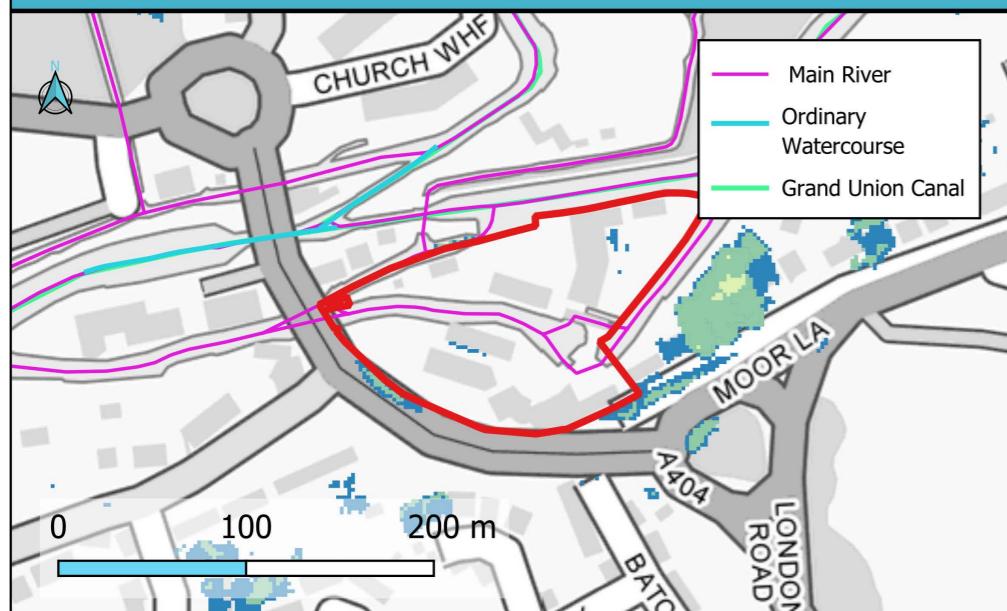
RoFSW Max Hazard - 1% AEP



RoFSW Max Velocity - 1% AEP



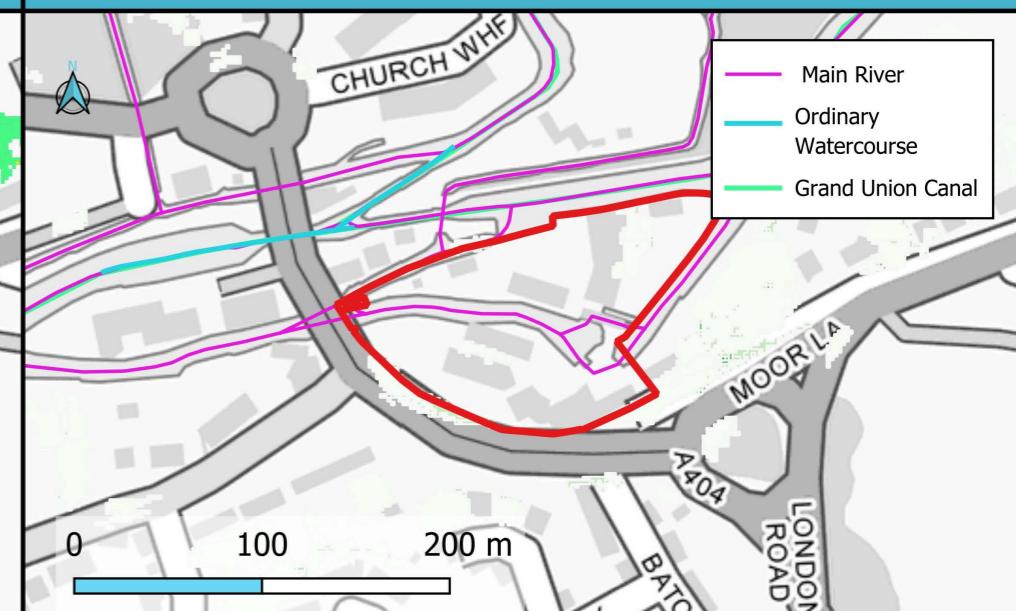
RoFSW Max Depth - 1% AEP plus CC



RoFSW Max Hazard - 1% AEP plus CC



RoFSW Max Velocity - 1% AEP plus CC



Site Reference	CFS60
Site Name	Affinity Water Depot, Church Street

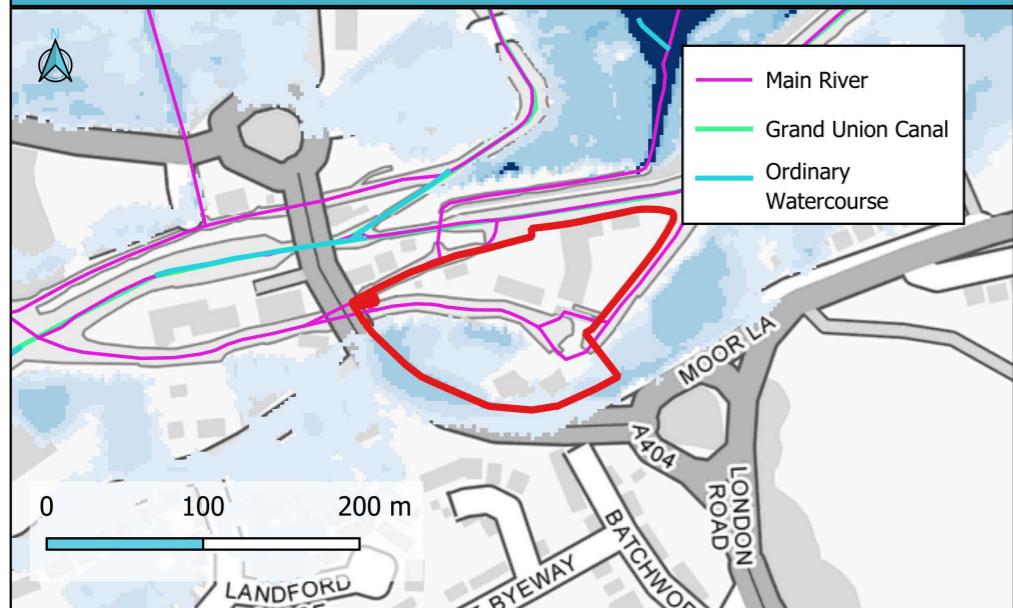
Three Rivers District Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary



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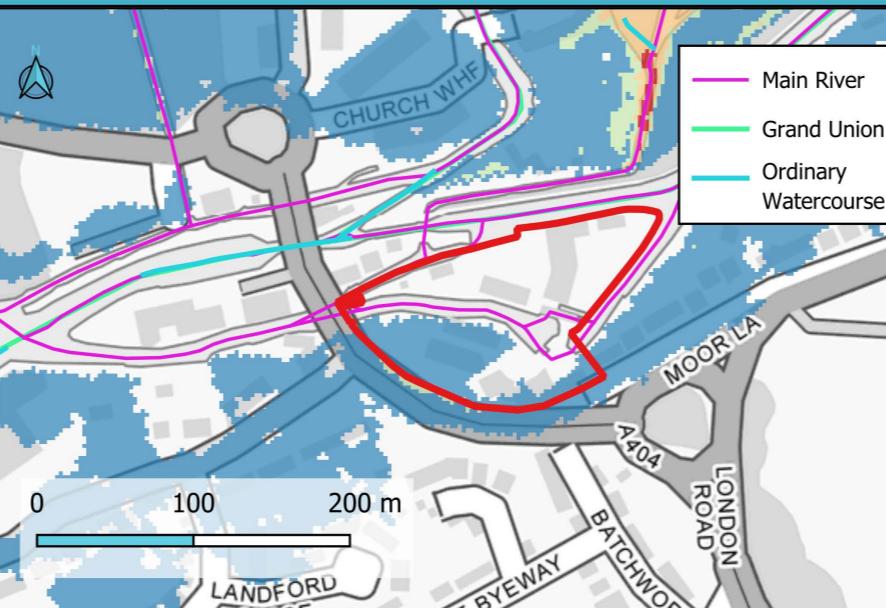
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Fluvial Max Depth - 1% AEP (Defended)



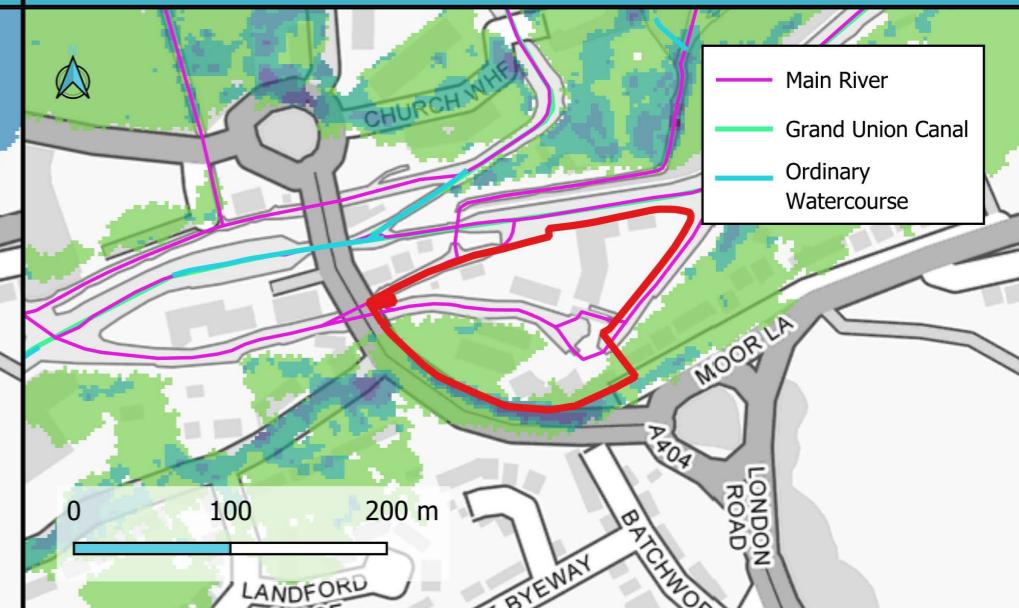
Site boundary Upper Colne (2025) Depth (m)
Other sites
0.25 - 0.50
0.50 - 1.00
<= 0.25
1.00 - 1.25

Fluvial Max Hazard - 1% AEP (Defended)



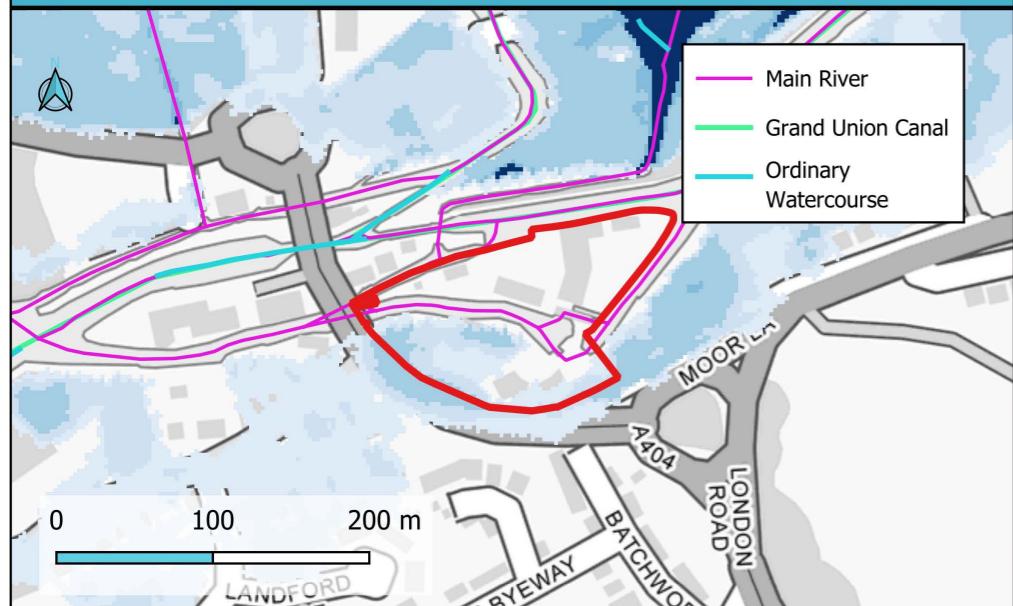
Site boundary Upper Colne (2025) Hazard class
Other sites
0.75 - 1.25: Moderate
1.25 - 2.5: Significant
<0.75: Low
> 2.5: Extreme

Fluvial Max Velocity - 1% AEP (Defended)



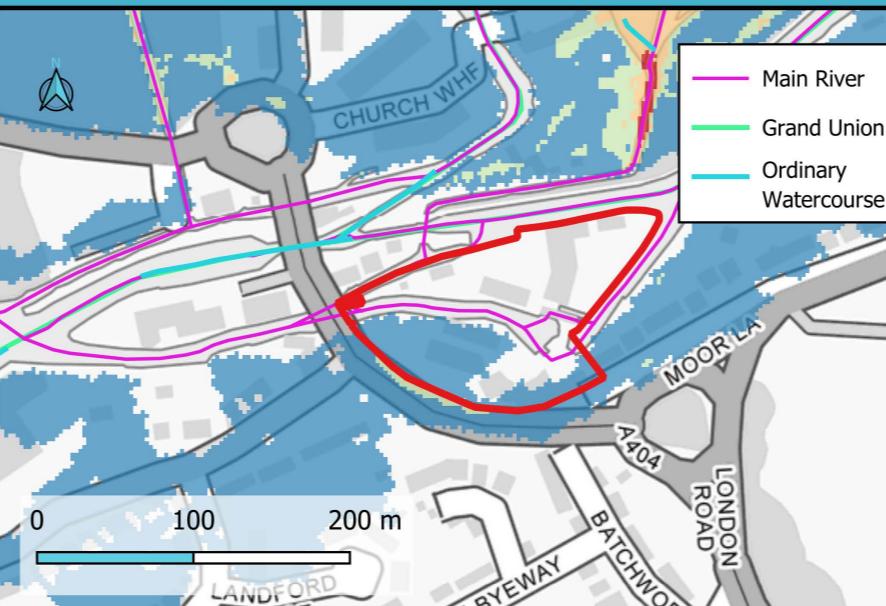
Site boundary Upper Colne (2025) Velocity (m/s)
Other sites
0.25 - 0.50
0.50 - 1.00
<= 0.25
1.00 - 2.00

Fluvial Max Depth - 1% AEP +35% CC (Defended)



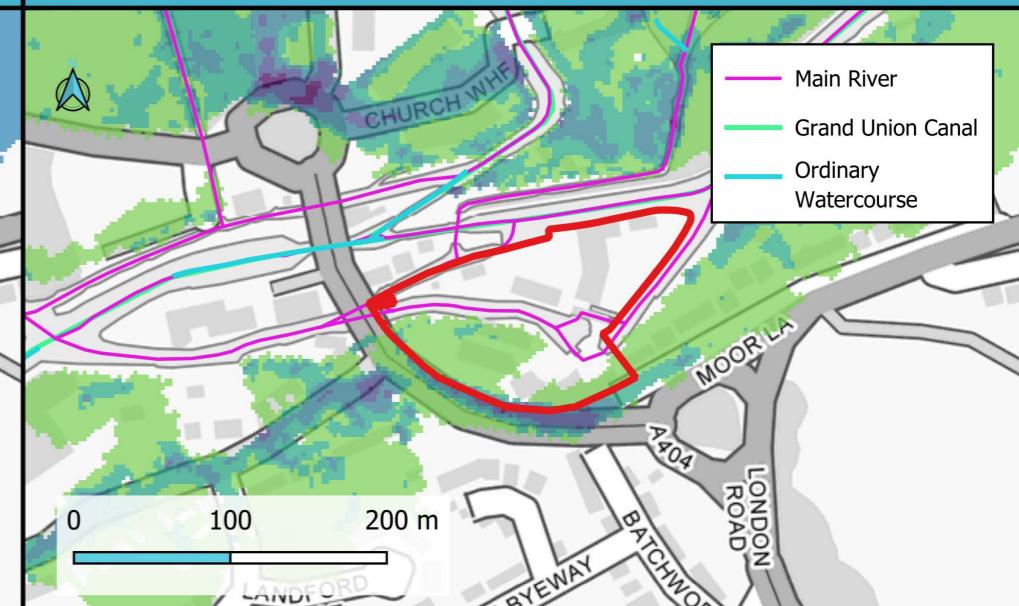
Site boundary Upper Colne (2025) Depth (m)
Other sites
0.25 - 0.50
0.50 - 1.00
<= 0.25
1.00 - 1.25

Fluvial Max Hazard - 1% AEP +35% CC (Defended)



Site boundary Upper Colne (2025) Hazard class
Other sites
0.75 - 1.25: Moderate
1.25 - 2.5: Significant
<0.75: Low
> 2.5: Extreme

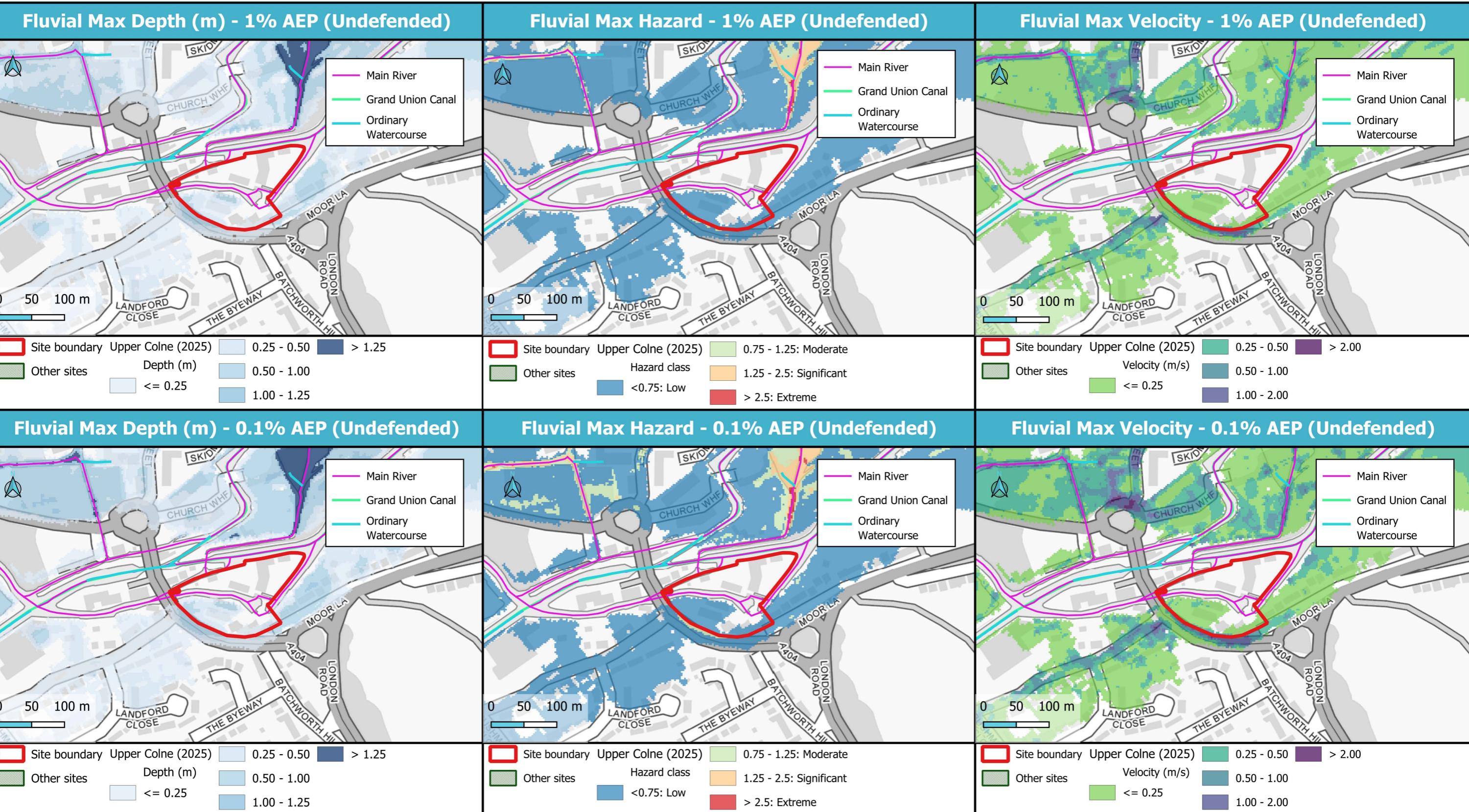
Fluvial Max Velocity - 1% AEP +35% CC (Defended)



Site boundary Upper Colne (2025) Velocity (m/s)
Other sites
0.25 - 0.50
0.50 - 1.00
<= 0.25
1.00 - 2.00

Site Reference	CFS60	Three Rivers District Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary	 THREE RIVERS DISTRICT COUNCIL
Site Name	Affinity Water Depot, Church Street		

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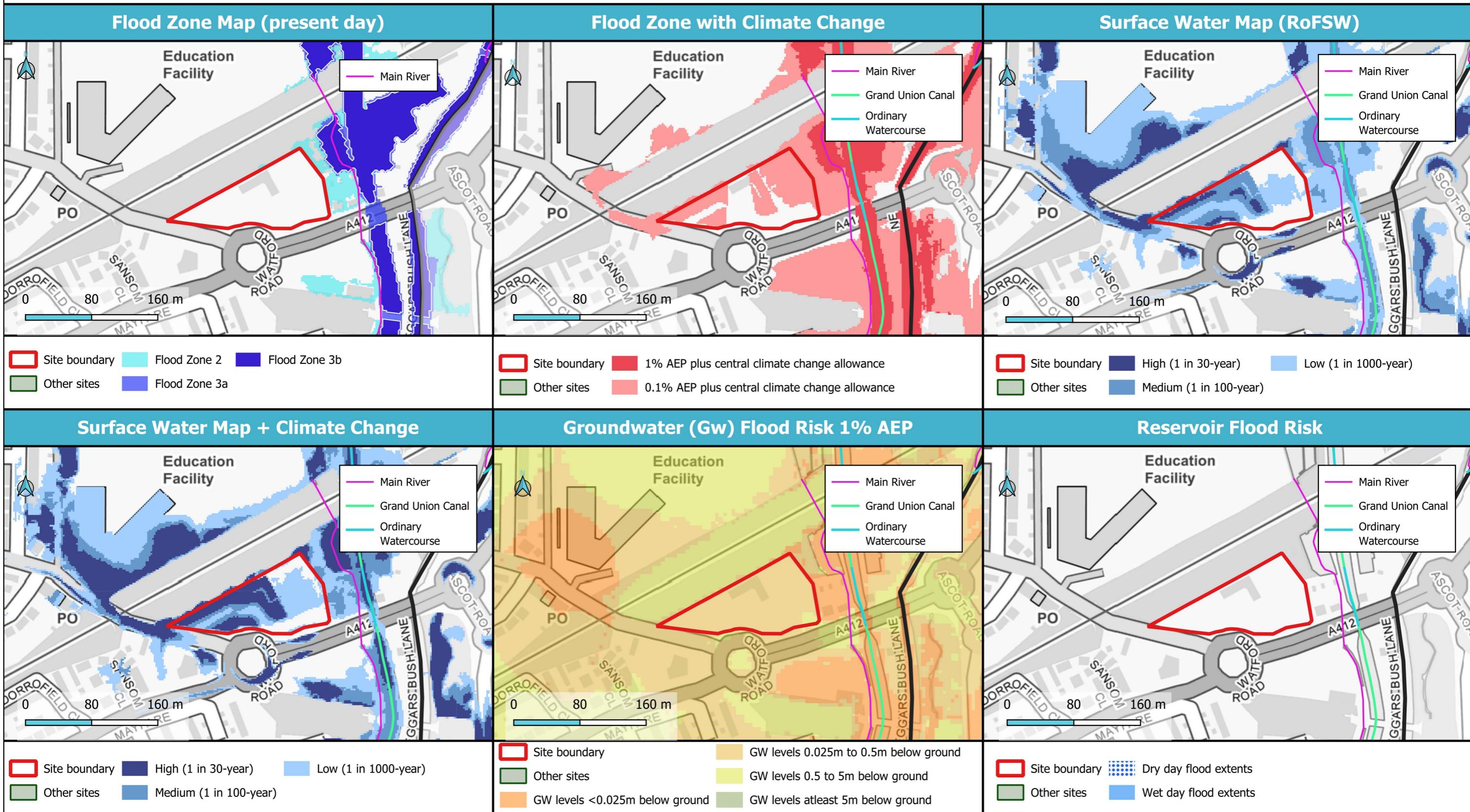


Site Reference	CFS61
Site Name	Cinnamon House

Three Rivers District Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary



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Site Reference	CFS61
Site Name	Cinnamon House

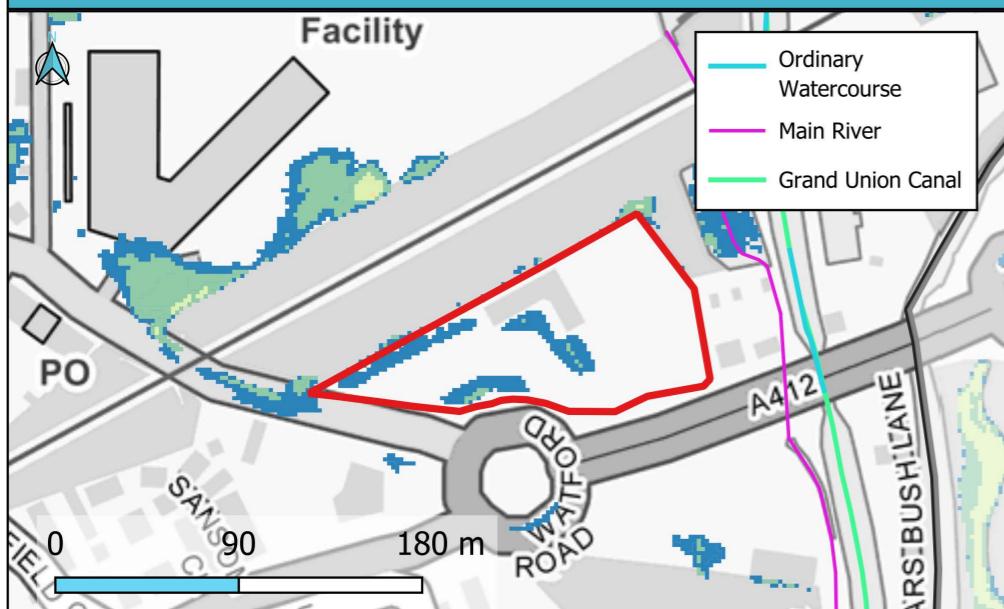
Three Rivers District Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary



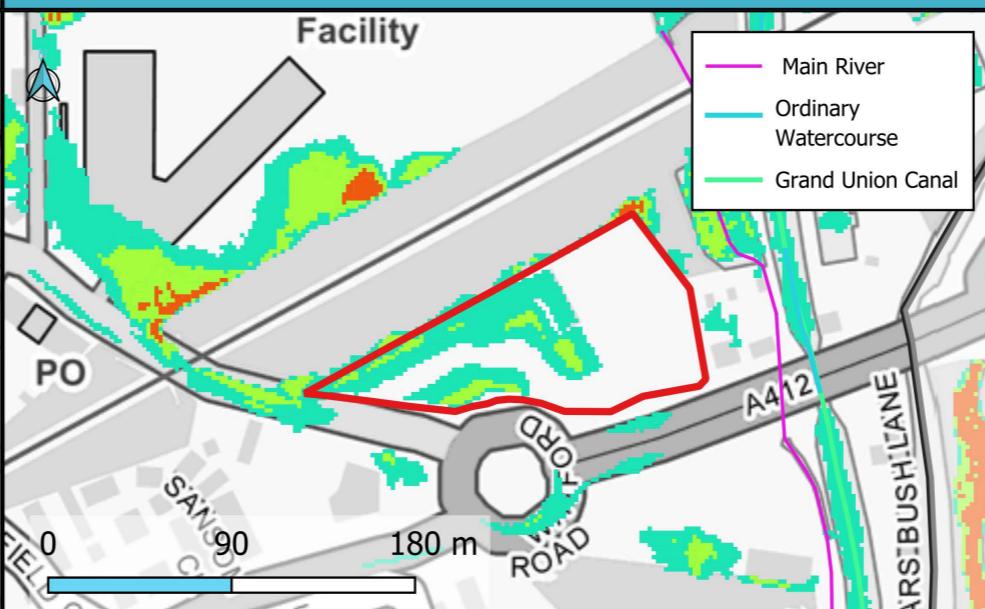
JBA
consulting

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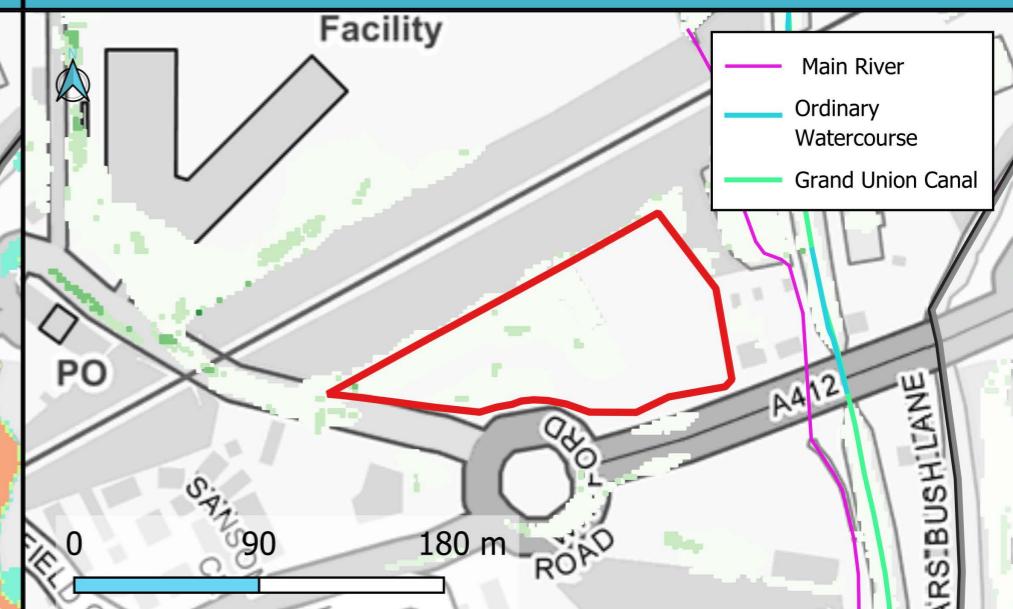
RoFSW Max Depth - 1% AEP



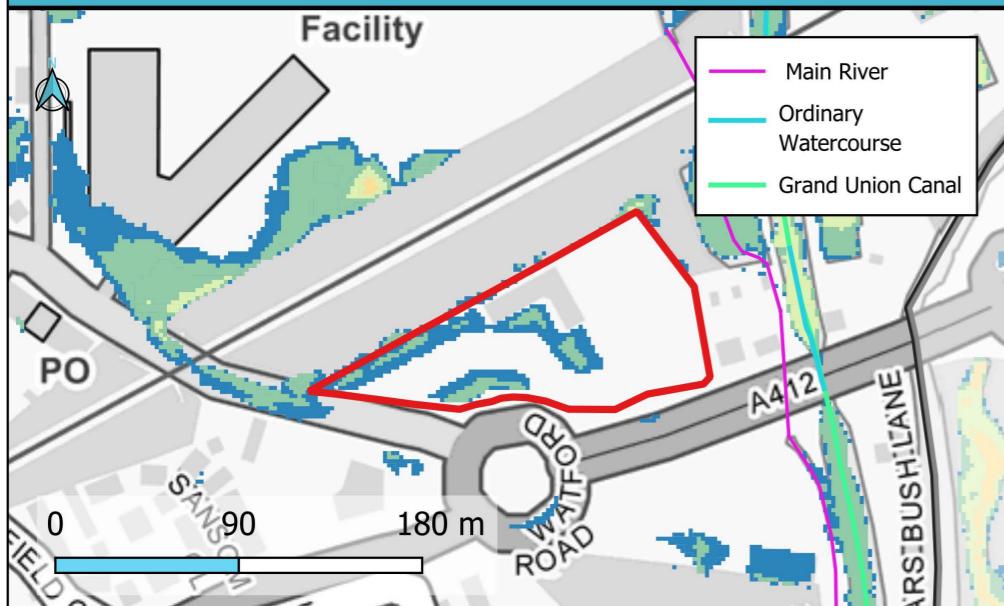
RoFSW Max Hazard - 1% AEP



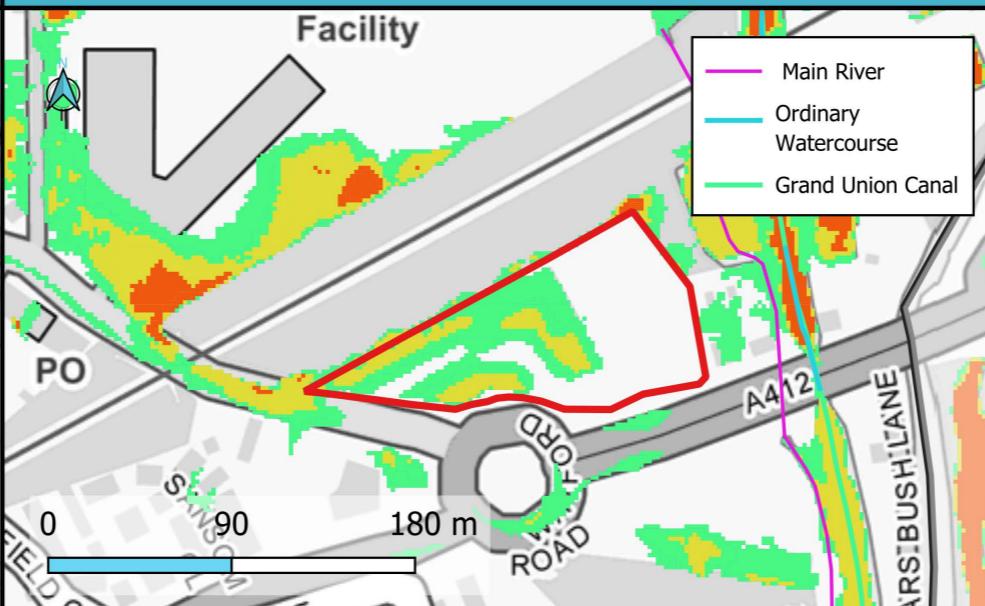
RoFSW Max Velocity - 1% AEP



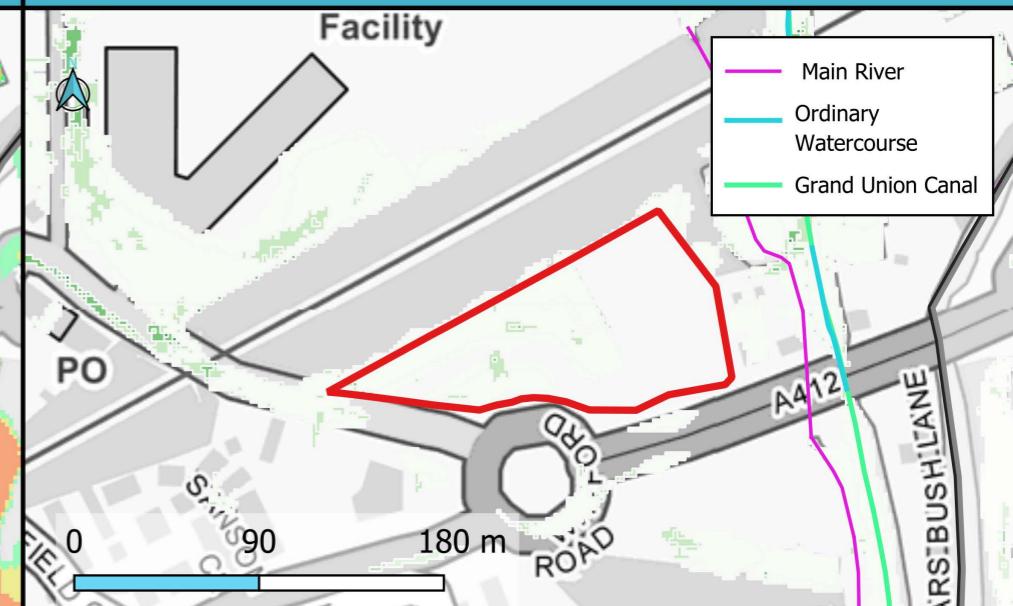
RoFSW Max Depth - 1% AEP plus CC



RoFSW Max Hazard - 1% AEP plus CC



RoFSW Max Velocity - 1% AEP plus CC



Site Reference	CFS61
Site Name	Cinnamon House

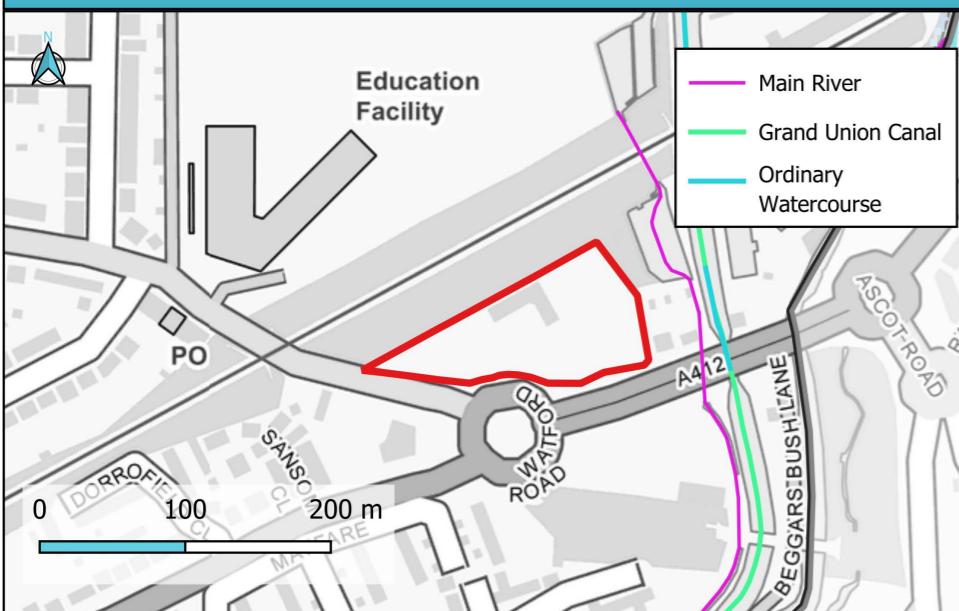
Three Rivers District Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary



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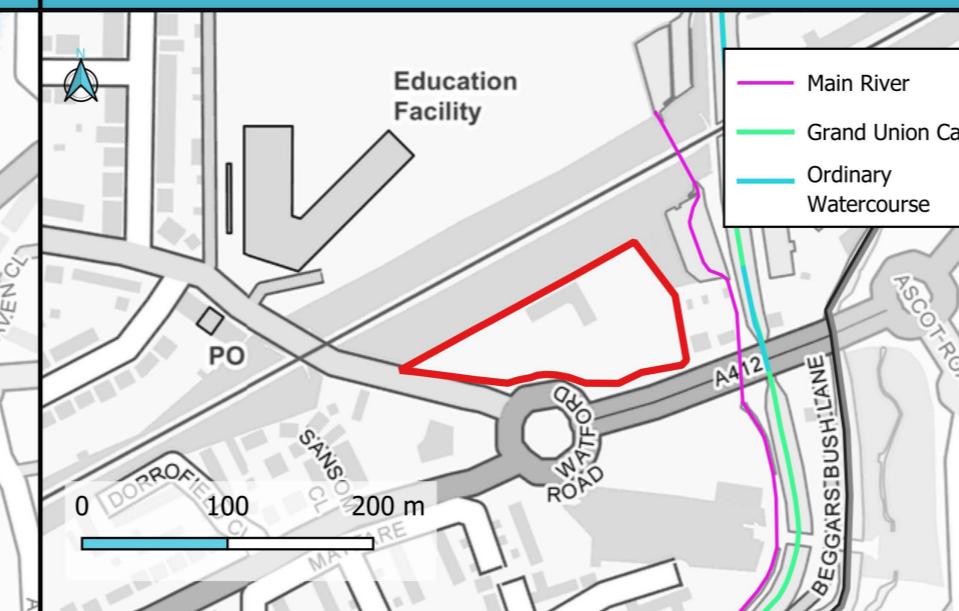
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Fluvial Max Depth - 1% AEP (Defended)



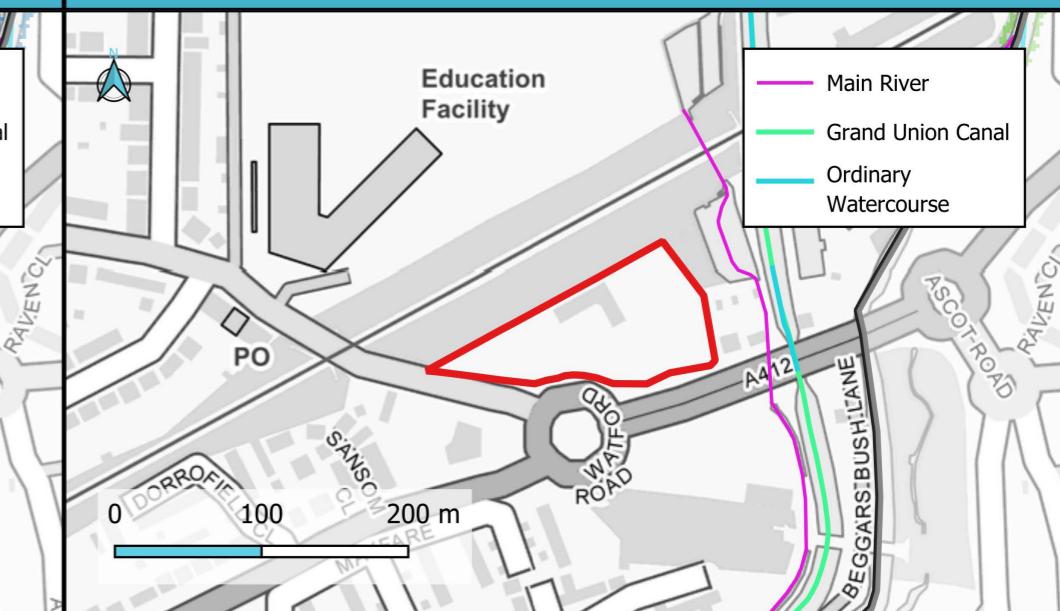
Site boundary Upper Colne (2025) 0.25 - 0.50 > 1.25
Other sites Depth (m) 0.50 - 1.00
0 <= 0.25 1.00 - 1.25

Fluvial Max Hazard - 1% AEP (Defended)



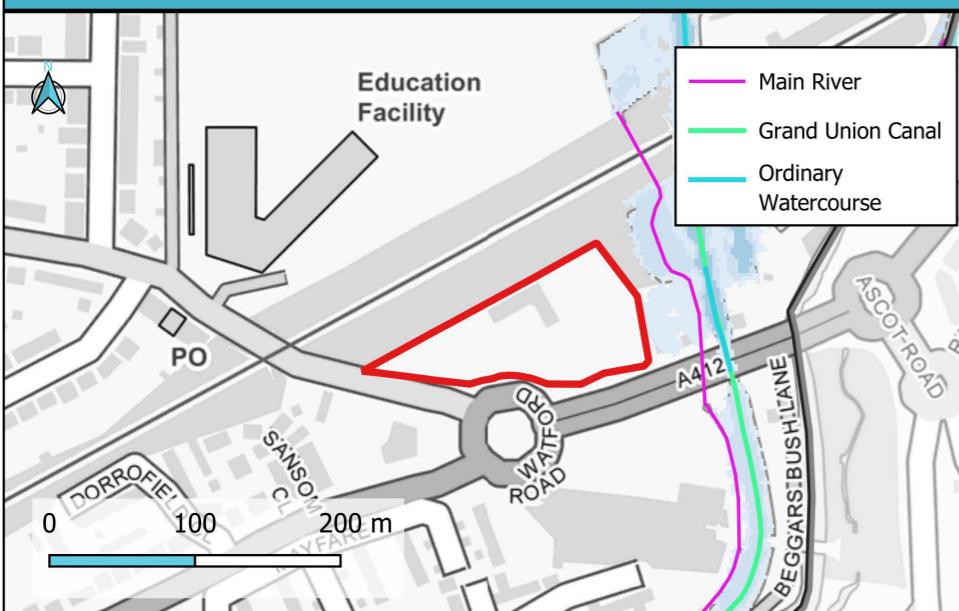
Site boundary Upper Colne (2025) 0.75 - 1.25: Moderate
Other sites Hazard class 1.25 - 2.5: Significant
<0.75: Low > 2.5: Extreme

Fluvial Max Velocity - 1% AEP (Defended)



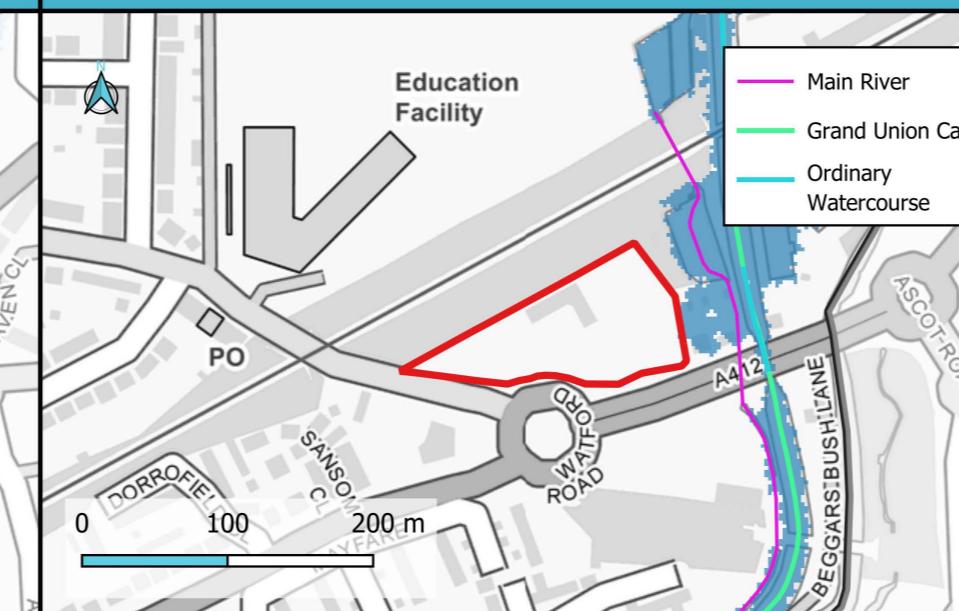
Site boundary Upper Colne (2025) 0.25 - 0.50 > 2.00
Other sites Velocity (m/s) 0.50 - 1.00
0 <= 0.25 1.00 - 2.00

Fluvial Max Depth - 1% AEP +35% CC (Defended)



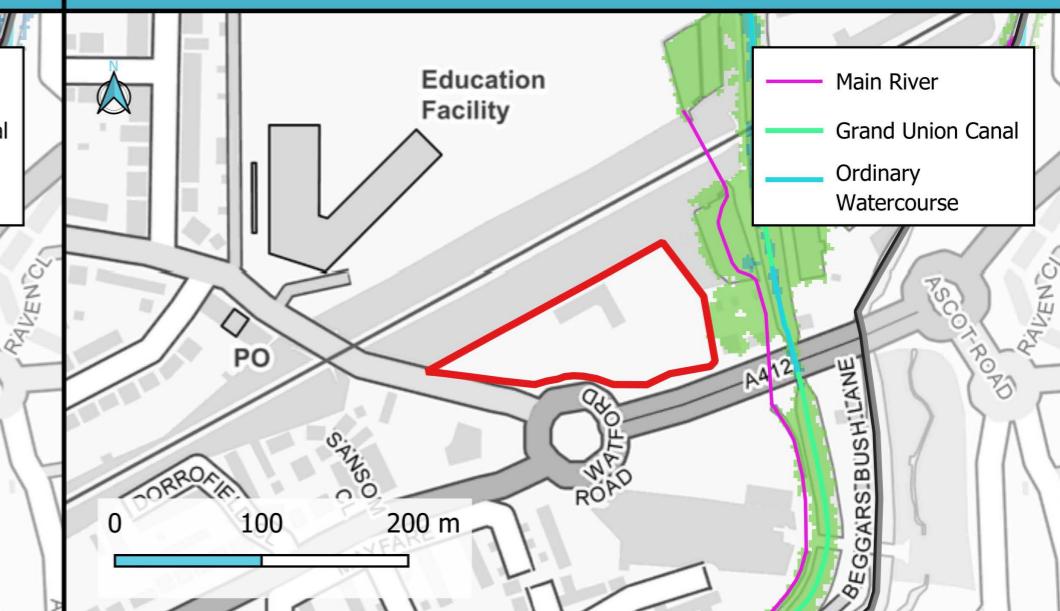
Site boundary Upper Colne (2025) 0.25 - 0.50 > 1.25
Other sites Depth (m) 0.50 - 1.00
0 <= 0.25 1.00 - 1.25

Fluvial Max Hazard - 1% AEP +35% CC (Defended)



Site boundary Upper Colne (2025) 0.75 - 1.25: Moderate
Other sites Hazard class 1.25 - 2.5: Significant
<0.75: Low > 2.5: Extreme

Fluvial Max Velocity - 1% AEP +35% CC (Defended)



Site boundary Upper Colne (2025) 0.25 - 0.50 > 2.00
Other sites Velocity (m/s) 0.50 - 1.00
0 <= 0.25 1.00 - 2.00

Site Reference	CFS61
Site Name	Cinnamon House

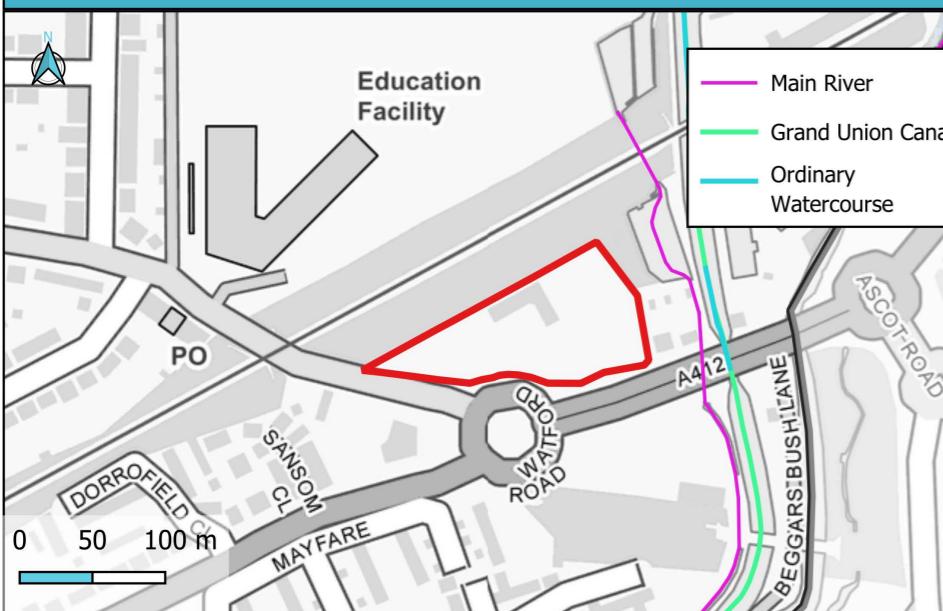
Three Rivers District Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary



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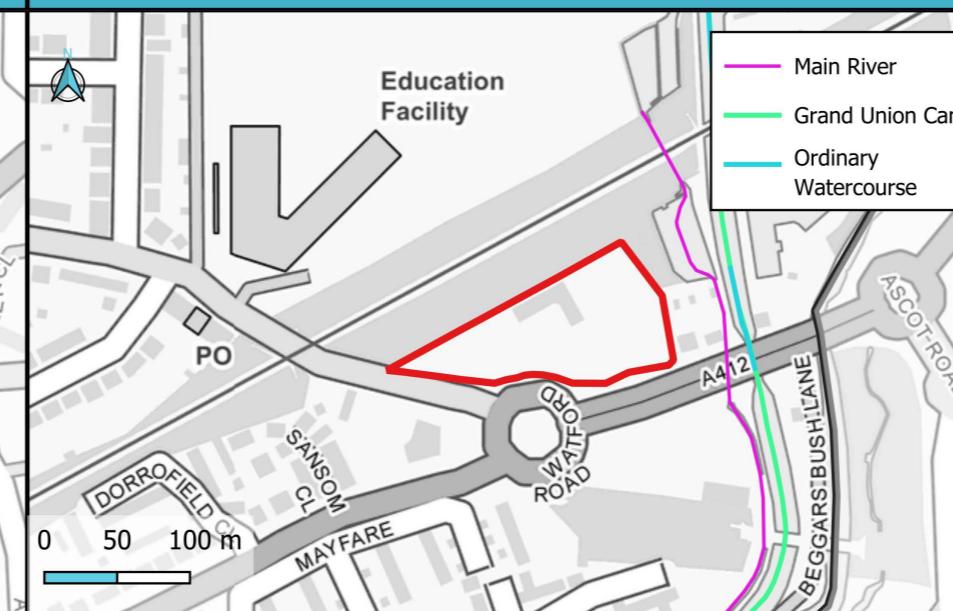
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Fluvial Max Depth (m) - 1% AEP (Undefended)



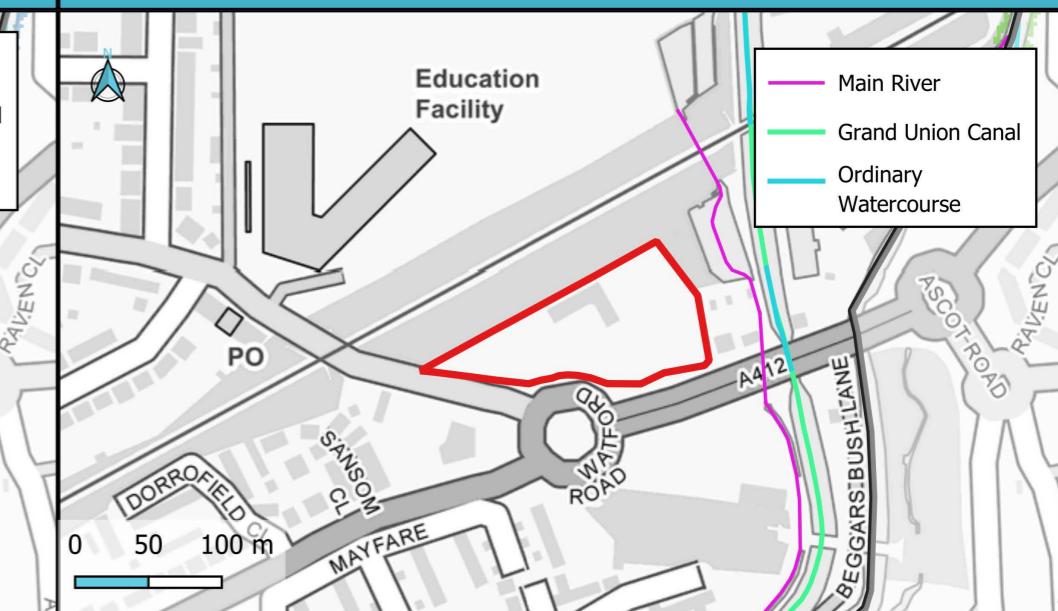
Site boundary Upper Colne (2025) 0.25 - 0.50 > 1.25
Other sites Depth (m) 0.50 - 1.00
0.25 <= 0.25
1.00 - 1.25

Fluvial Max Hazard - 1% AEP (Undefended)



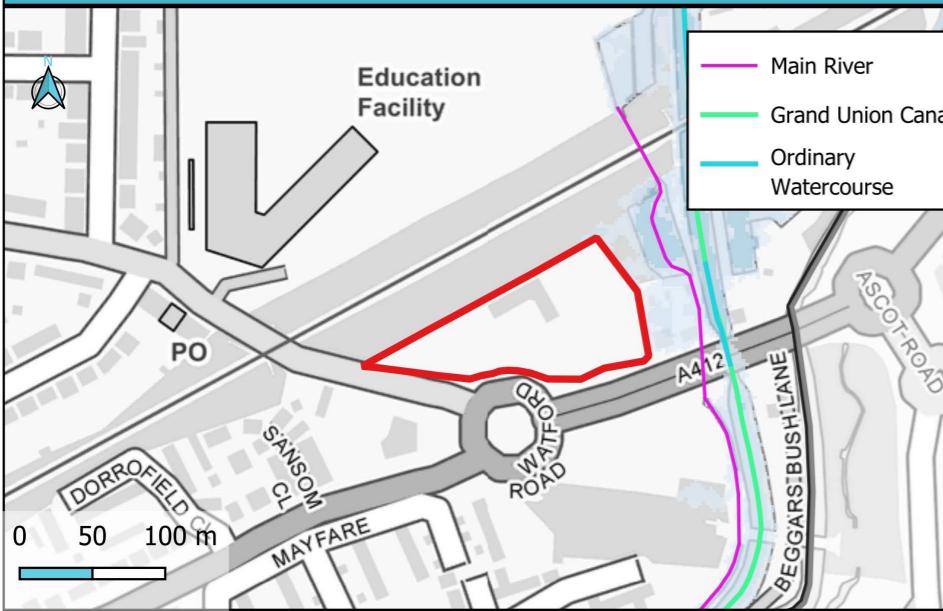
Site boundary Upper Colne (2025) 0.75 - 1.25: Moderate
Other sites Hazard class 1.25 - 2.5: Significant
<0.75: Low
> 2.5: Extreme

Fluvial Max Velocity - 1% AEP (Undefended)



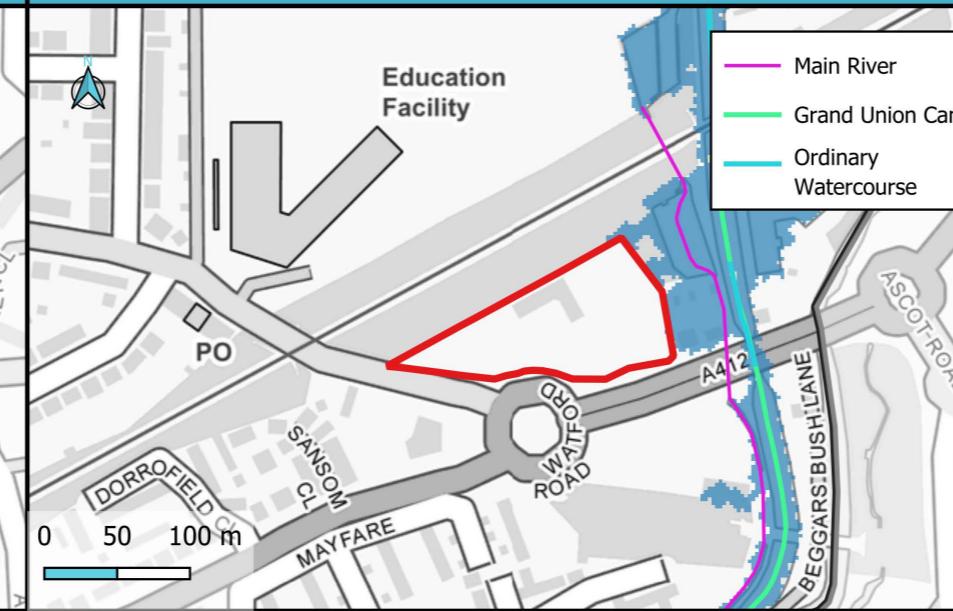
Site boundary Upper Colne (2025) 0.25 - 0.50 > 2.00
Other sites Velocity (m/s) 0.50 - 1.00
0.25 <= 0.25
1.00 - 2.00

Fluvial Max Depth (m) - 0.1% AEP (Undefended)



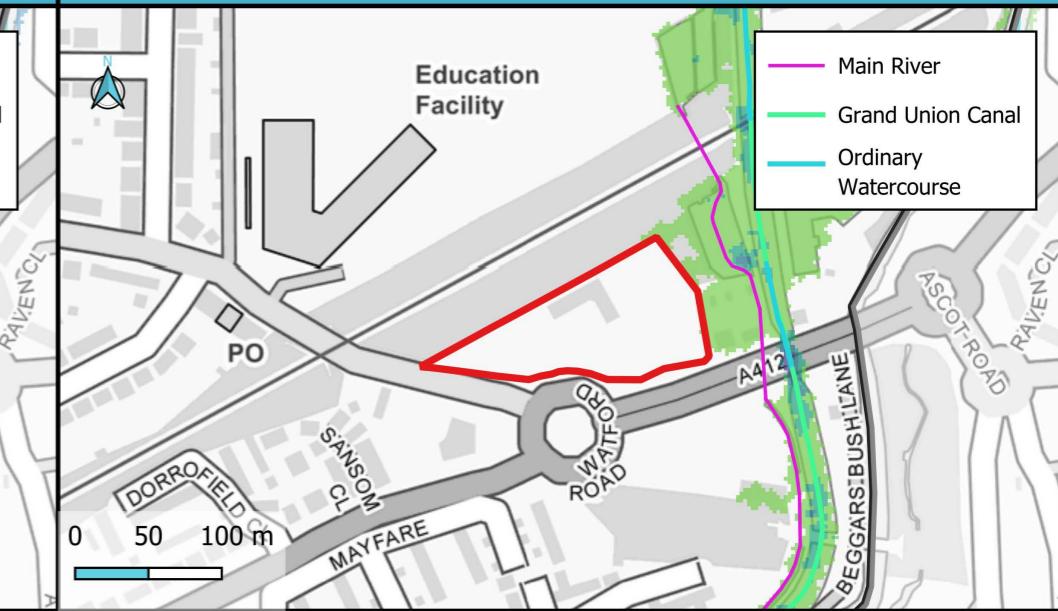
Site boundary Upper Colne (2025) 0.25 - 0.50 > 1.25
Other sites Depth (m) 0.50 - 1.00
0.25 <= 0.25
1.00 - 1.25

Fluvial Max Hazard - 0.1% AEP (Undefended)



Site boundary Upper Colne (2025) 0.75 - 1.25: Moderate
Other sites Hazard class 1.25 - 2.5: Significant
<0.75: Low
> 2.5: Extreme

Fluvial Max Velocity - 0.1% AEP (Undefended)



Site boundary Upper Colne (2025) 0.25 - 0.50 > 2.00
Other sites Velocity (m/s) 0.50 - 1.00
0.25 <= 0.25
1.00 - 2.00

Site Reference	CFS70
Site Name	Croxley Business Park

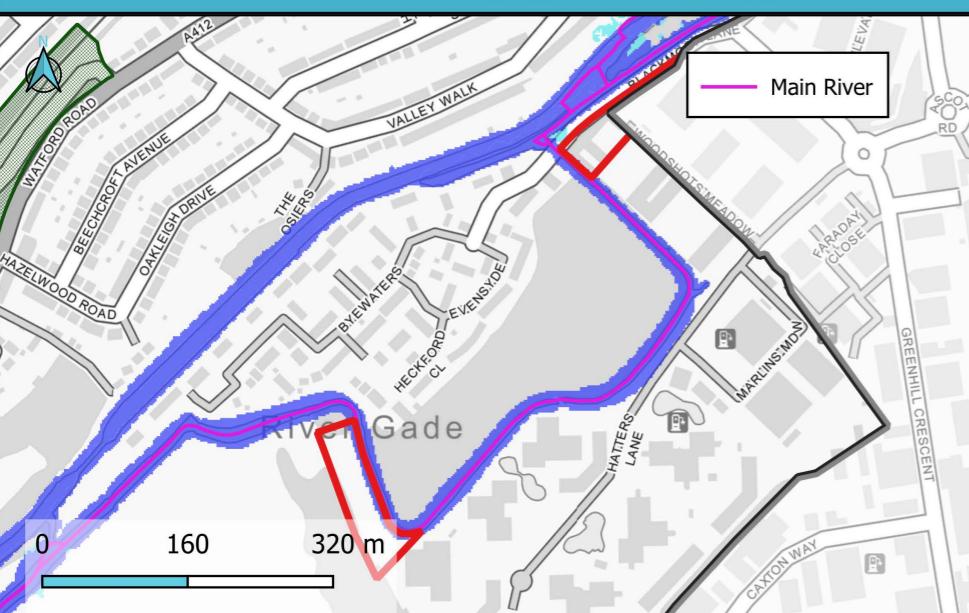
Three Rivers District Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary



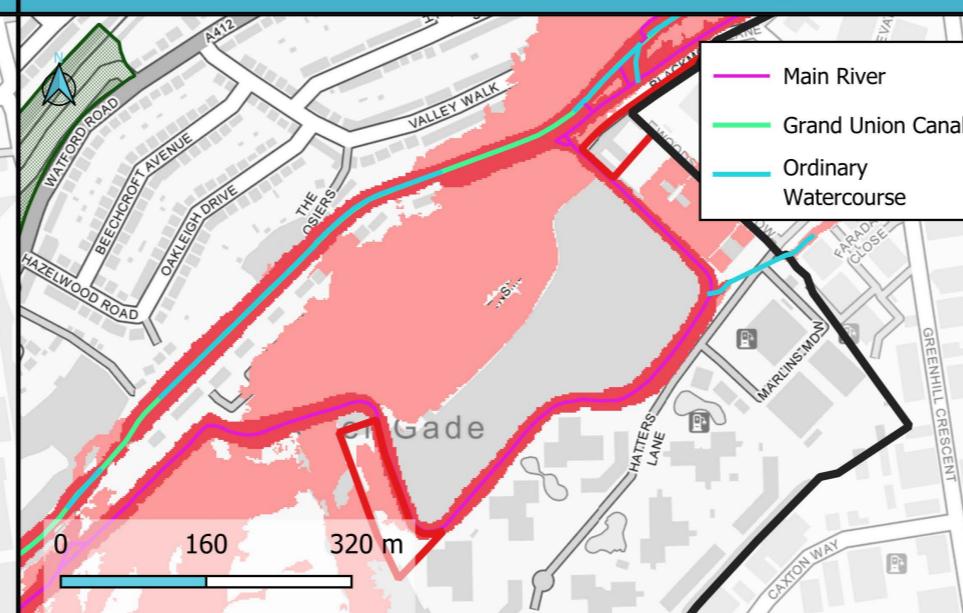
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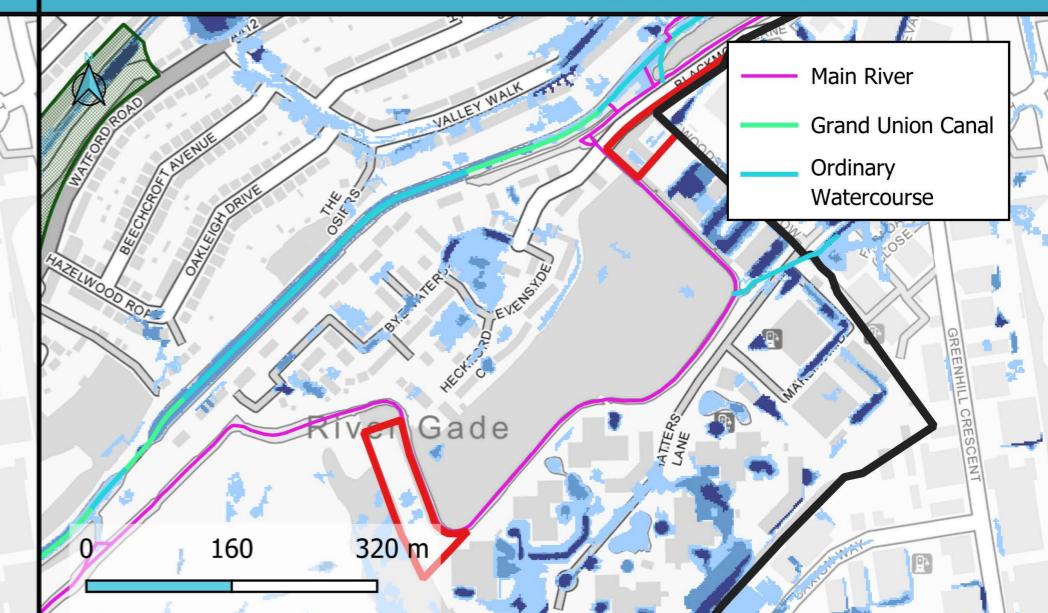
Flood Zone Map (present day)



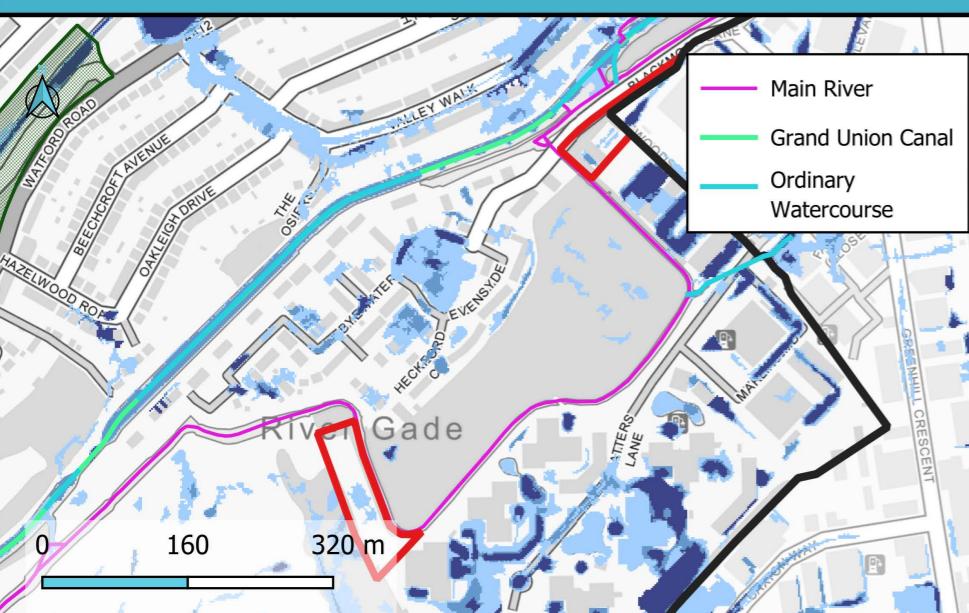
Flood Zone with Climate Change



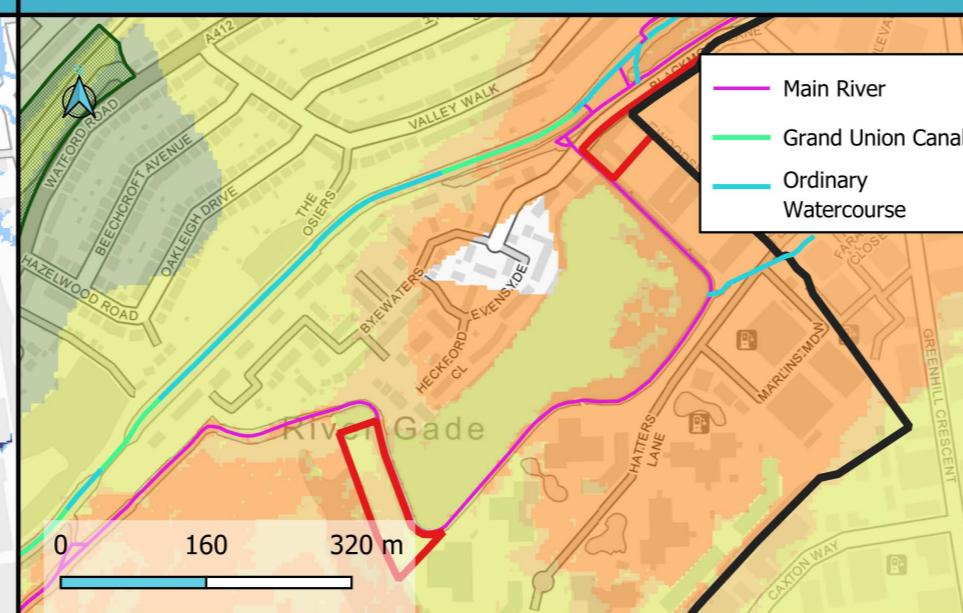
Surface Water Map (RoFSW)



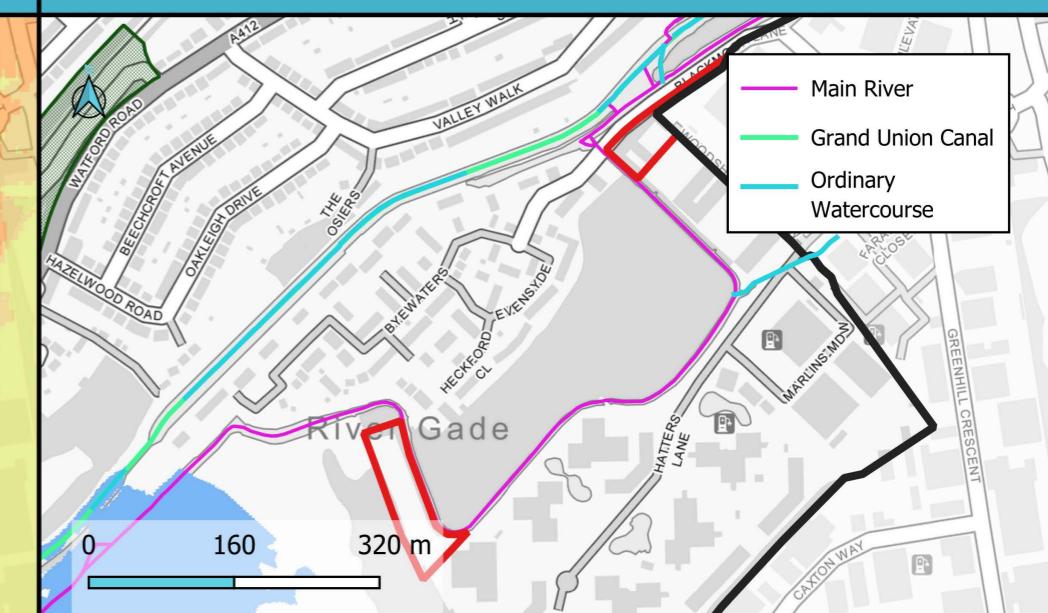
Surface Water Map + Climate Change



Groundwater (Gw) Flood Risk 1% AEP



Reservoir Flood Risk



Site boundary (red box), Other sites (green box), High (1 in 30-year) (dark blue box), Medium (1 in 100-year) (medium blue box), and Low (1 in 1000-year) (light blue box).

Site boundary (red box), Other sites (green box), GW levels <0.025m below ground (orange box), GW levels 0.025m to 0.5m below ground (yellow box), GW levels 0.5 to 5m below ground (light green box), and GW levels atleast 5m below ground (lightest green box).

Site boundary (red box), Other sites (green box), Dry day flood extents (blue dotted box), and Wet day flood extents (blue box).

Site Reference	CFS70
Site Name	Croxley Business Park

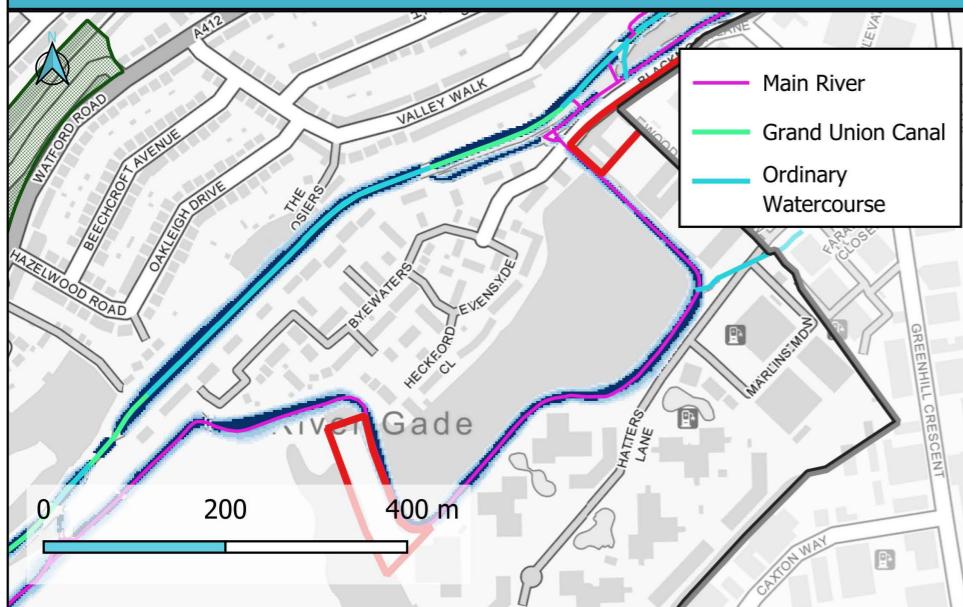
Three Rivers District Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary



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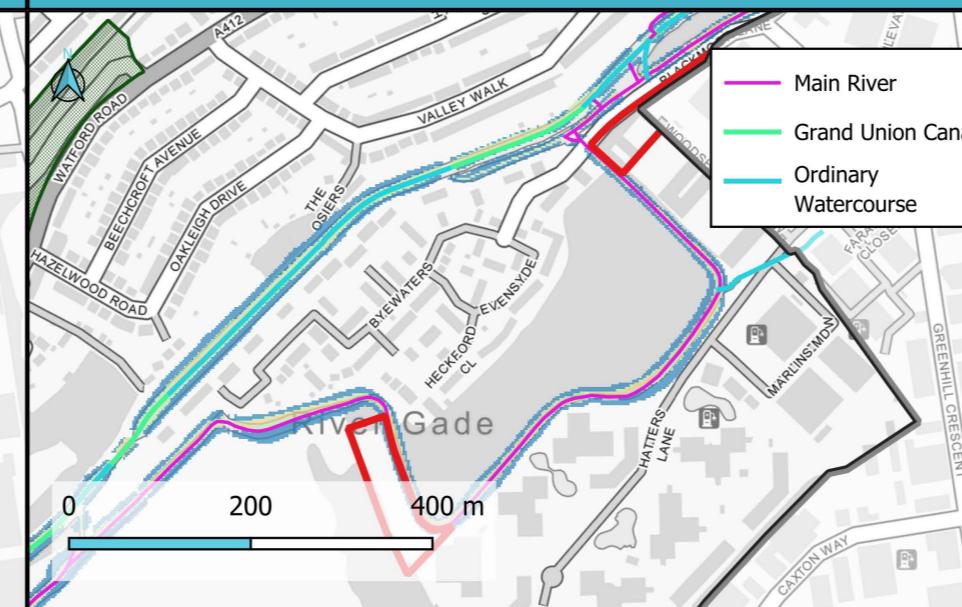
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Fluvial Max Depth - 1% AEP (Defended)



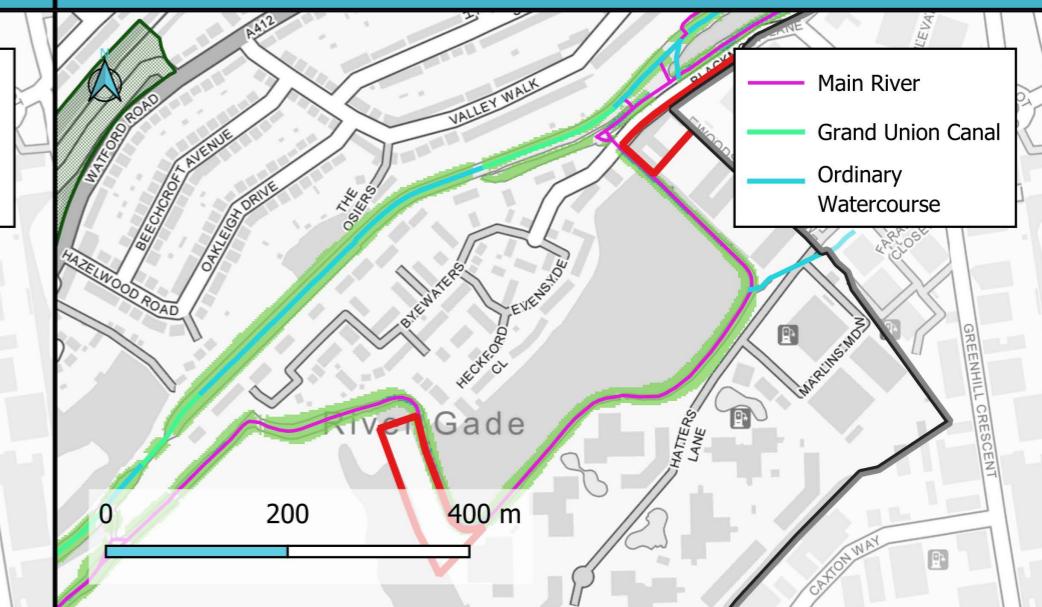
Site boundary Gade (2019) Depth (m)
Other sites
0.25 - 0.50
0.50 - 1.00
<= 0.25
1.00 - 1.25

Fluvial Max Hazard - 1% AEP (Defended)



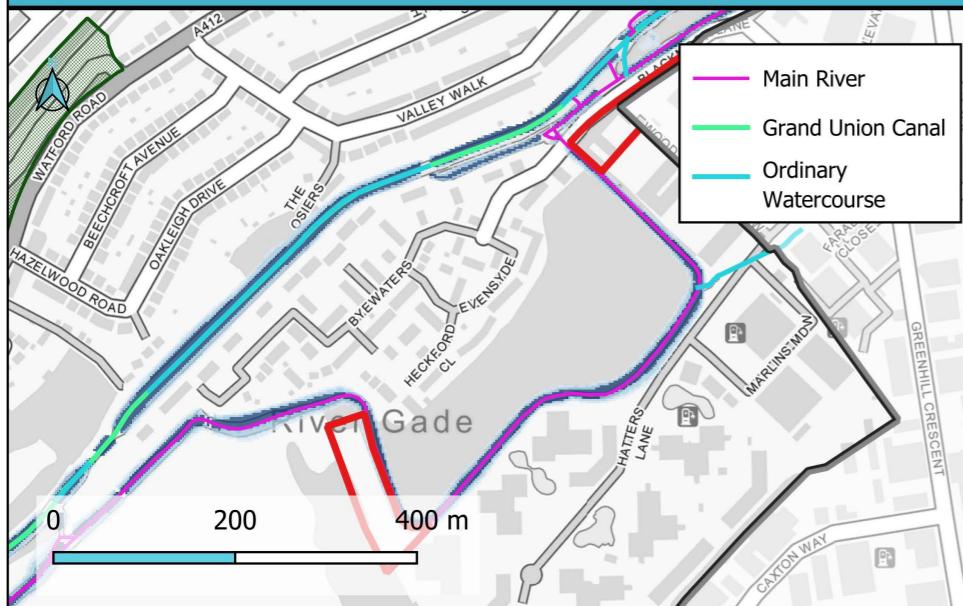
Site boundary Gade (2019) Hazard class
Other sites
0.75 - 1.25: Moderate
1.25 - 2.5: Significant
<0.75: Low
> 2.5: Extreme

Fluvial Max Velocity - 1% AEP (Defended)



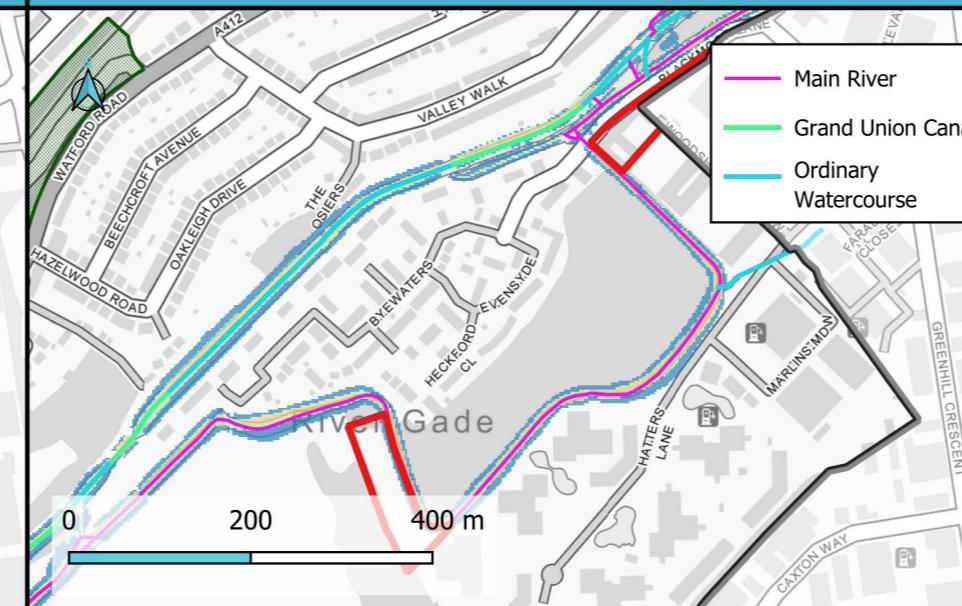
Site boundary Gade (2019) Velocity (m/s)
Other sites
0.25 - 0.50
0.50 - 1.00
<= 0.25
1.00 - 2.00

Fluvial Max Depth - 1% AEP +35% CC (Defended)



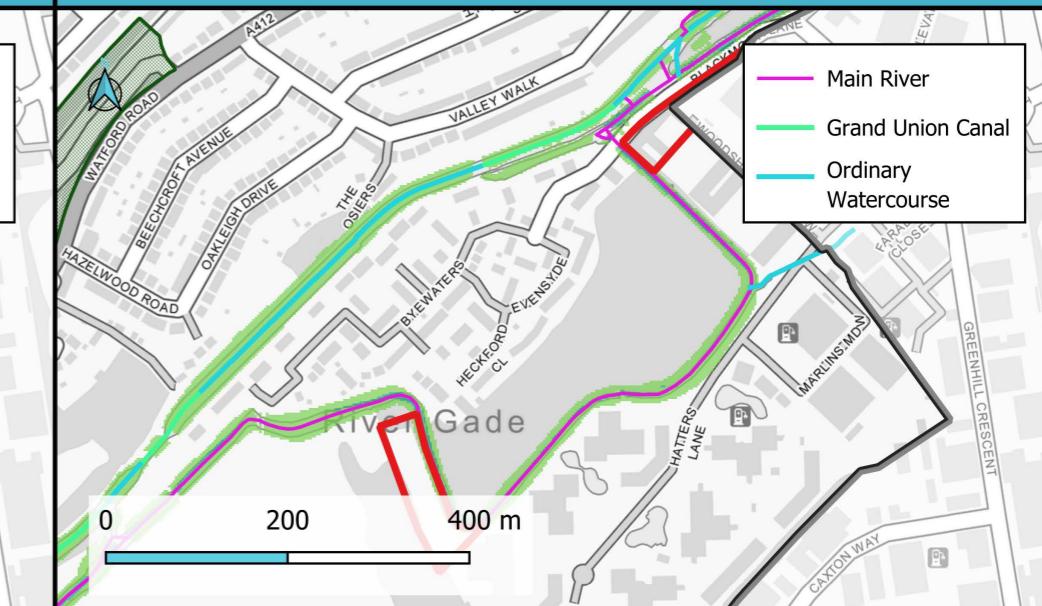
Site boundary Gade (2019) Depth (m)
Other sites
0.25 - 0.50
0.50 - 1.00
<= 0.25
1.00 - 1.25

Fluvial Max Hazard - 1% AEP +35% CC (Defended)



Site boundary Gade (2019) Hazard class
Other sites
0.75 - 1.25: Moderate
1.25 - 2.5: Significant
<0.75: Low
> 2.5: Extreme

Fluvial Max Velocity - 1% AEP +35% CC (Defended)



Site boundary Gade (2019) Velocity (m/s)
Other sites
0.25 - 0.50
0.50 - 1.00
<= 0.25
1.00 - 2.00

Site Reference	CFS70
Site Name	Croxley Business Park

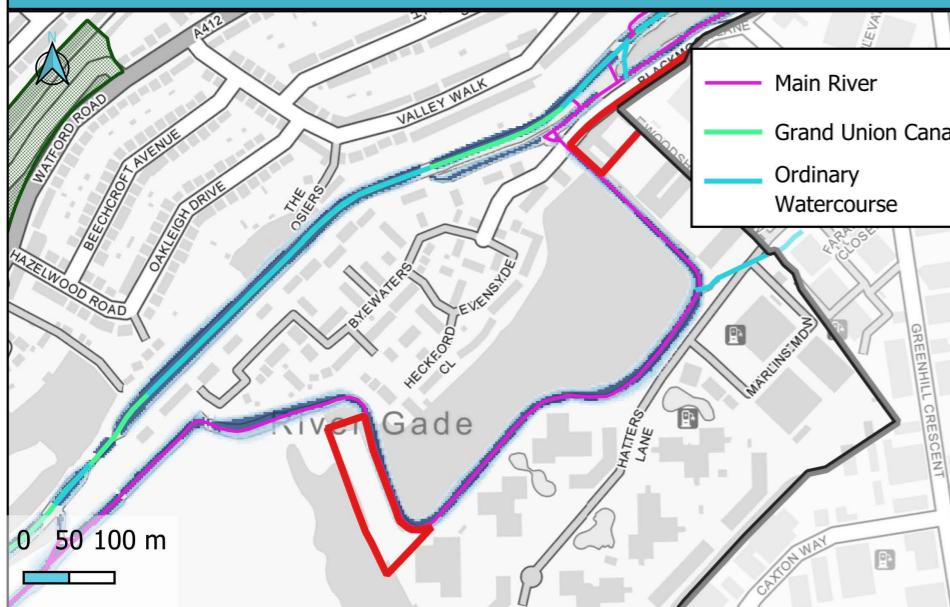
Three Rivers District Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary



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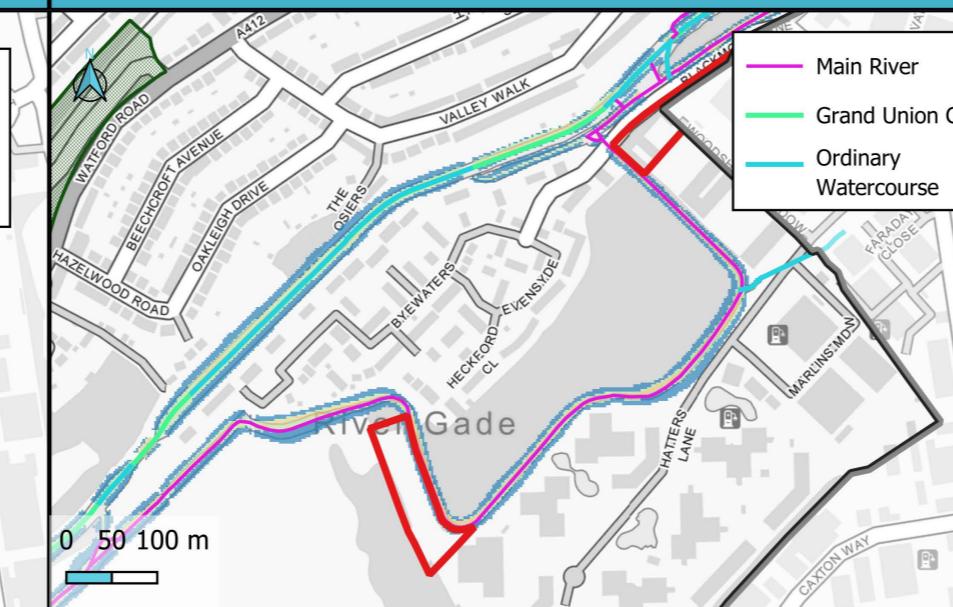
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Fluvial Max Depth (m) - 1% AEP (Undefended)



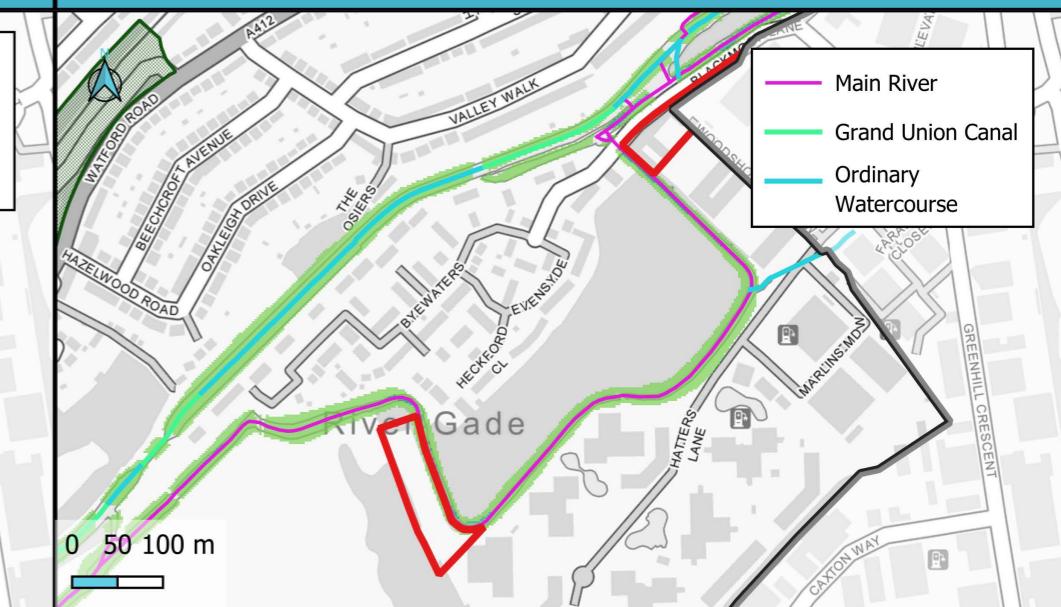
Site boundary Gade (2019) Depth (m)
Other sites
0.25 - 0.50
0.50 - 1.00
<= 0.25
1.00 - 1.25

Fluvial Max Hazard - 1% AEP (Undefended)



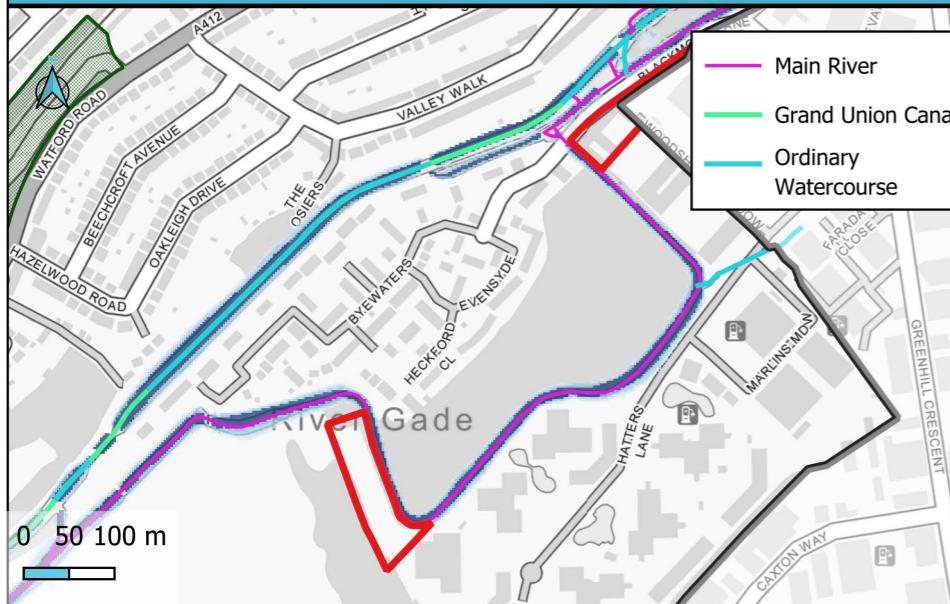
Site boundary Gade (2019) Hazard class
Other sites
0.75 - 1.25: Moderate
1.25 - 2.5: Significant
<0.75: Low
> 2.5: Extreme

Fluvial Max Velocity - 1% AEP (Undefended)



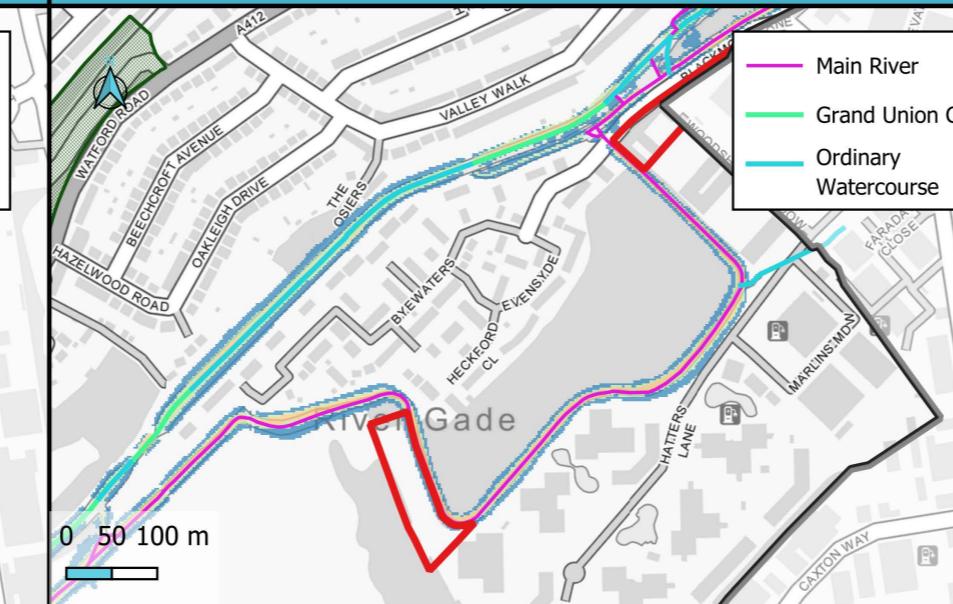
Site boundary Upper Colne (2025) Velocity (m/s)
Other sites
0.25 - 0.50
0.50 - 1.00
<= 0.25
1.00 - 2.00

Fluvial Max Depth (m) - 0.1% AEP (Undefended)



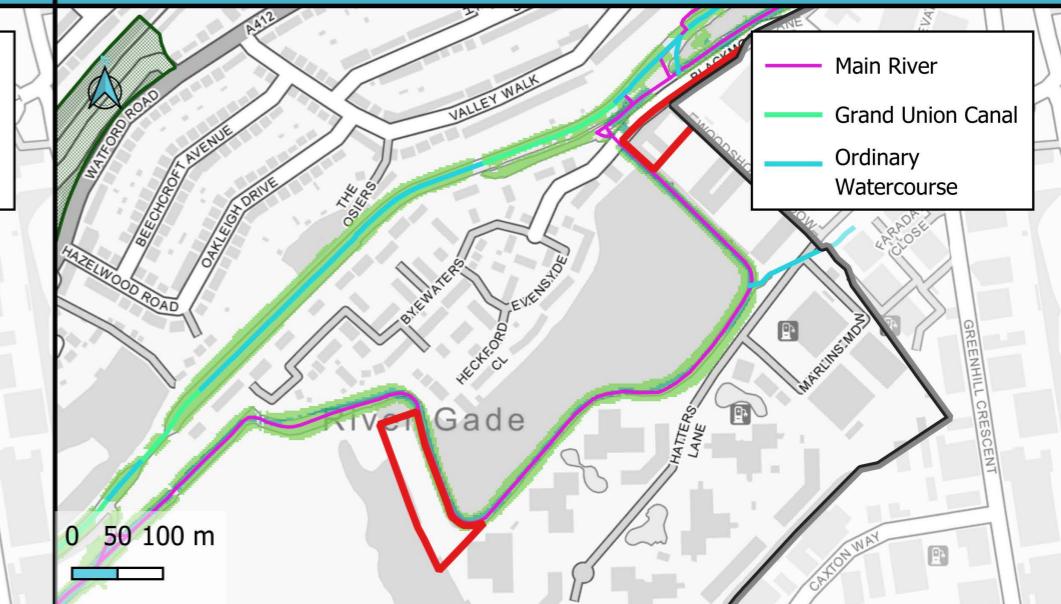
Site boundary Gade (2019) Depth (m)
Other sites
0.25 - 0.50
0.50 - 1.00
<= 0.25
1.00 - 1.25

Fluvial Max Hazard - 0.1% AEP (Undefended)



Site boundary Gade (2019) Hazard class
Other sites
0.75 - 1.25: Moderate
1.25 - 2.5: Significant
<0.75: Low
> 2.5: Extreme

Fluvial Max Velocity - 0.1% AEP (Undefended)



Site boundary Gade (2019) Velocity (m/s)
Other sites
0.25 - 0.50
0.50 - 1.00
<= 0.25
1.00 - 2.00

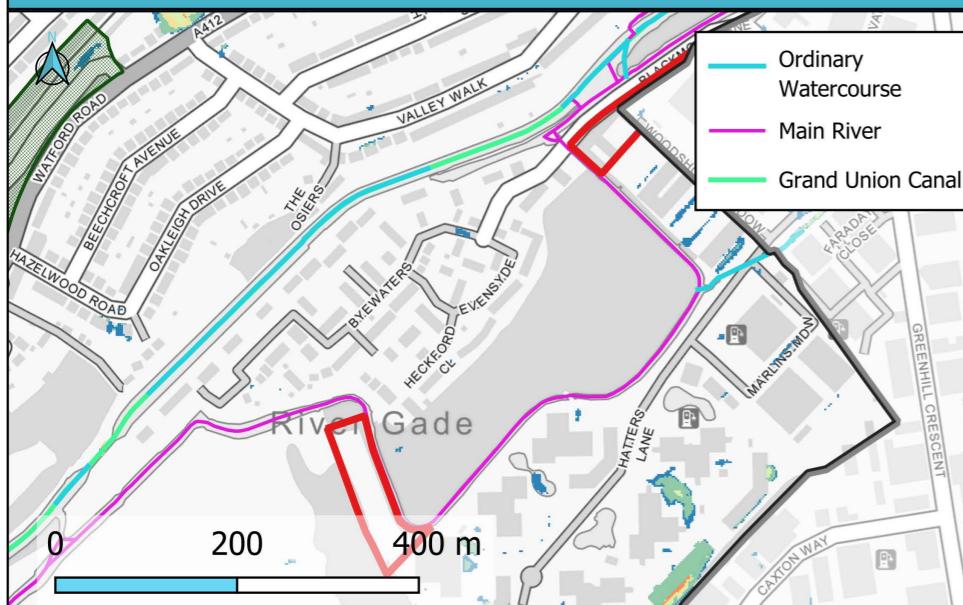
Site Reference	CFS70
Site Name	Croxley Business Park

Three Rivers District Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary

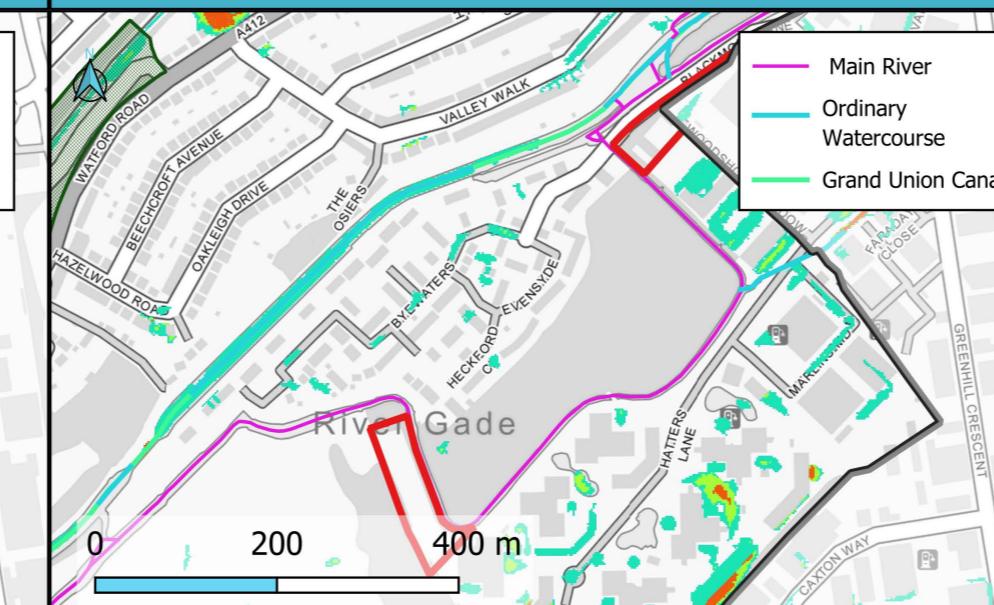


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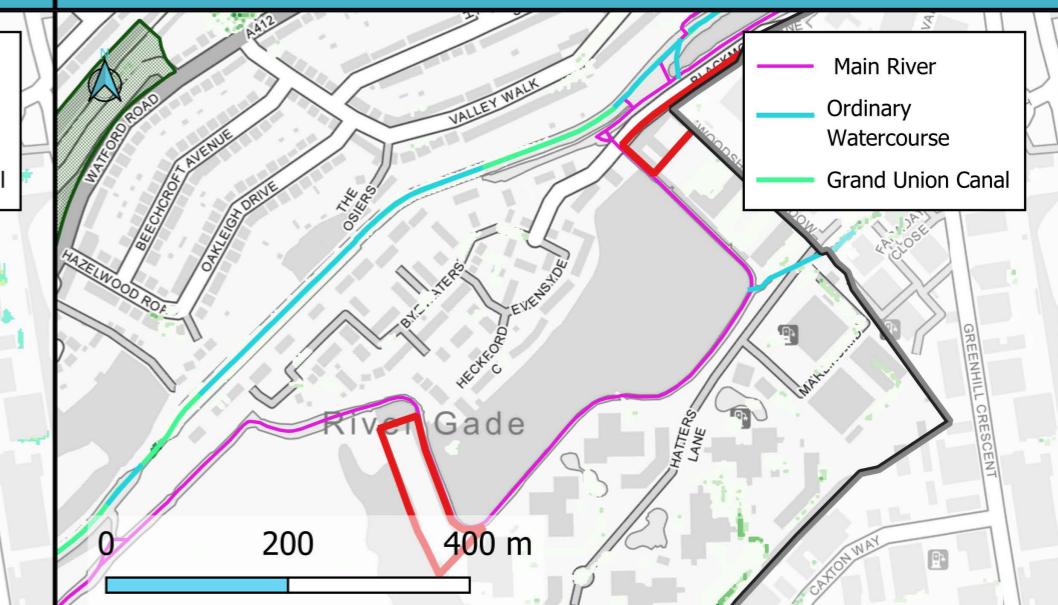
RoFSW Max Depth - 1% AEP



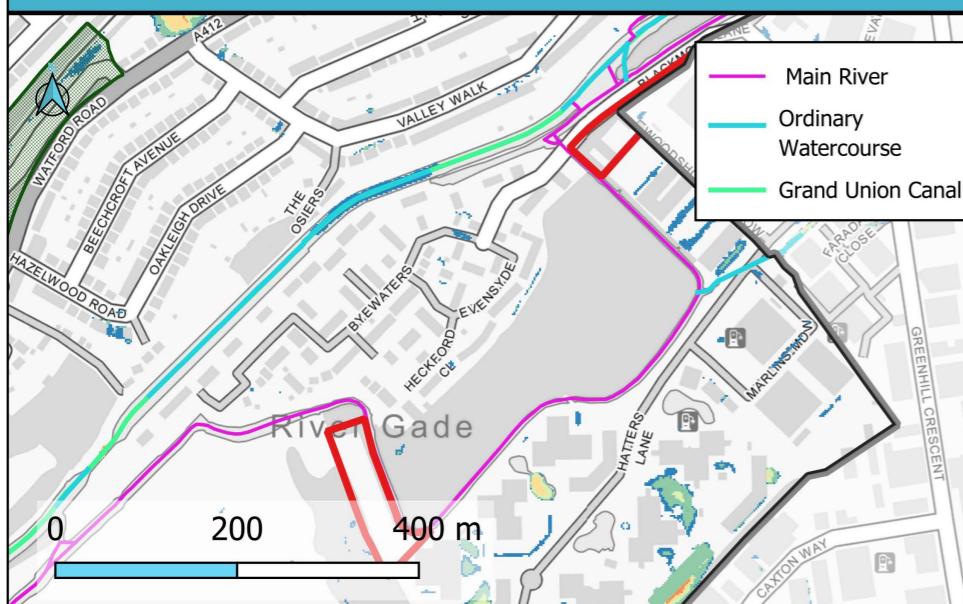
RoFSW Max Hazard - 1% AEP



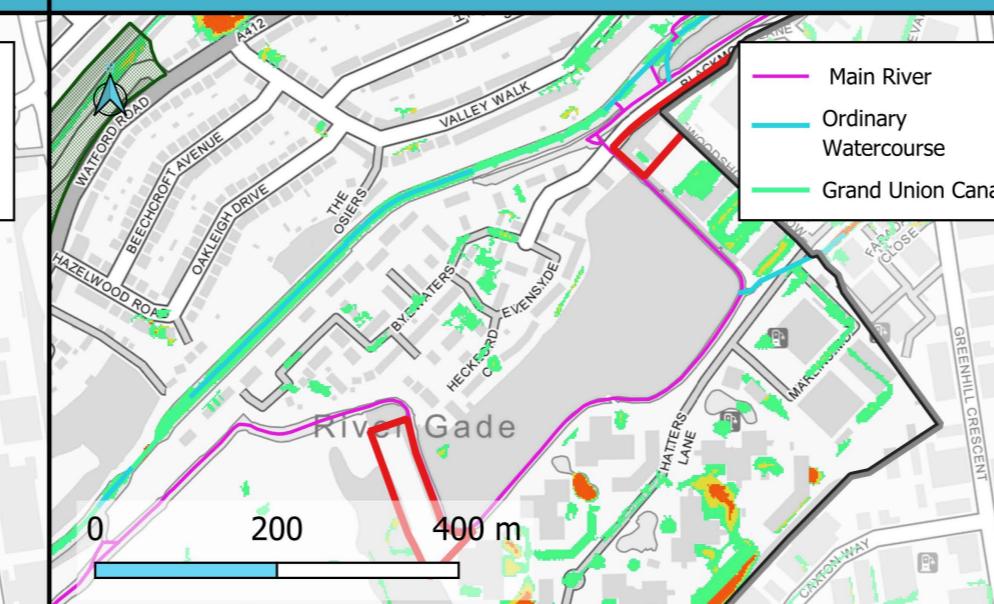
RoFSW Max Velocity - 1% AEP



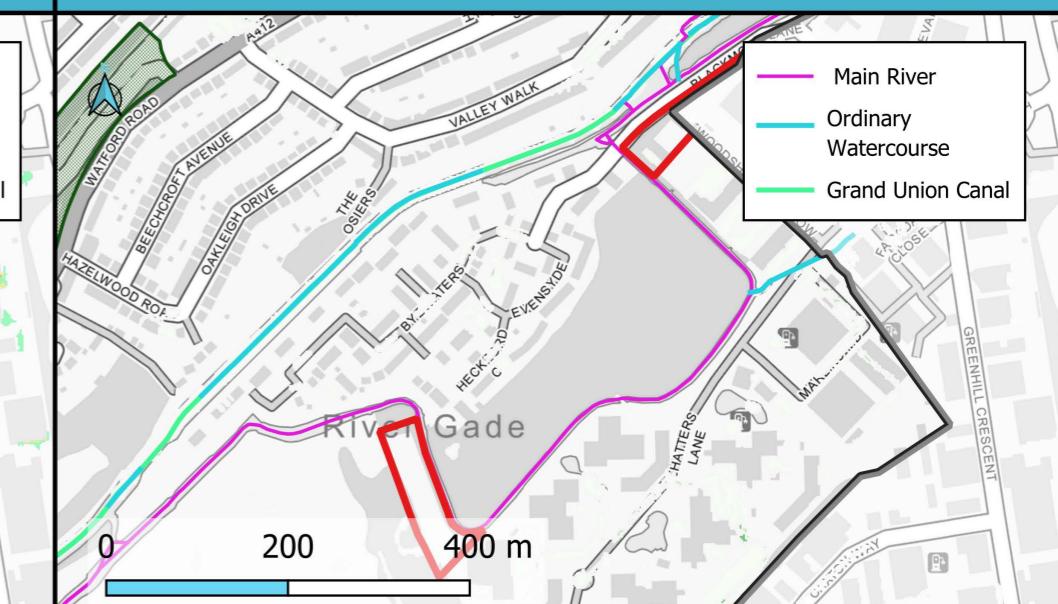
RoFSW Max Depth - 1% AEP plus CC



RoFSW Max Hazard - 1% AEP plus CC



RoFSW Max Velocity - 1% AEP plus CC



Site boundary
Other sites
0.3m - 0.6m
0.9m - 1.2m
0.2m - 0.3m
0.6m - 0.9m

Site boundary
Other sites
0.25 - 0.50
0.50 - 0.75
0.75 - 1.25
1.25 - 2.0
>2.0

Site boundary
Other sites
0.0m/s - 0.25m/s
0.25m/s - 0.5m/s
0.5m/s - 1.0m/s
1.0m/s - 2.0m/s
>2.0m/s

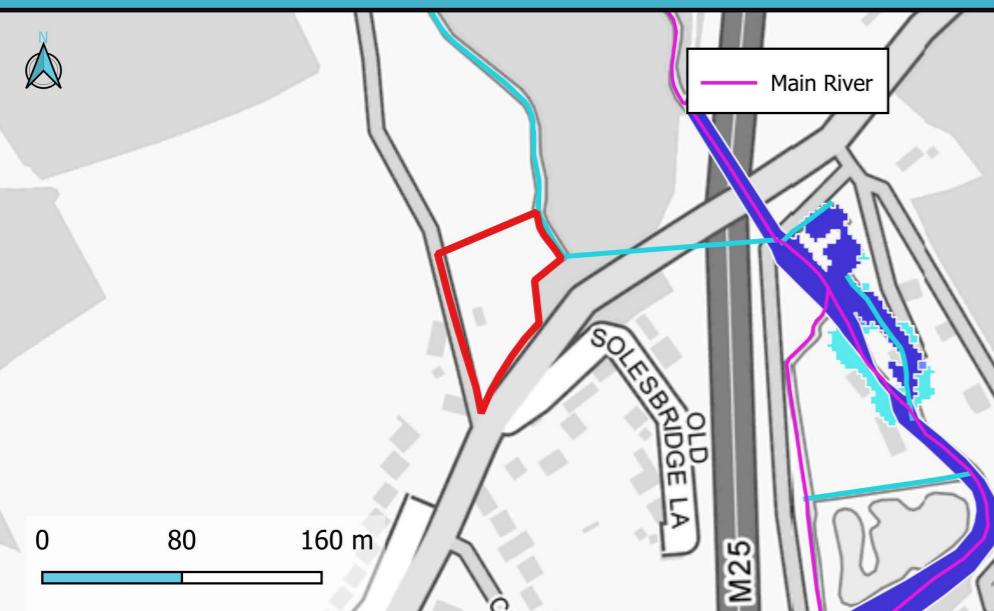
Site Reference	CFS72
Site Name	Land off Solesbridge Lane

Three Rivers District Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary



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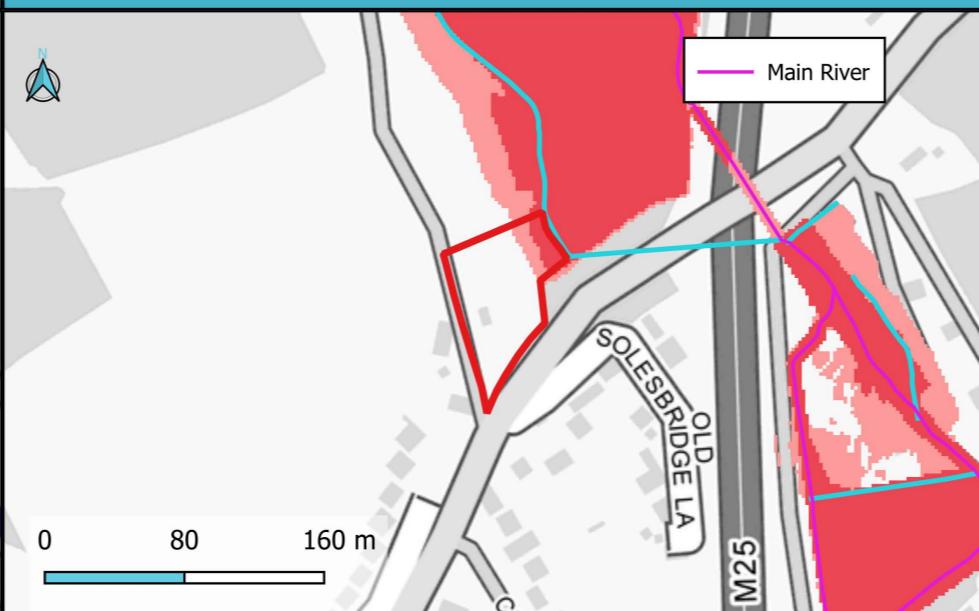
Upper Colne Flood Zones (present day)



Site boundary
Other sites

Flood Zone 2
Flood Zone 3a

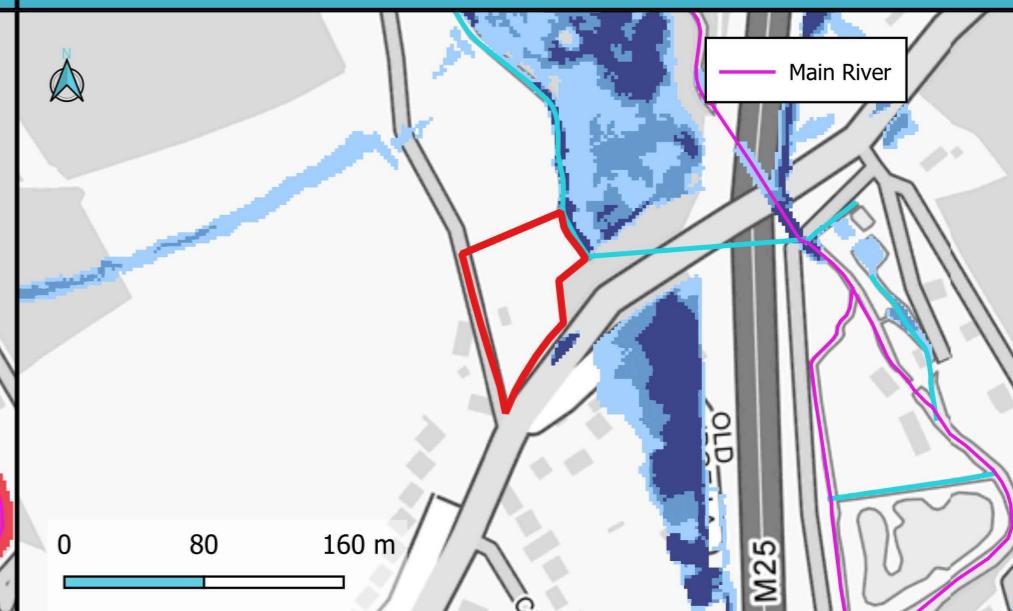
Flood Zone with Climate Change



Site boundary
Other sites

1% AEP plus central climate change allowance
0.1% AEP plus central climate change allowance

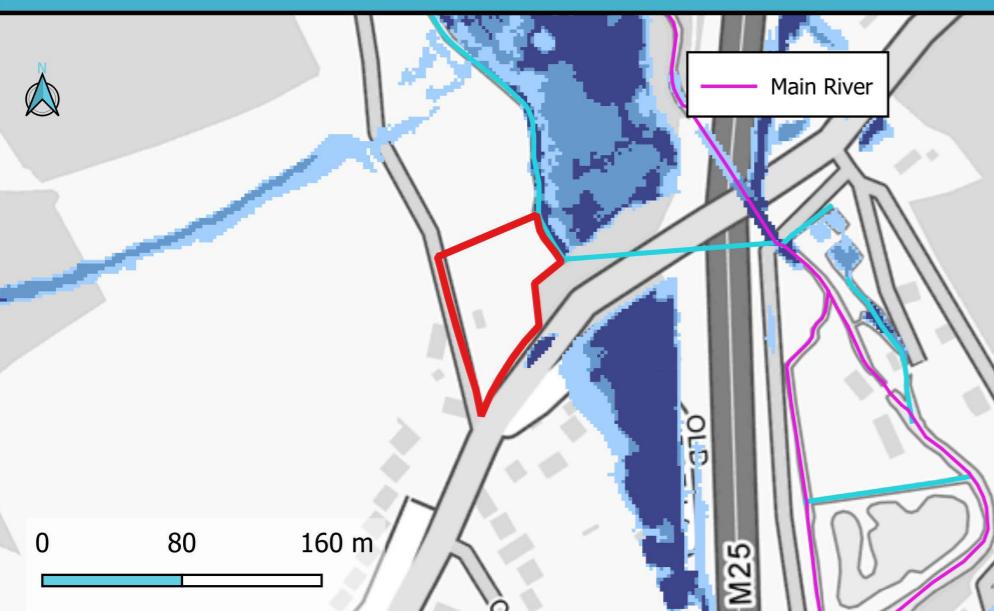
Surface Water Map (RoFSW)



Site boundary
Other sites

High (1 in 30-year)
Medium (1 in 100-year)

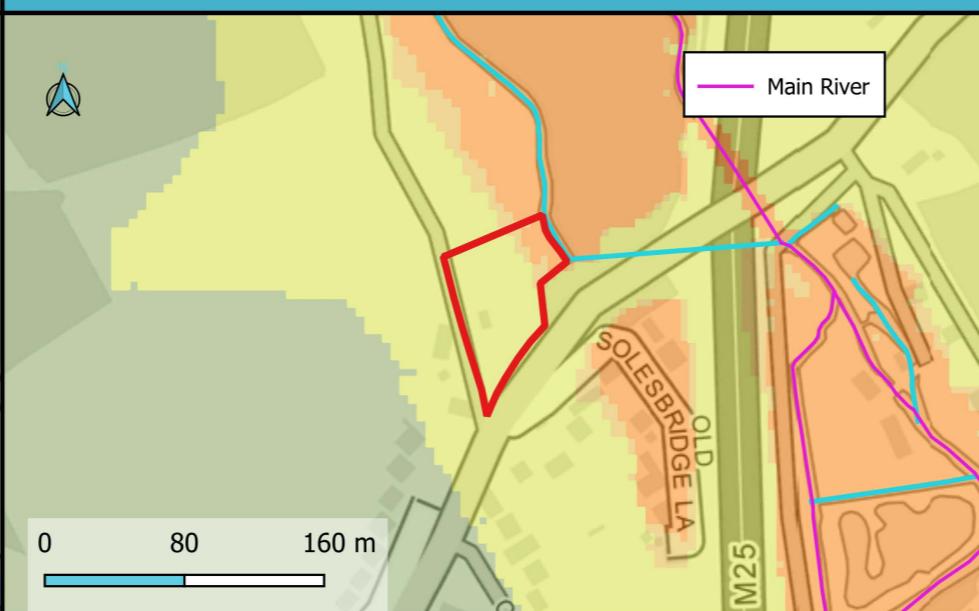
Surface Water Map + Climate Change



Site boundary
Other sites

High (1 in 30-year)
Medium (1 in 100-year)

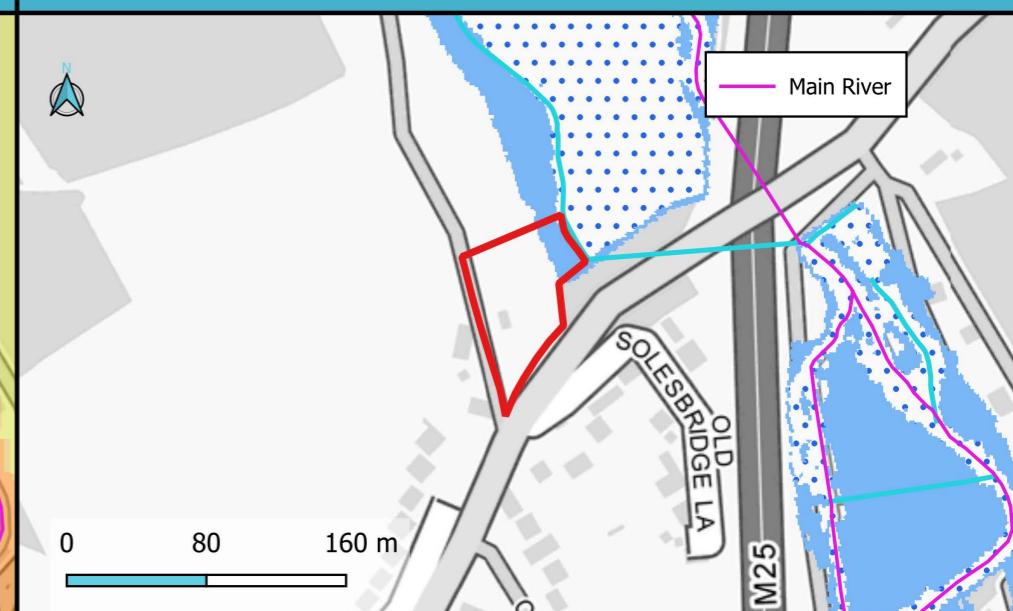
Groundwater (Gw) Flood Risk 1% AEP



Site boundary
Other sites

GW levels 0.025m to 0.5m below ground
GW levels 0.5 to 5m below ground
GW levels <0.025m below ground
GW levels atleast 5m below ground

Reservoir Flood Risk



Site boundary
Other sites

Dry day flood extents
Wet day flood extents

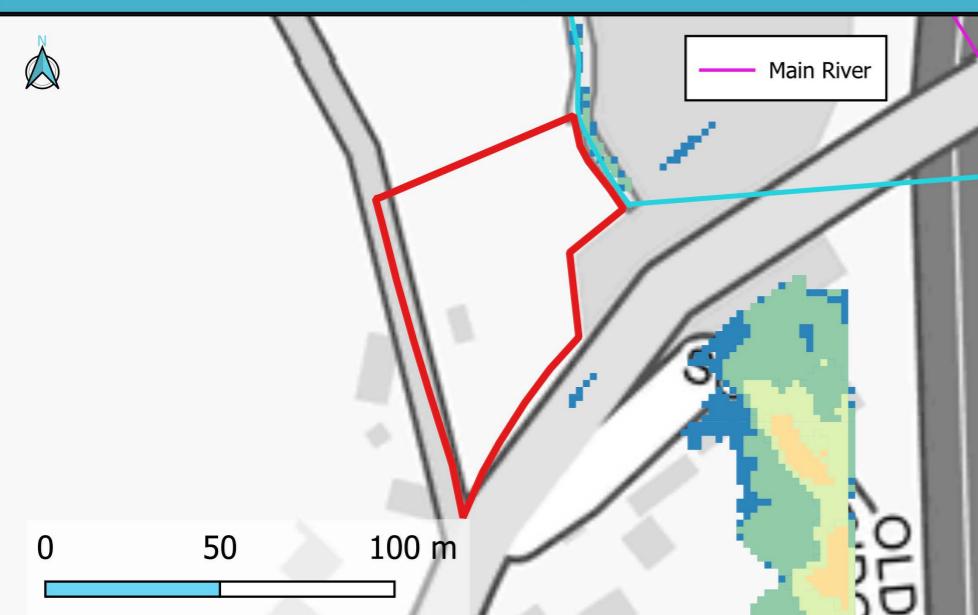
Site Reference	CFS72
Site Name	Land off Solesbridge Lane

Three Rivers District Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary

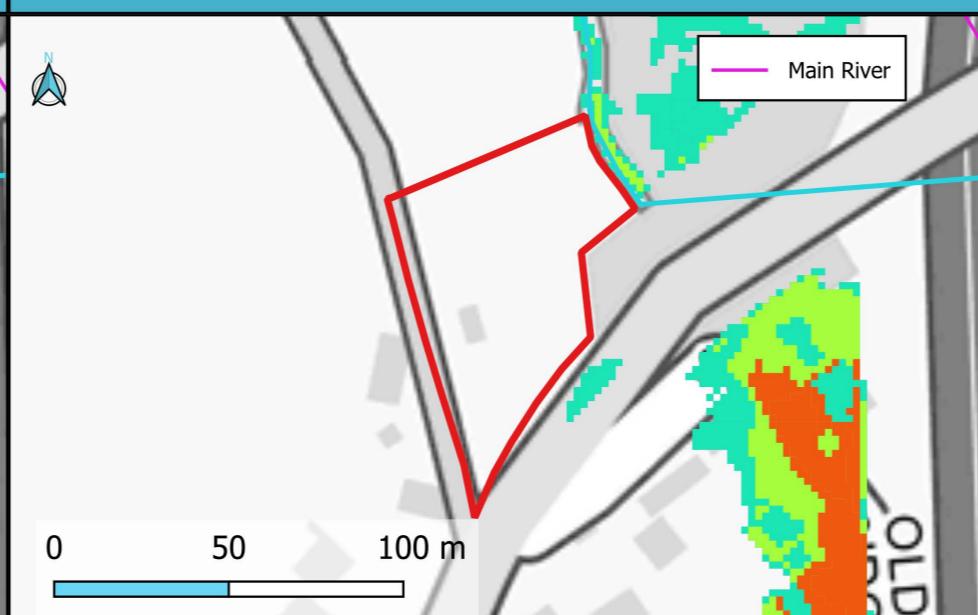


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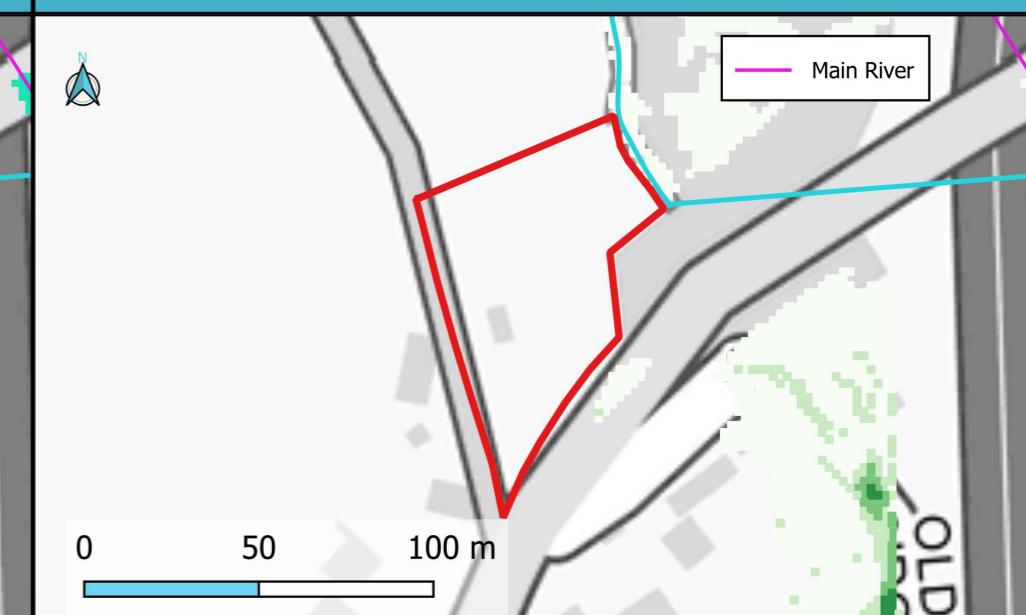
RoFSW Max Depth - 1% AEP



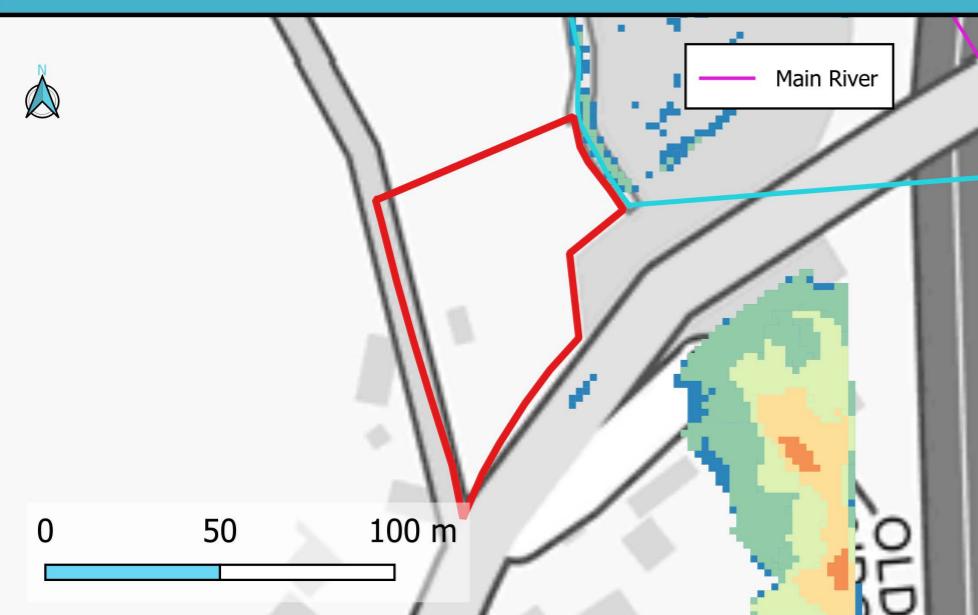
RoFSW Max Hazard - 1% AEP



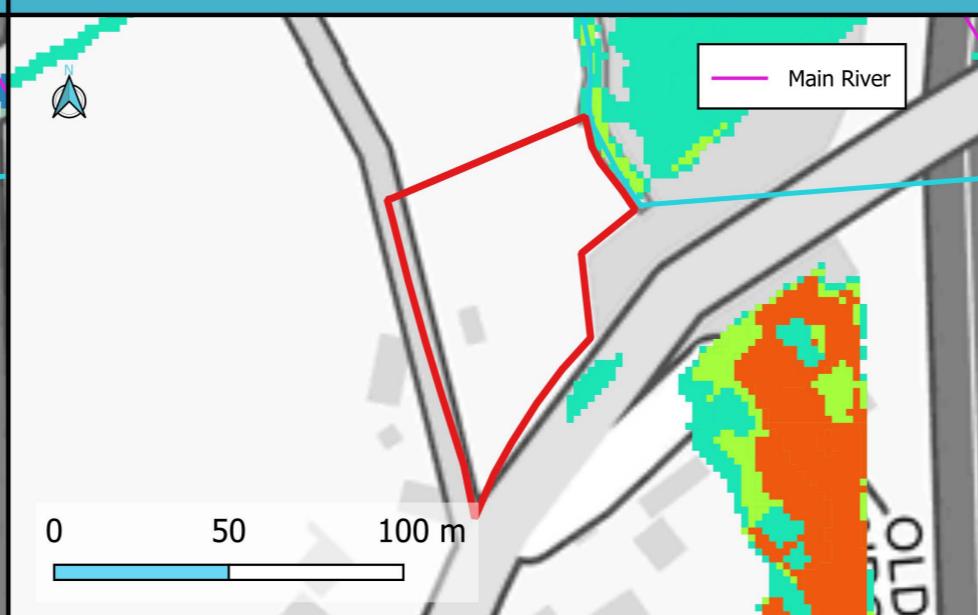
RoFSW Max Velocity - 1% AEP



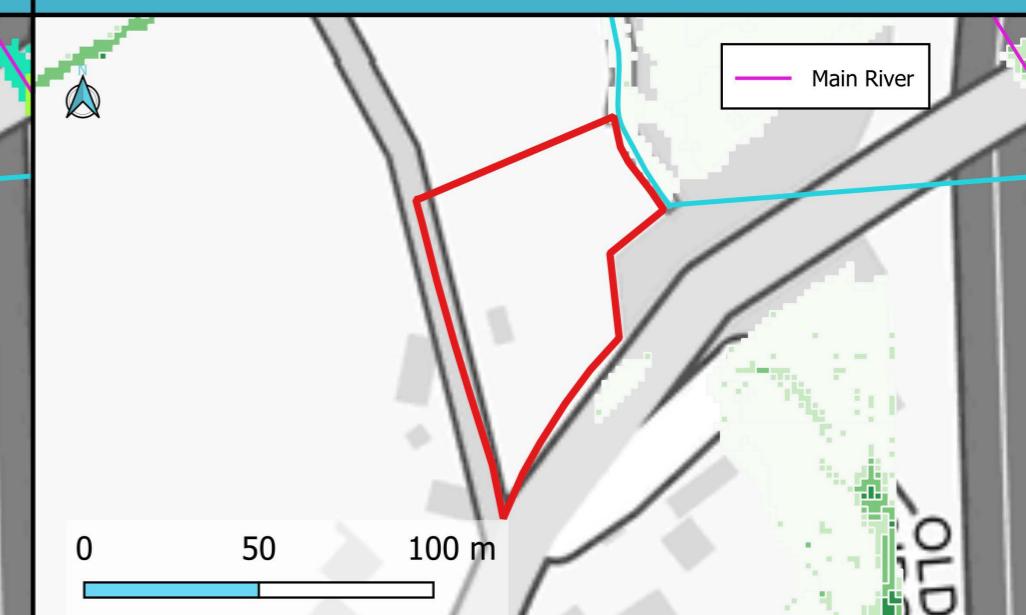
RoFSW Max Depth - 1% AEP plus CC



RoFSW Max Hazard - 1% AEP plus CC



RoFSW Max Velocity - 1% AEP plus CC



Site Reference	CG47
Site Name	Garages off Grove Crescent

Three Rivers District Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary



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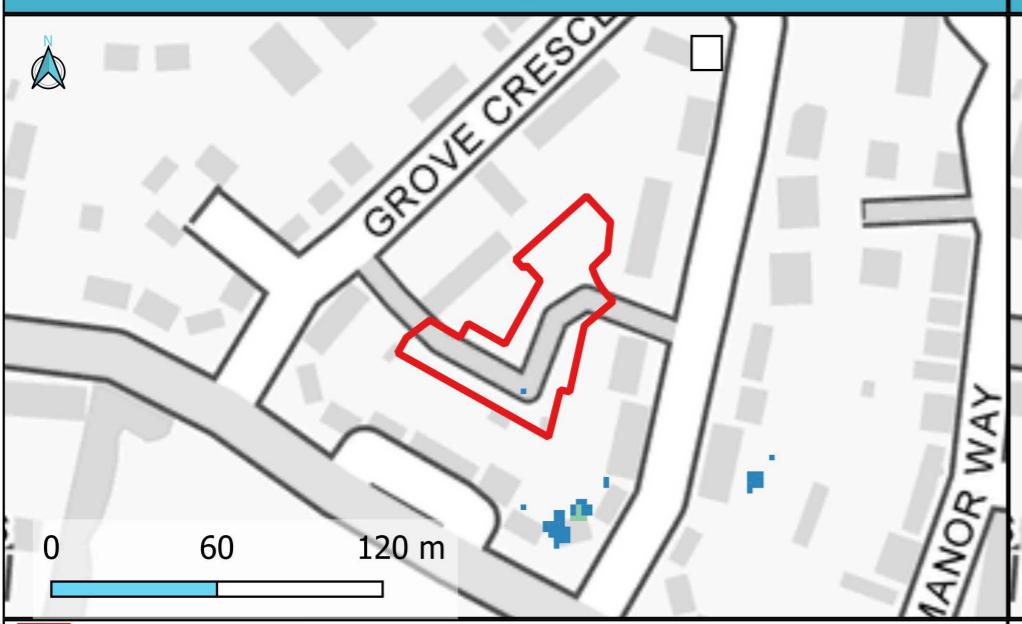
Site Reference	CG47
Site Name	Garages off Grove Crescent

Three Rivers District Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary



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RoFSW Max Depth - 1% AEP



Site boundary
Other sites
0.3m - 0.6m
0.9m - 1.2m
0.2m - 0.3m
0.6m - 0.9m

RoFSW Max Hazard - 1% AEP



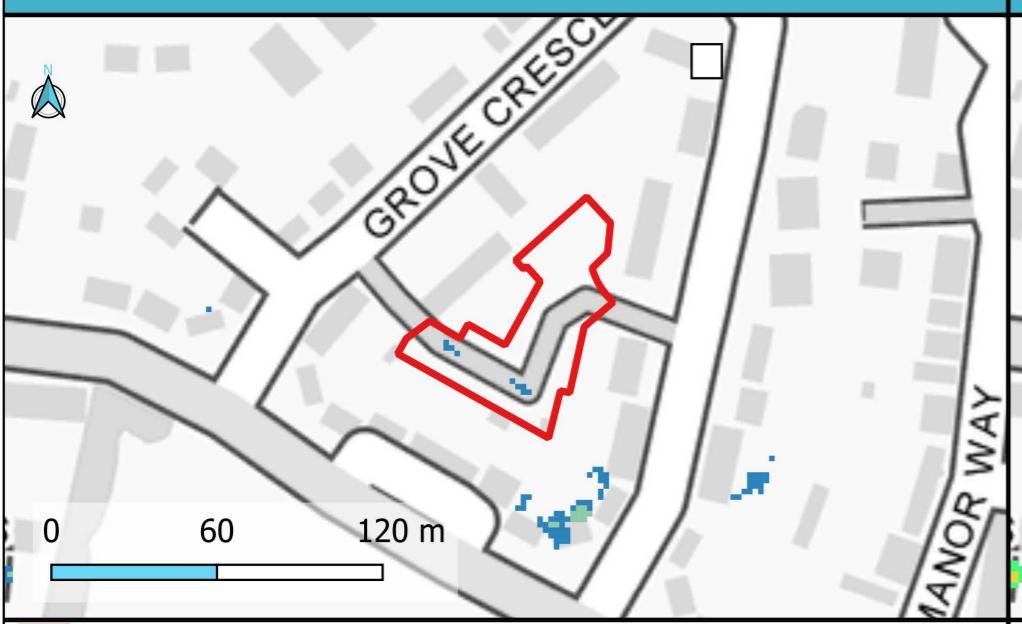
Site boundary
Other sites
0.25 - 0.50
0.50 - 0.75
0.75 - 1.25
1.25 - 2.0
>2.0

RoFSW Max Velocity - 1% AEP



Site boundary
Other sites
0.0m/s - 0.25m/s
0.25m/s - 0.5m/s
0.5m/s - 1.0m/s
1.0m/s - 2.0m/s
>2.0m/s

RoFSW Max Depth - 1% AEP plus CC



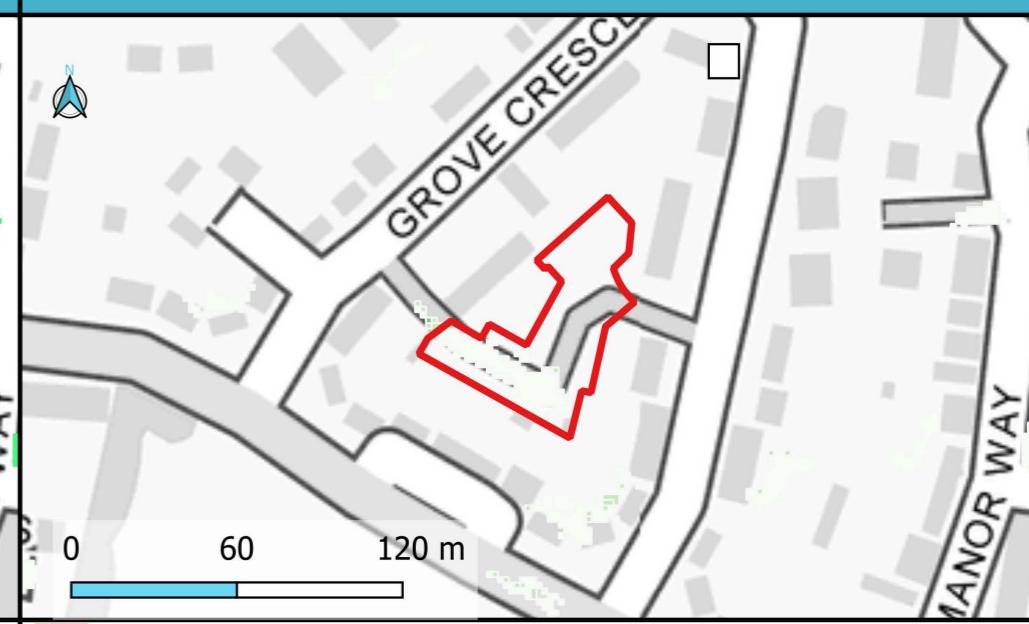
Site boundary
Other sites
0.3m - 0.6m
0.9m - 1.2m
0.2m - 0.3m
0.6m - 0.9m

RoFSW Max Hazard - 1% AEP plus CC



Site boundary
Other sites
0.25 - 0.50
0.50 - 0.75
0.75 - 1.25
1.25 - 2.0
>2.0

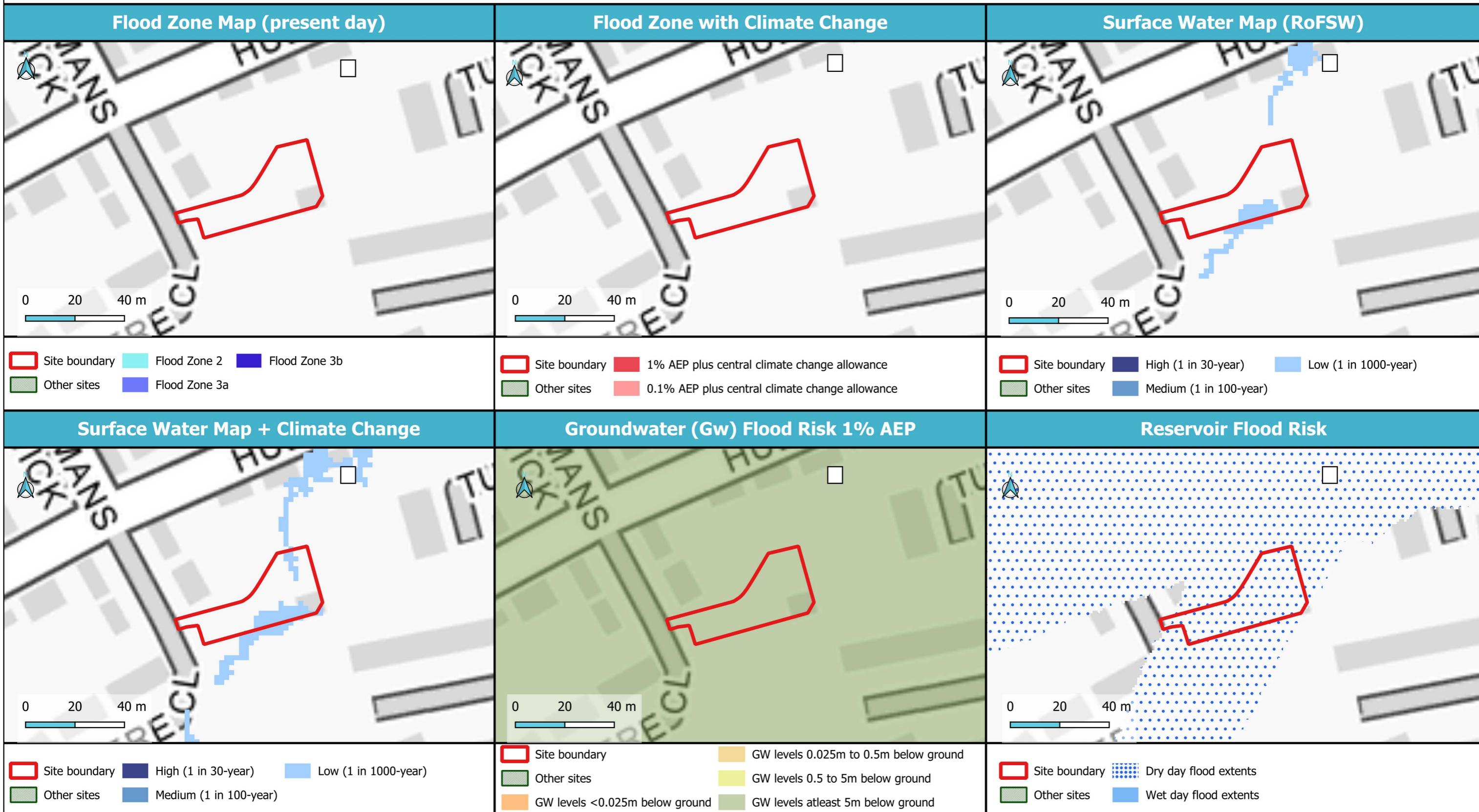
RoFSW Max Velocity - 1% AEP plus CC



Site boundary
Other sites
0.0m/s - 0.25m/s
0.25m/s - 0.5m/s
0.5m/s - 1.0m/s
1.0m/s - 2.0m/s
>2.0m/s

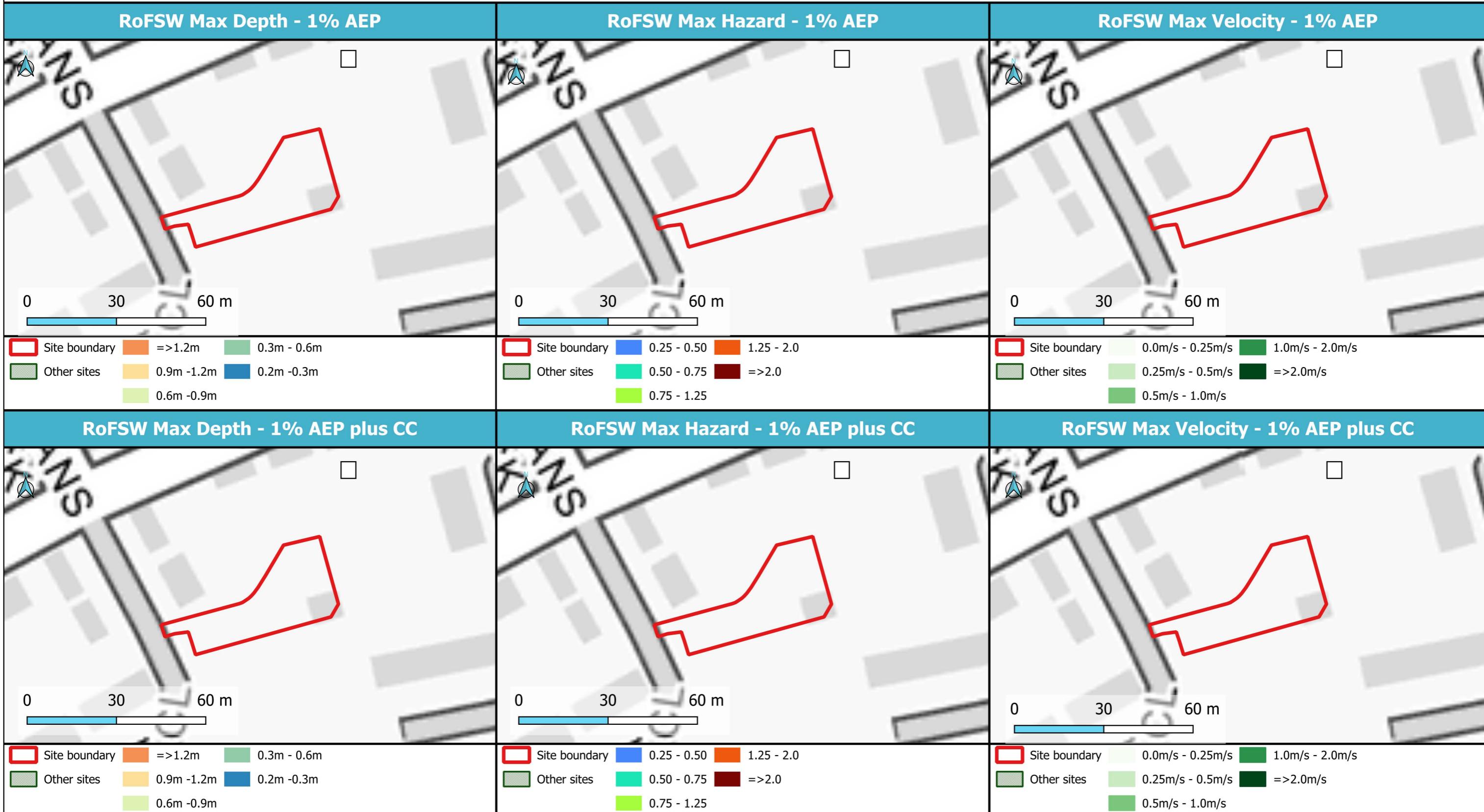
Site Reference	CW9	Three Rivers District Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary	 THREE RIVERS DISTRICT COUNCIL	
Site Name	Garages at Copmans Wick			

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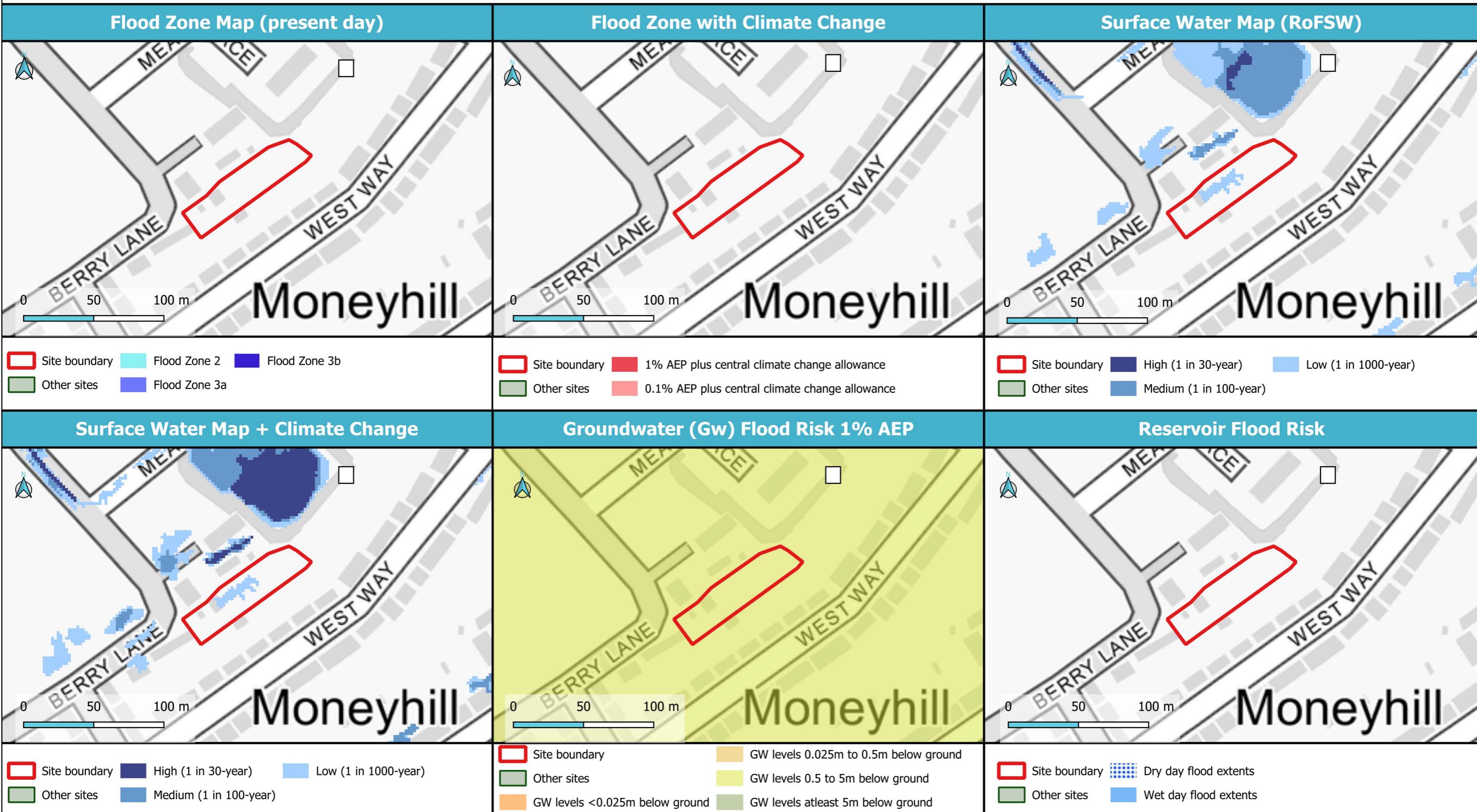
Site Reference	CW9	Three Rivers District Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary	 THREE RIVERS DISTRICT COUNCIL	
Site Name	Garages at Copmans Wick			

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Site Reference	H15	Three Rivers District Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary	 THREE RIVERS DISTRICT COUNCIL
Site Name	Garages rear of Drillyard, West Way		

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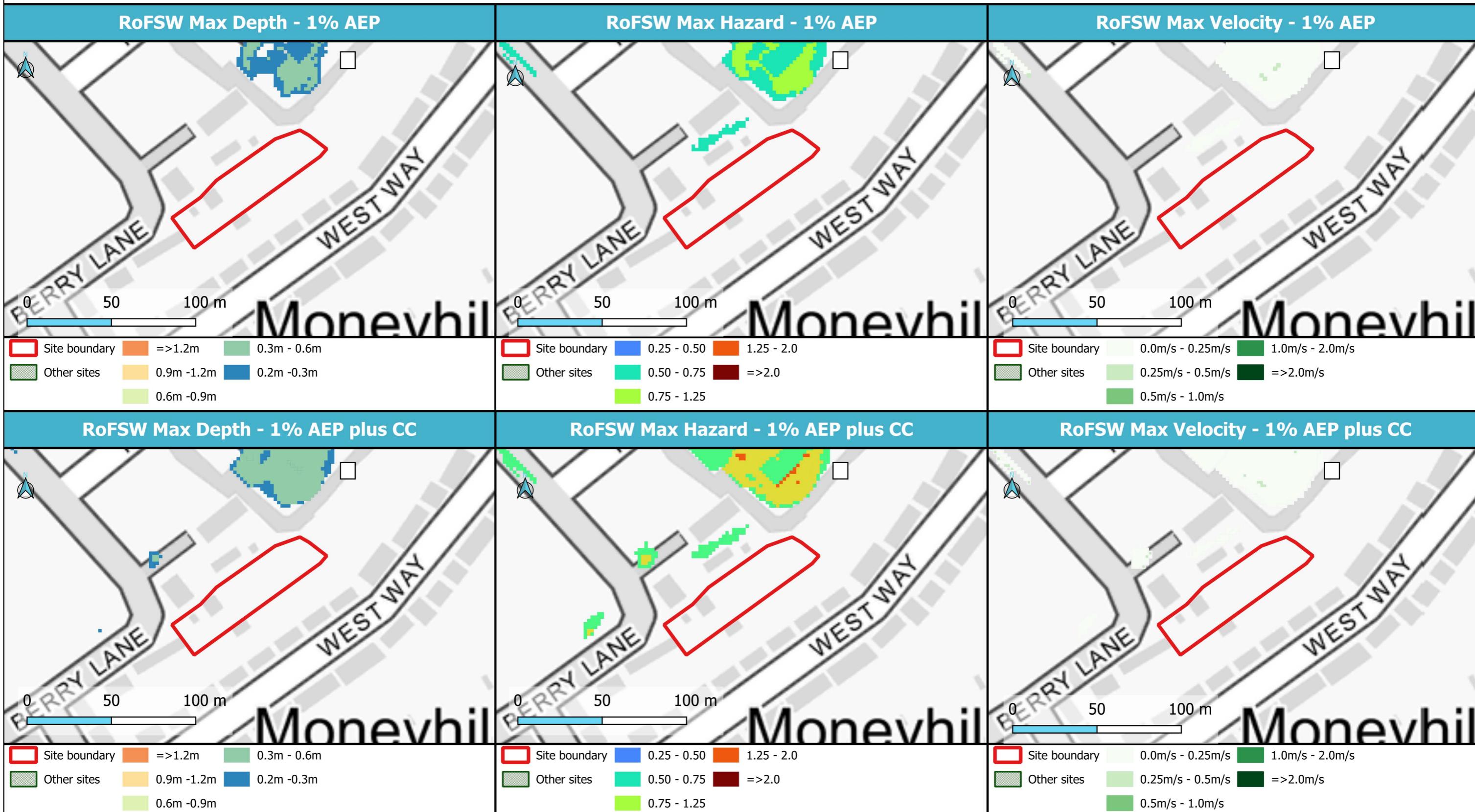


Site Reference	H15
Site Name	Garages rear of Drillyard, West Way

Three Rivers District Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary



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Site Reference	H22a
Site Name	Depot, Stockers Farm Rd

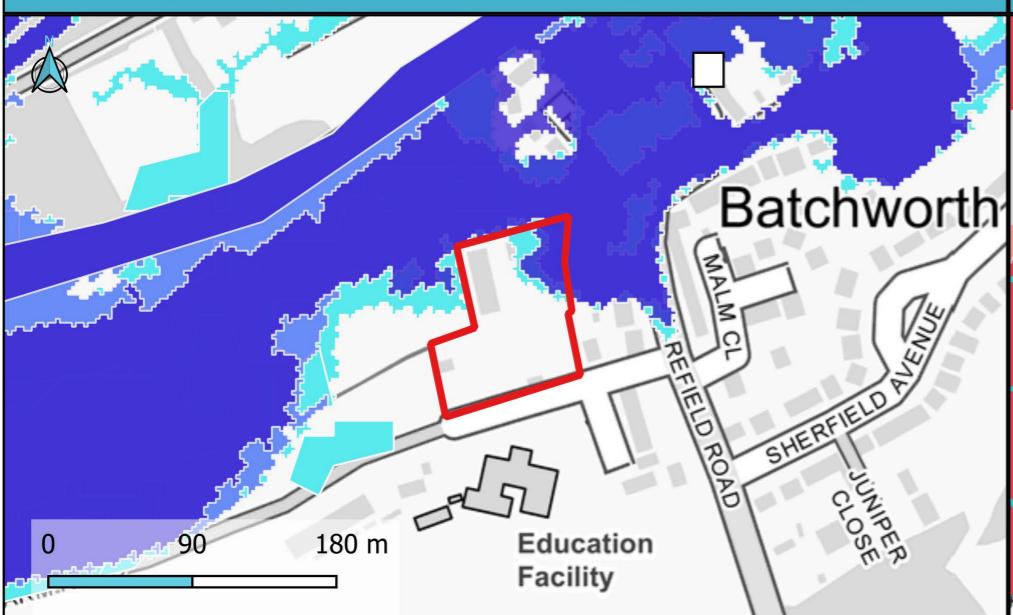
Three Rivers District Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary



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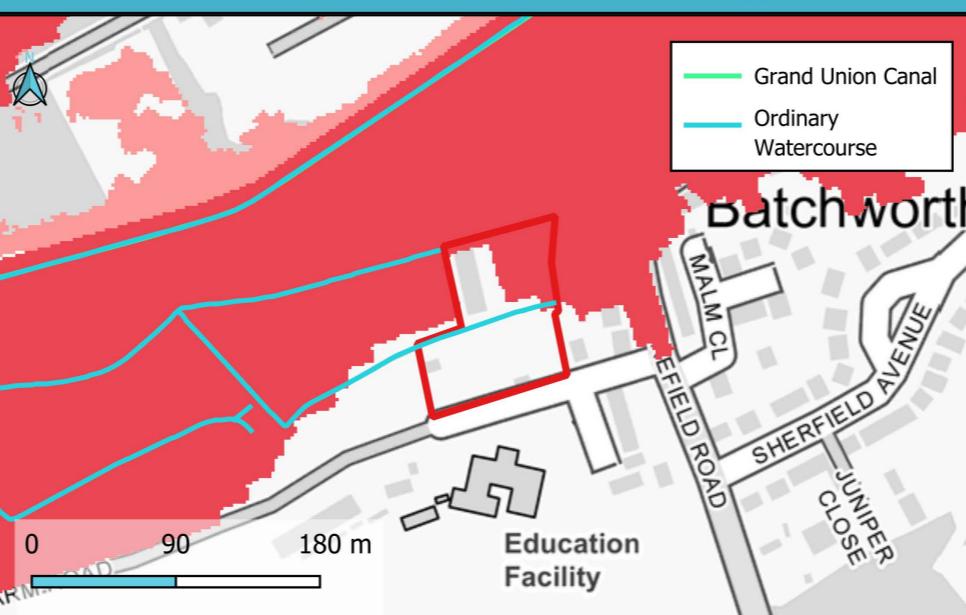
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Upper Colne Flood Zones (present day)



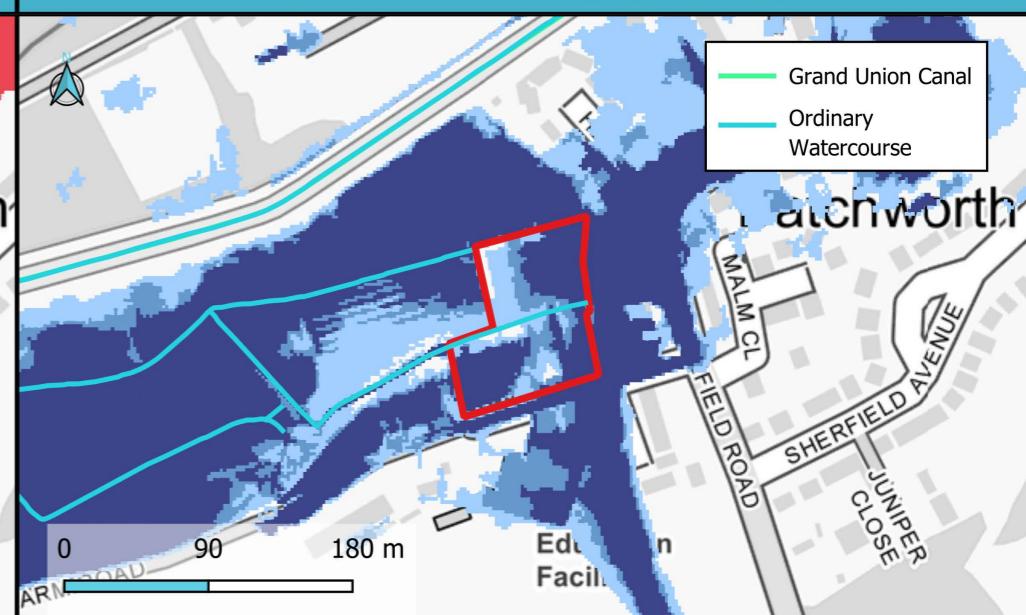
■ Site boundary ■ Flood Zone 2 ■ Flood Zone 3b
■ Other sites ■ Flood Zone 3a

Flood Zone with Climate Change



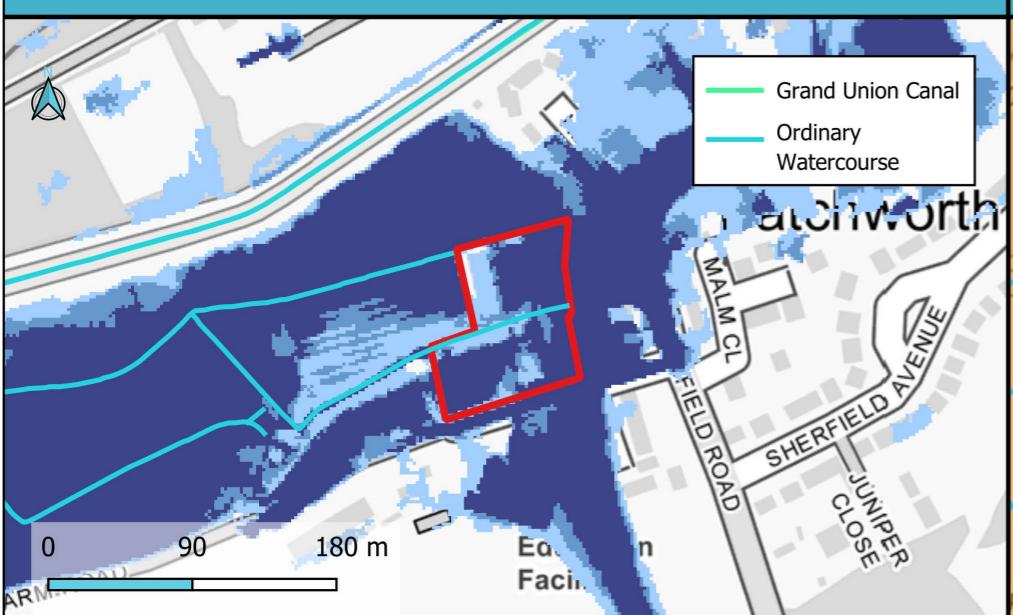
■ Site boundary ■ 1% AEP plus central climate change allowance
■ Other sites ■ 0.1% AEP plus central climate change allowance

Surface Water Map (RoFSW)



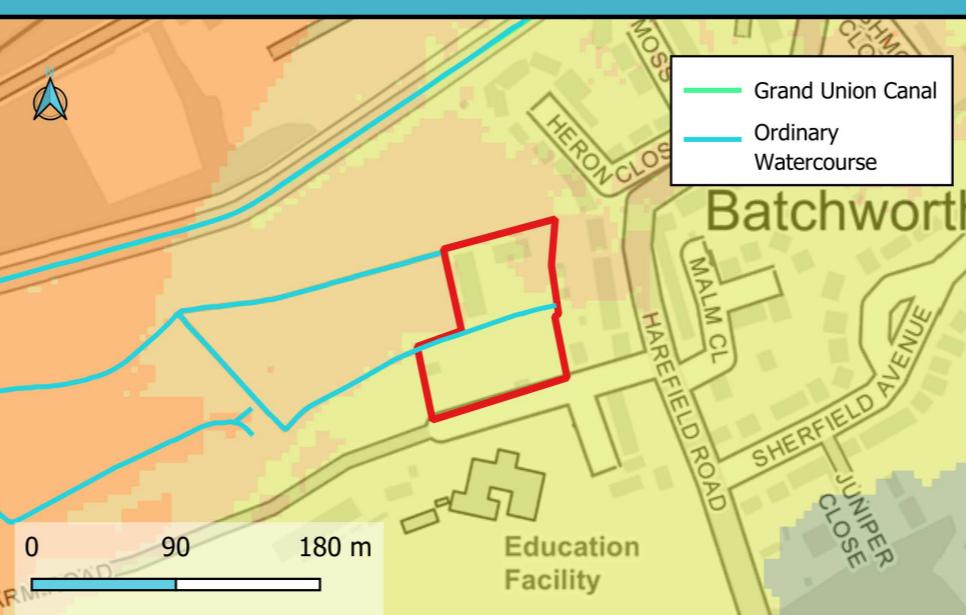
■ Site boundary ■ High (1 in 30-year) ■ Low (1 in 1000-year)
■ Other sites ■ Medium (1 in 100-year)

Surface Water Map + Climate Change



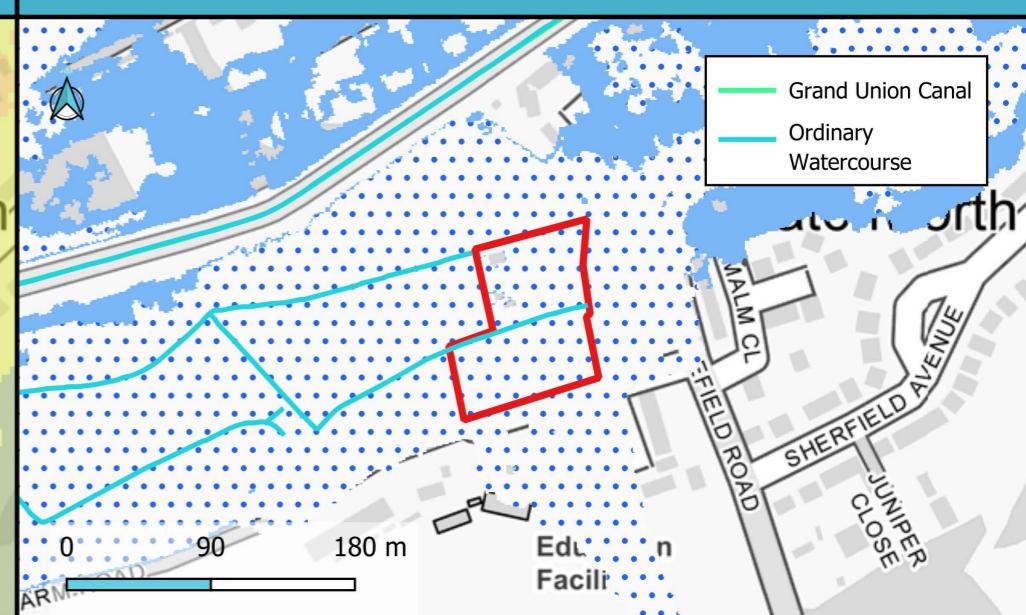
■ Site boundary ■ High (1 in 30-year) ■ Low (1 in 1000-year)
■ Other sites ■ Medium (1 in 100-year)

Groundwater (Gw) Flood Risk 1% AEP



■ Site boundary ■ GW levels 0.025m to 0.5m below ground
■ Other sites ■ GW levels <0.025m below ground
■ ■ GW levels 0.5 to 5m below ground
■ ■ GW levels atleast 5m below ground

Reservoir Flood Risk



■ Site boundary ■ Dry day flood extents
■ Other sites ■ Wet day flood extents

Site Reference	H22a
Site Name	Depot, Stockers Farm Rd

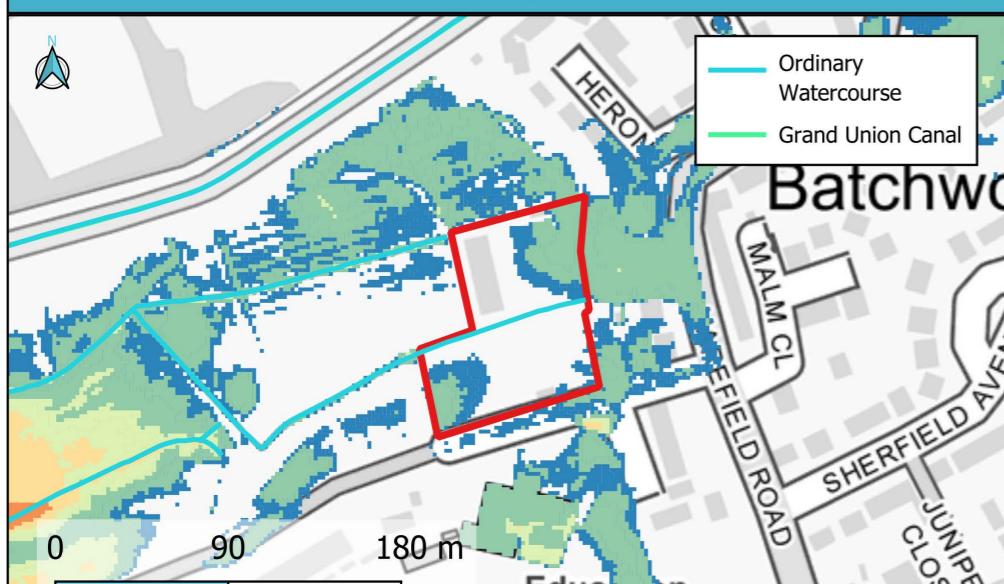
Three Rivers District Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary



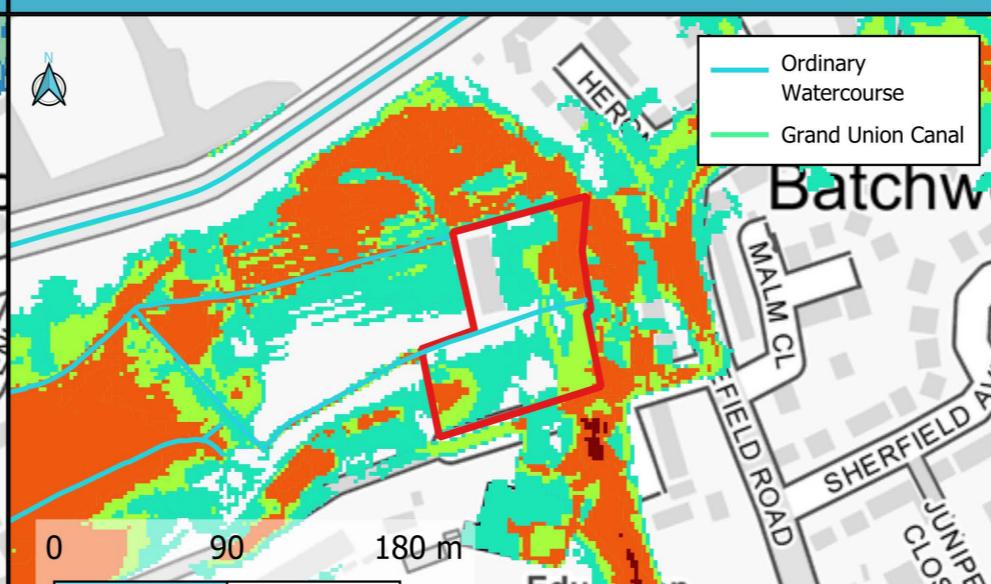
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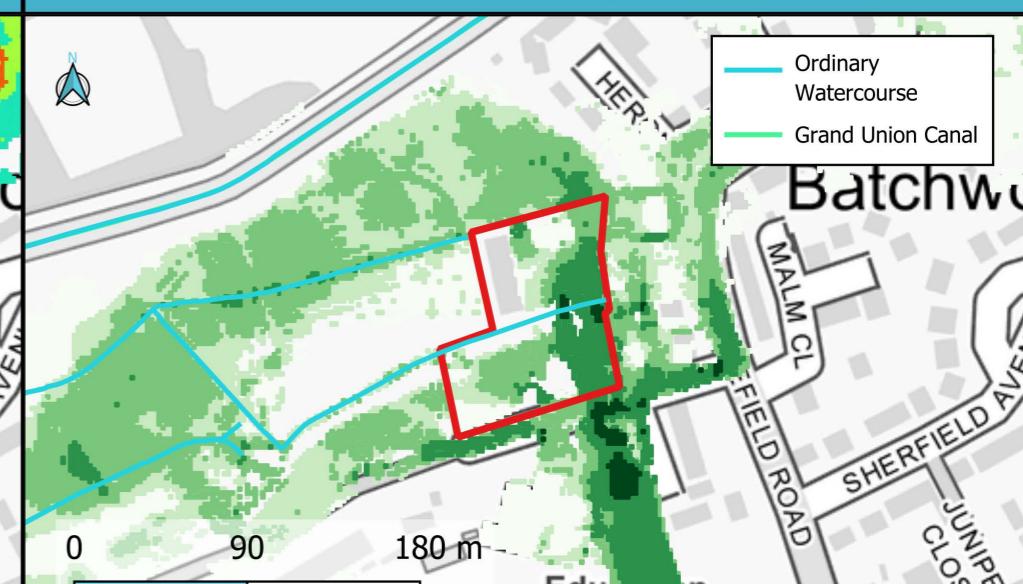
RoFSW Max Depth - 1% AEP



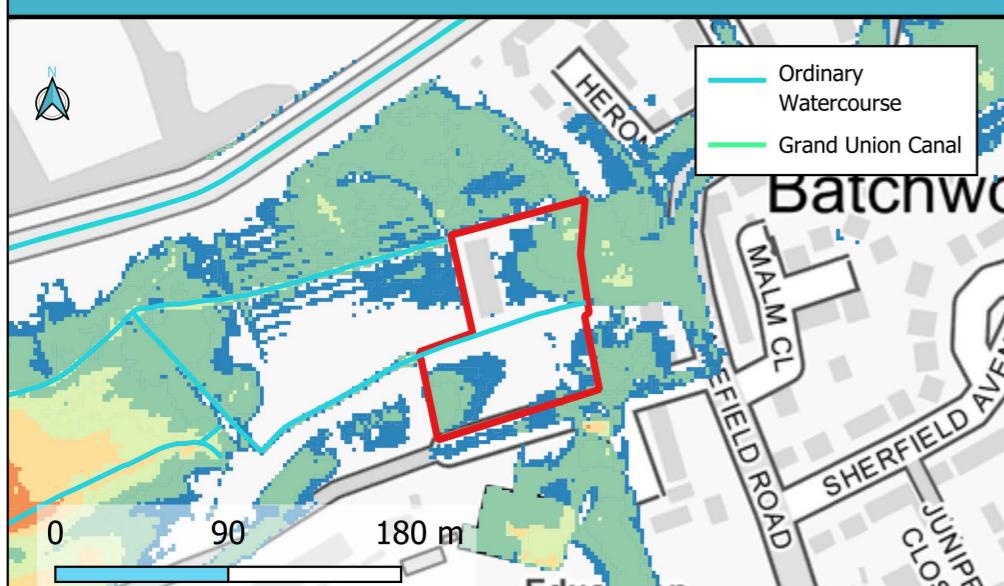
RoFSW Max Hazard - 1% AEP



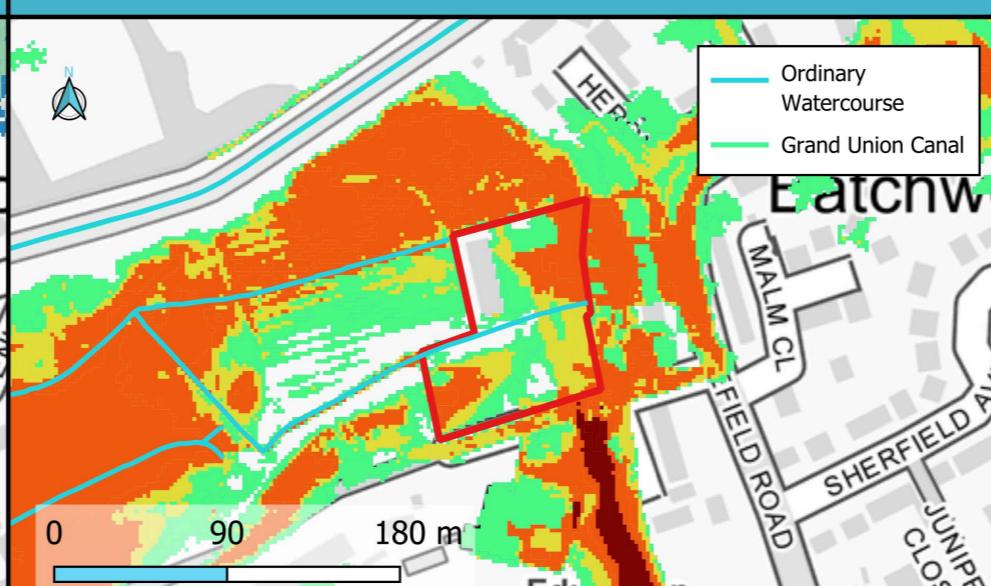
RoFSW Max Velocity - 1% AEP



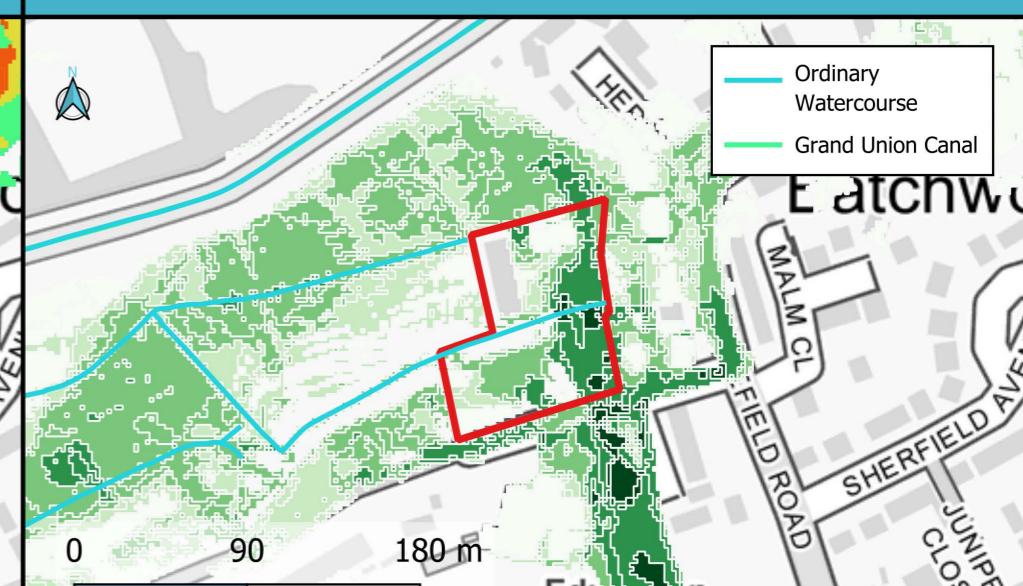
RoFSW Max Depth - 1% AEP plus CC



RoFSW Max Hazard - 1% AEP plus CC



RoFSW Max Velocity - 1% AEP plus CC



Site Reference	H22a
Site Name	Depot, Stockers Farm Rd

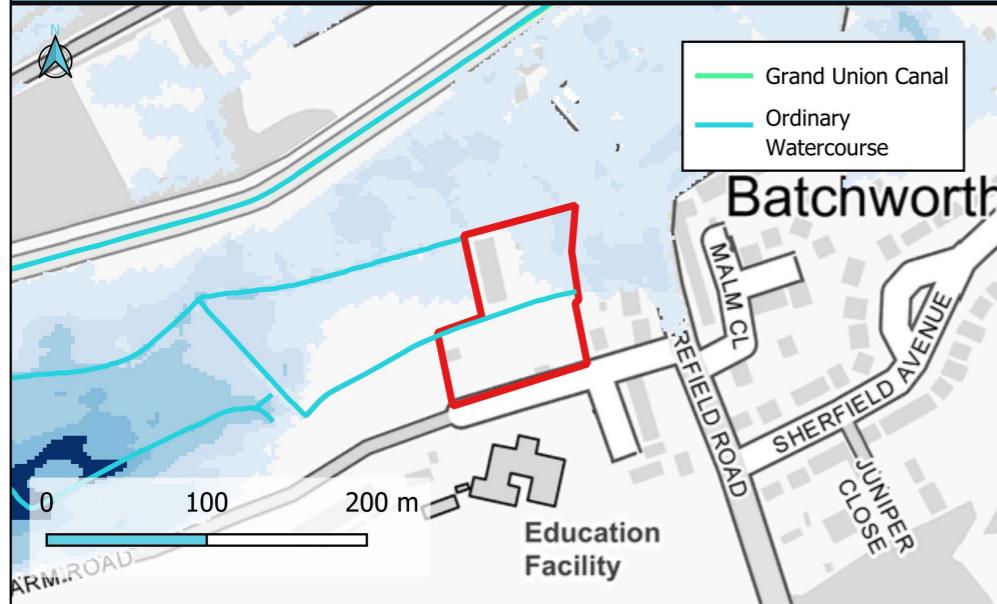
Three Rivers District Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary



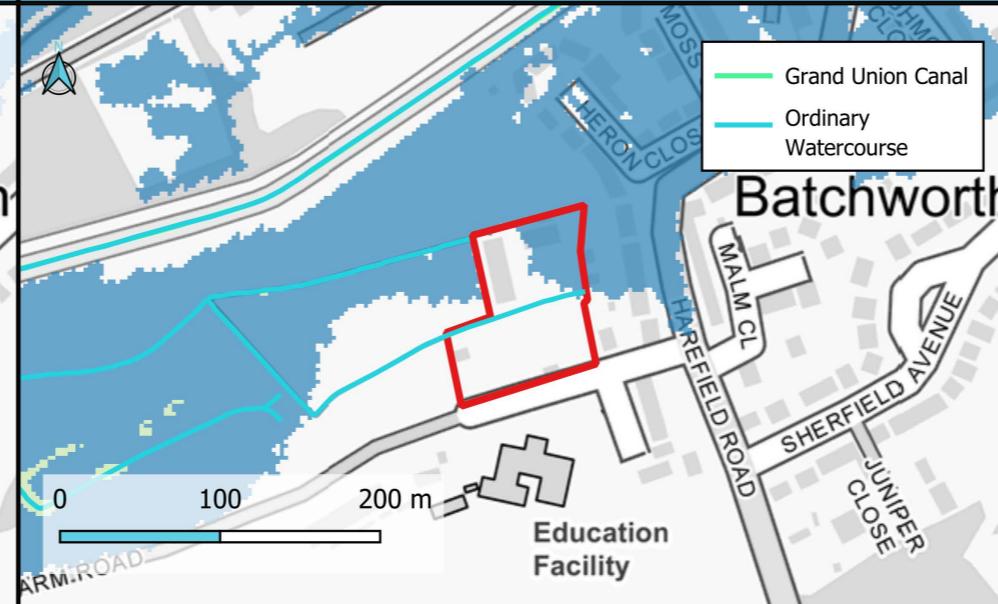
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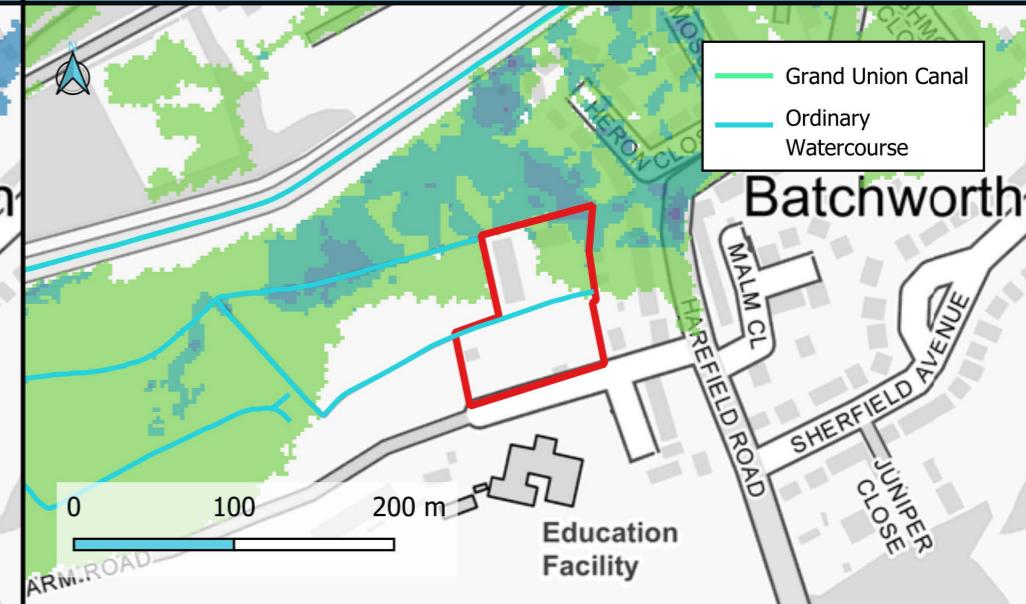
Fluvial Max Depth - 1% AEP (Defended)



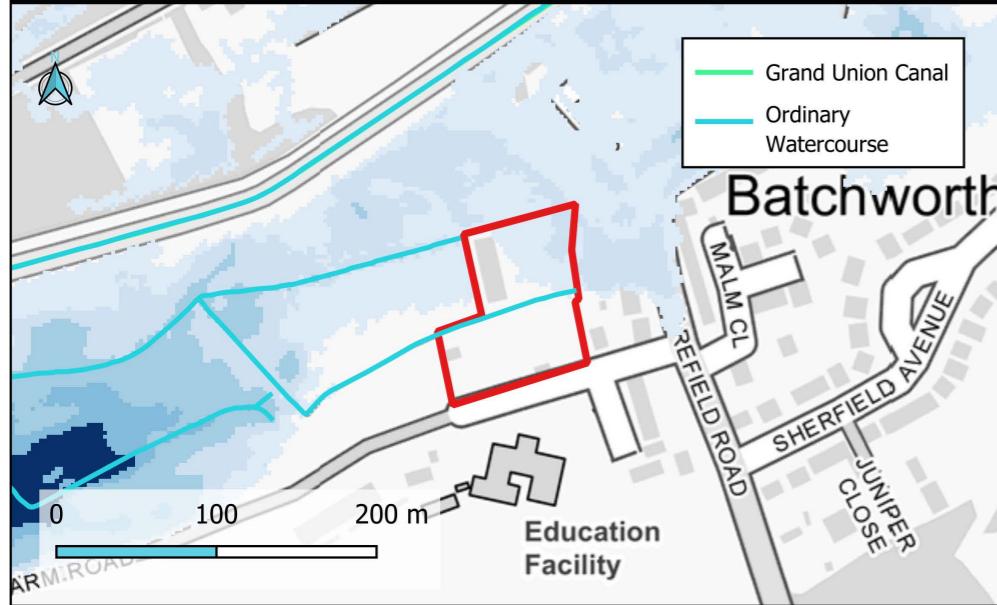
Fluvial Max Hazard - 1% AEP (Defended)



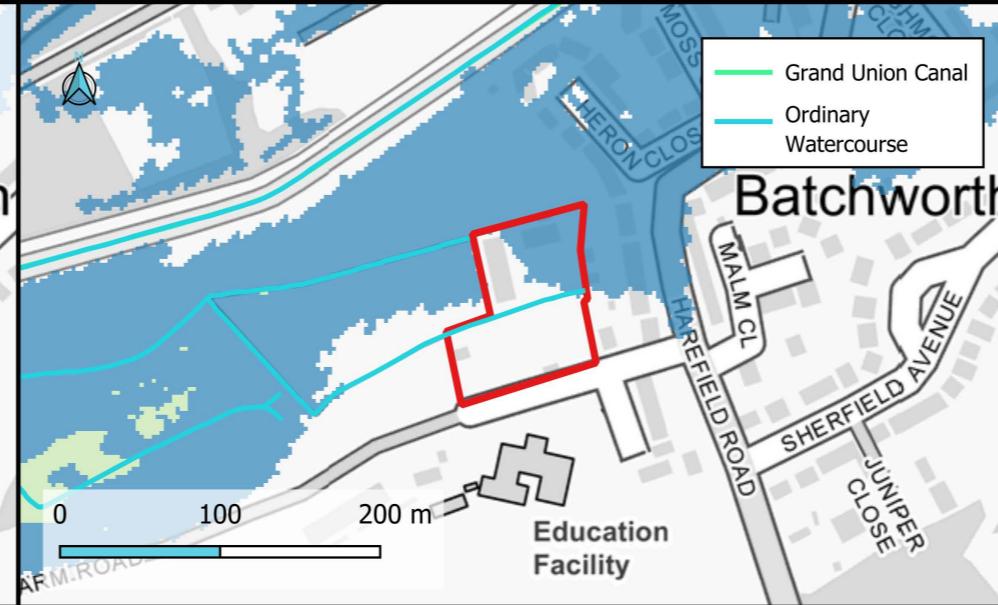
Fluvial Max Velocity - 1% AEP (Defended)



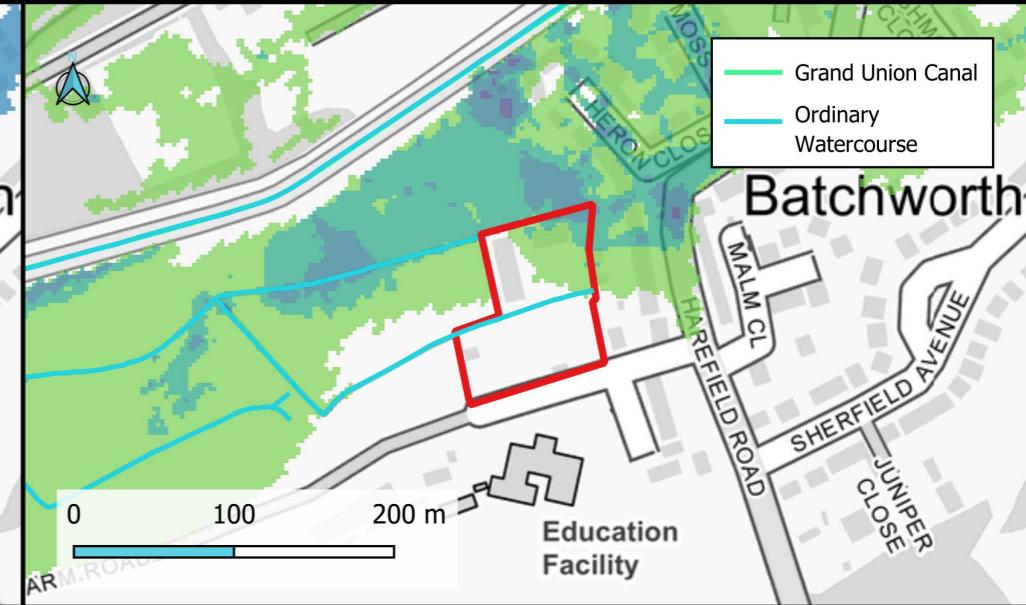
Fluvial Max Depth - 1% AEP +35% CC (Defended)



Fluvial Max Hazard - 1% AEP +35% CC (Defended)



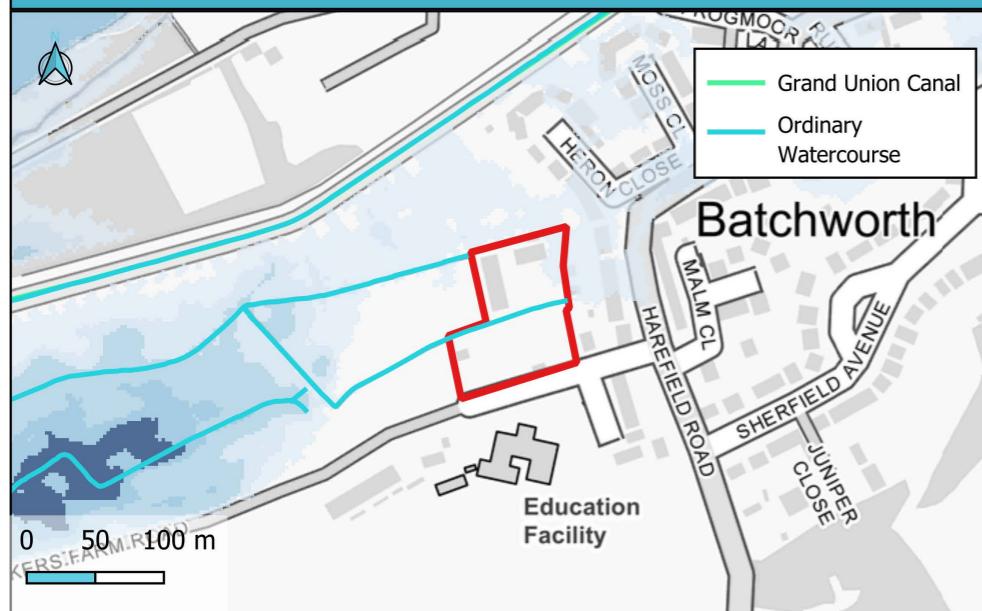
Fluvial Max Velocity - 1% AEP +35% CC (Defended)



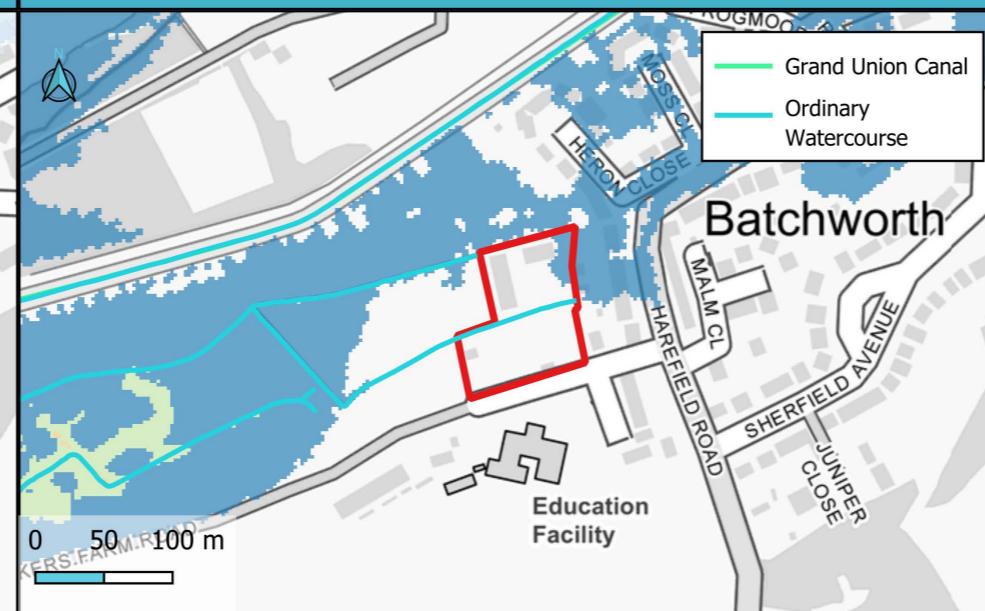
Site Reference	H22a	Three Rivers District Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary	 THREE RIVERS DISTRICT COUNCIL
Site Name	Depot, Stockers Farm Rd		

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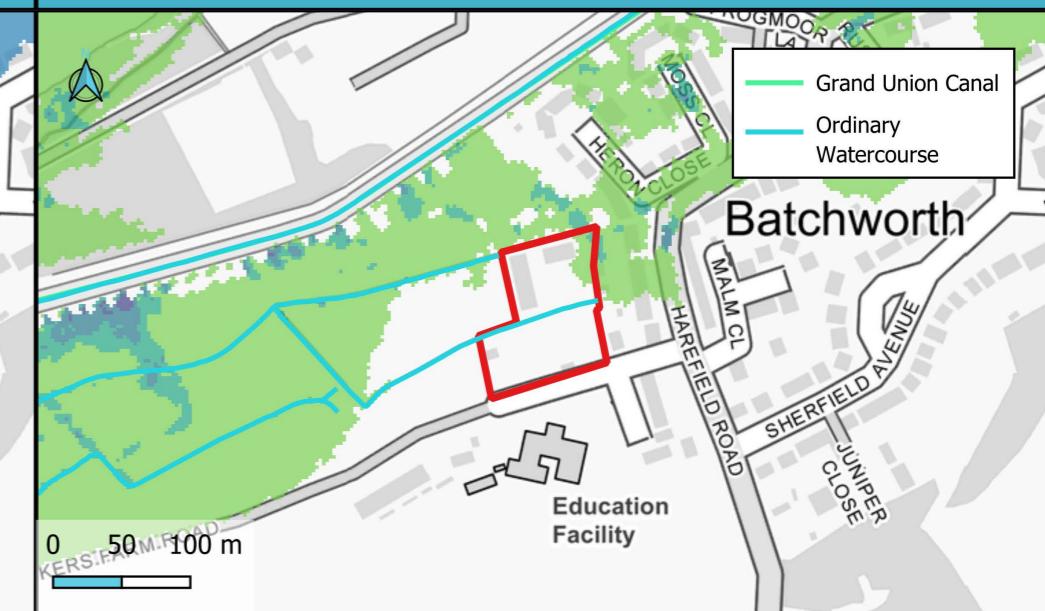
Fluvial Max Depth (m) - 1% AEP (Undefended)



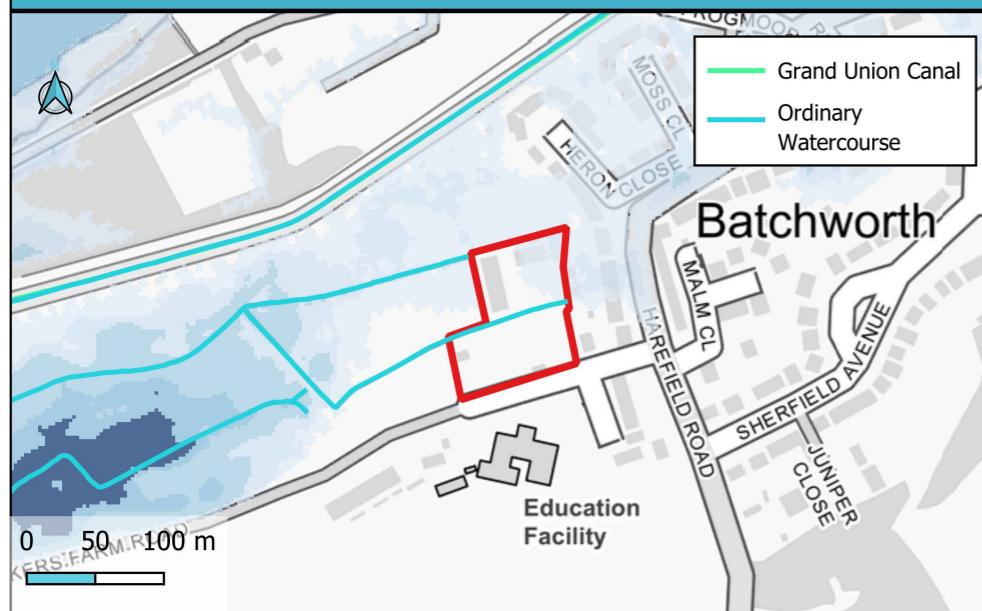
Fluvial Max Hazard - 1% AEP (Undefended)



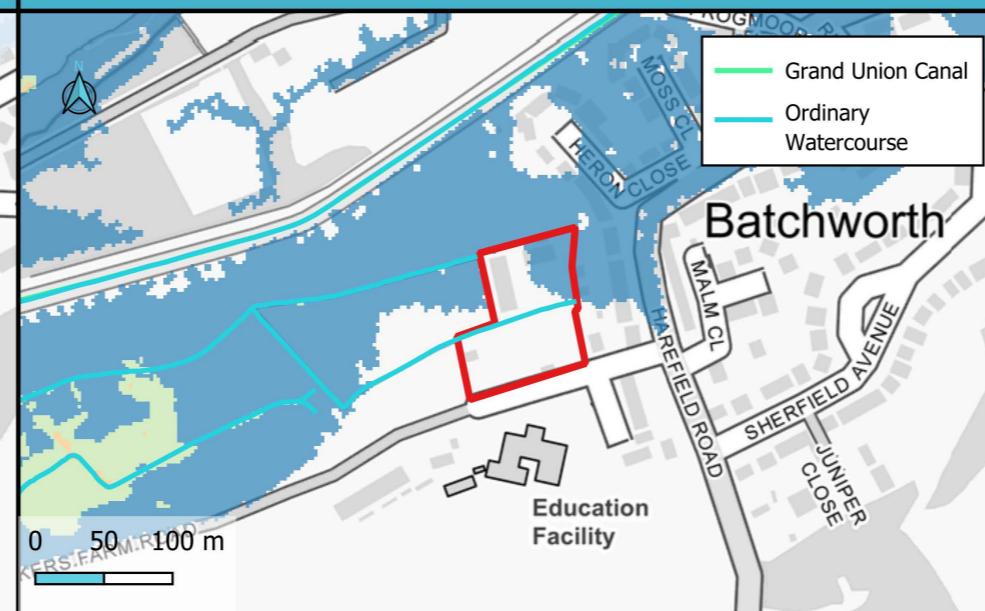
Fluvial Max Velocity - 1% AEP (Undefended)



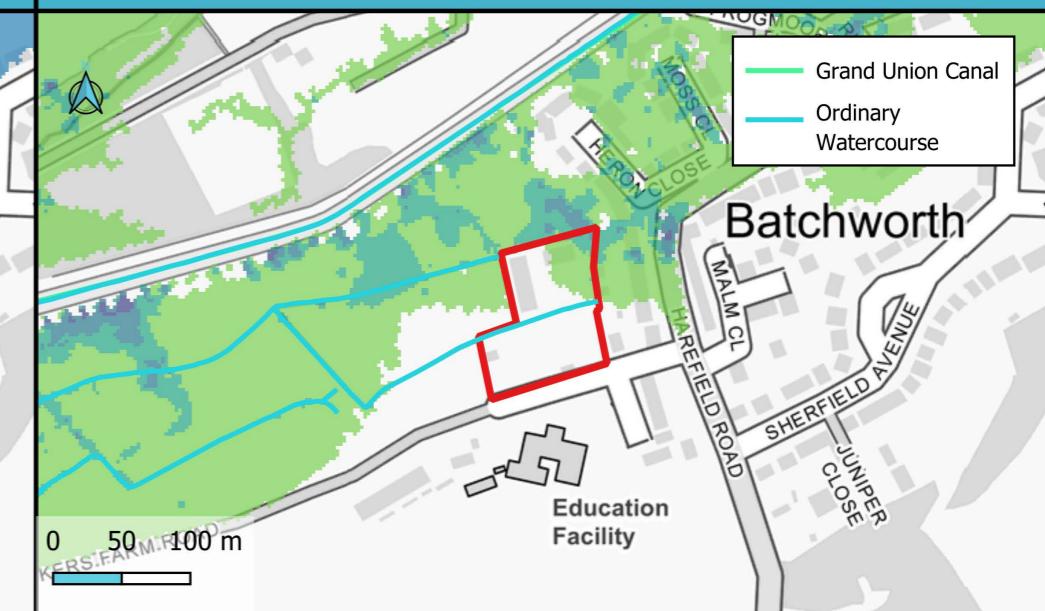
Fluvial Max Depth (m) - 0.1% AEP (Undefended)



Fluvial Max Hazard - 0.1% AEP (Undefended)



Fluvial Max Velocity - 0.1% AEP (Undefended)



Site boundary Upper Colne (2025) Depth (m)
Other sites <= 0.25
0.25 - 0.50
0.50 - 1.00
1.00 - 1.25
> 1.25

Site boundary Upper Colne (2025) Hazard class
Other sites <0.75: Low
0.75 - 1.25: Moderate
1.25 - 2.5: Significant
> 2.5: Extreme

Site boundary Upper Colne (2025) Velocity (m/s)
Other sites <= 0.25
0.25 - 0.50
0.50 - 1.00
1.00 - 2.00
> 2.00

Site Reference	NCFS15
Site Name	Chorleywood Library

Three Rivers District Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary



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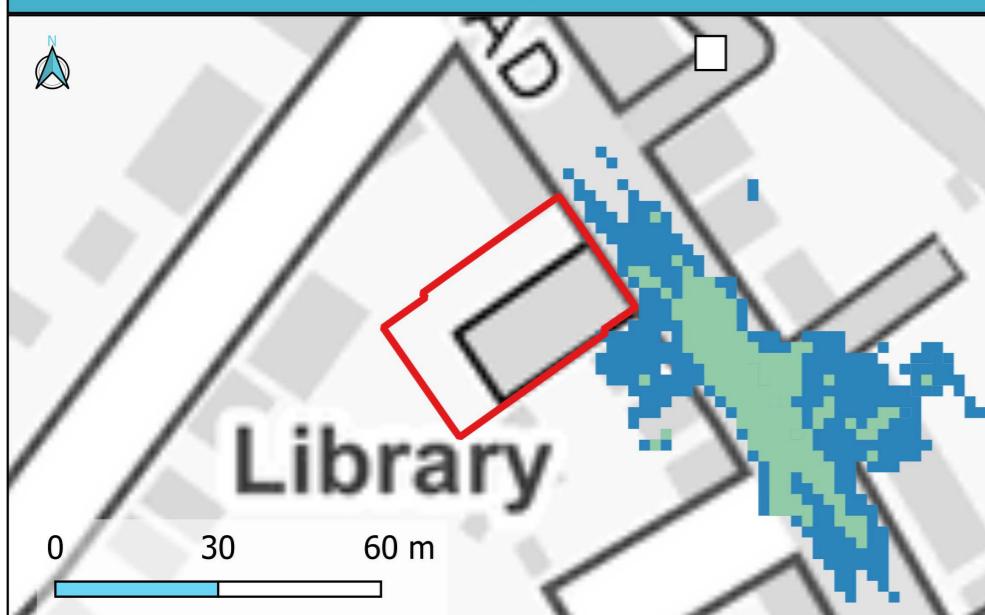
Site Reference	NCFS15
Site Name	Chorleywood Library

Three Rivers District Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary



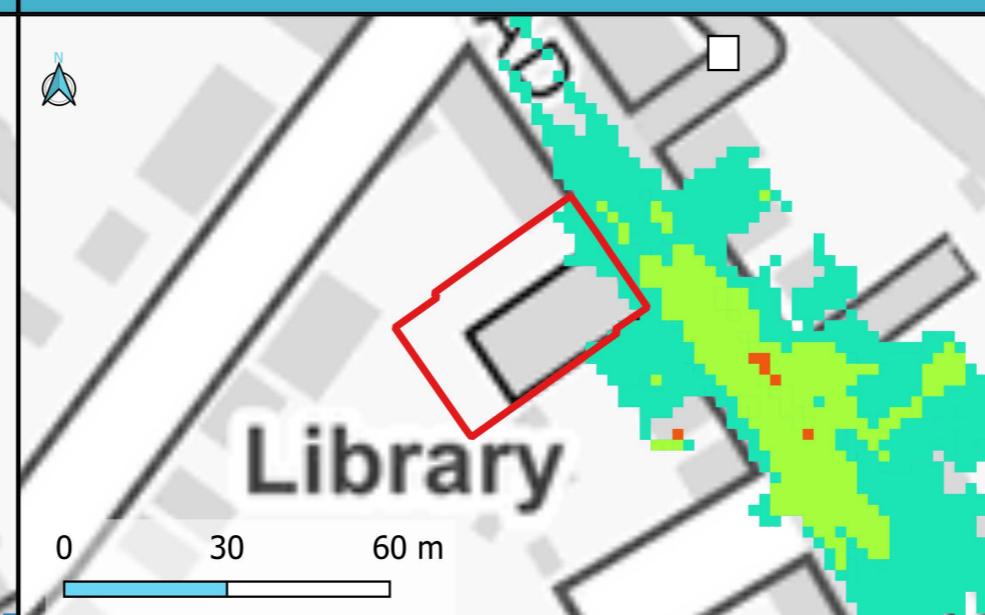
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RoFSW Max Depth - 1% AEP



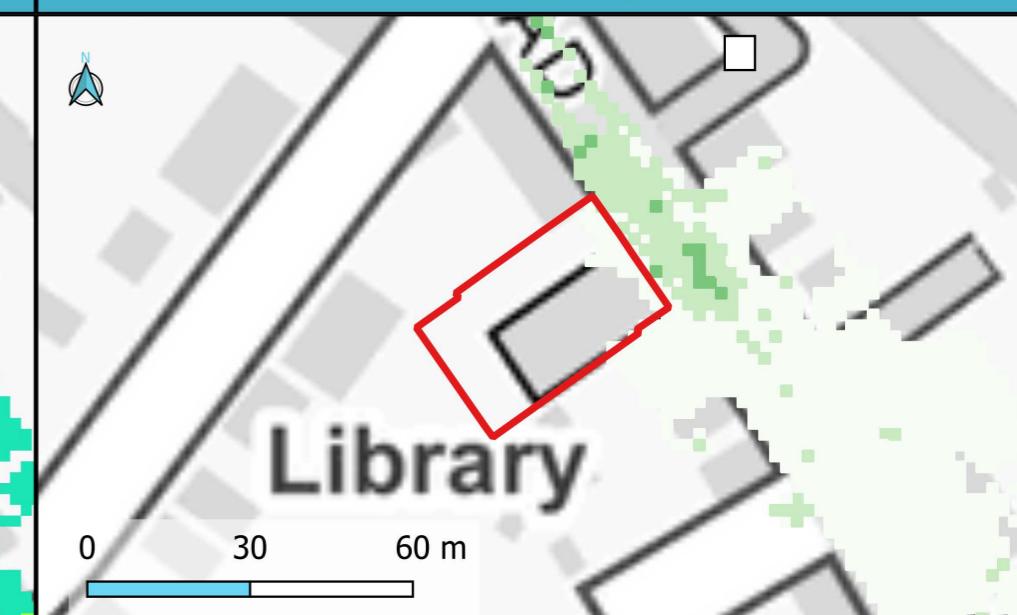
Site boundary
Other sites
0.3m - 0.6m
0.9m - 1.2m
0.6m - 0.9m
=>1.2m
0.2m - 0.3m

RoFSW Max Hazard - 1% AEP



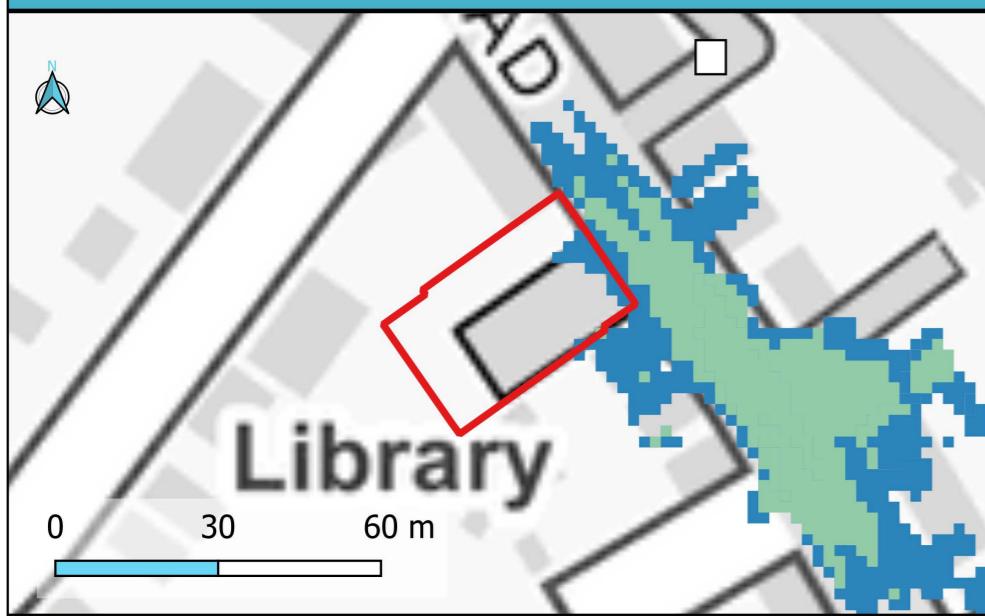
Site boundary
Other sites
0.25 - 0.50
0.50 - 0.75
0.75 - 1.25
1.25 - 2.0
=>2.0

RoFSW Max Velocity - 1% AEP



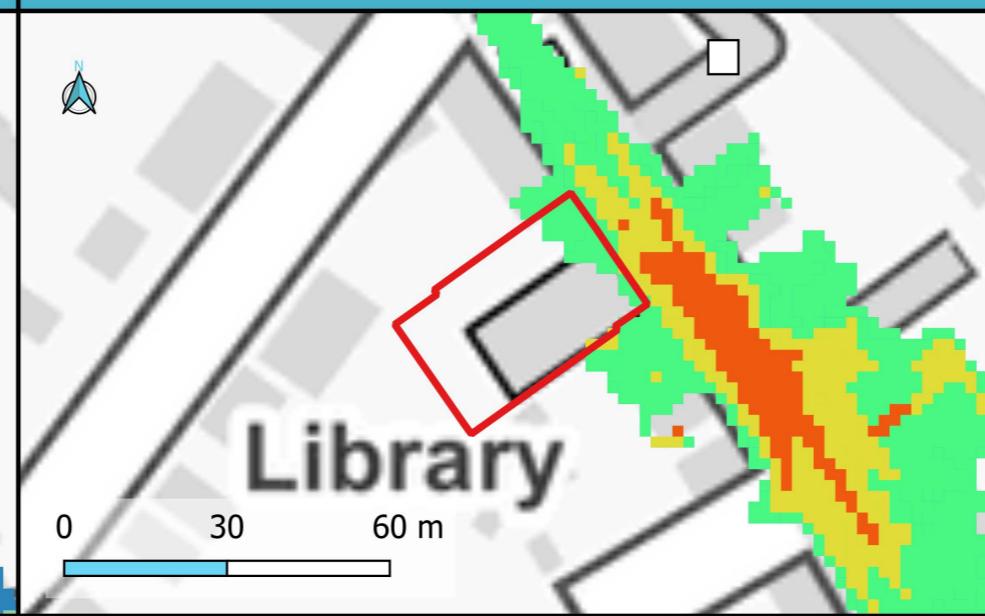
Site boundary
Other sites
0.0m/s - 0.25m/s
0.25m/s - 0.5m/s
0.5m/s - 1.0m/s
1.0m/s - 2.0m/s
=>2.0m/s

RoFSW Max Depth - 1% AEP plus CC



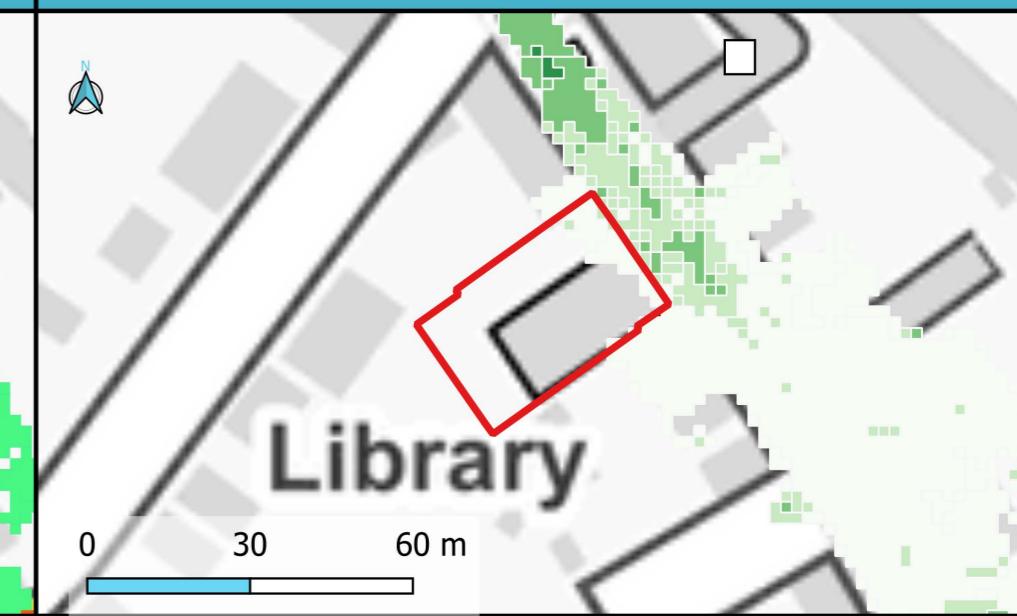
Site boundary
Other sites
0.3m - 0.6m
0.9m - 1.2m
0.6m - 0.9m
=>1.2m
0.2m - 0.3m

RoFSW Max Hazard - 1% AEP plus CC



Site boundary
Other sites
0.25 - 0.50
0.50 - 0.75
0.75 - 1.25
1.25 - 2.0
=>2.0

RoFSW Max Velocity - 1% AEP plus CC



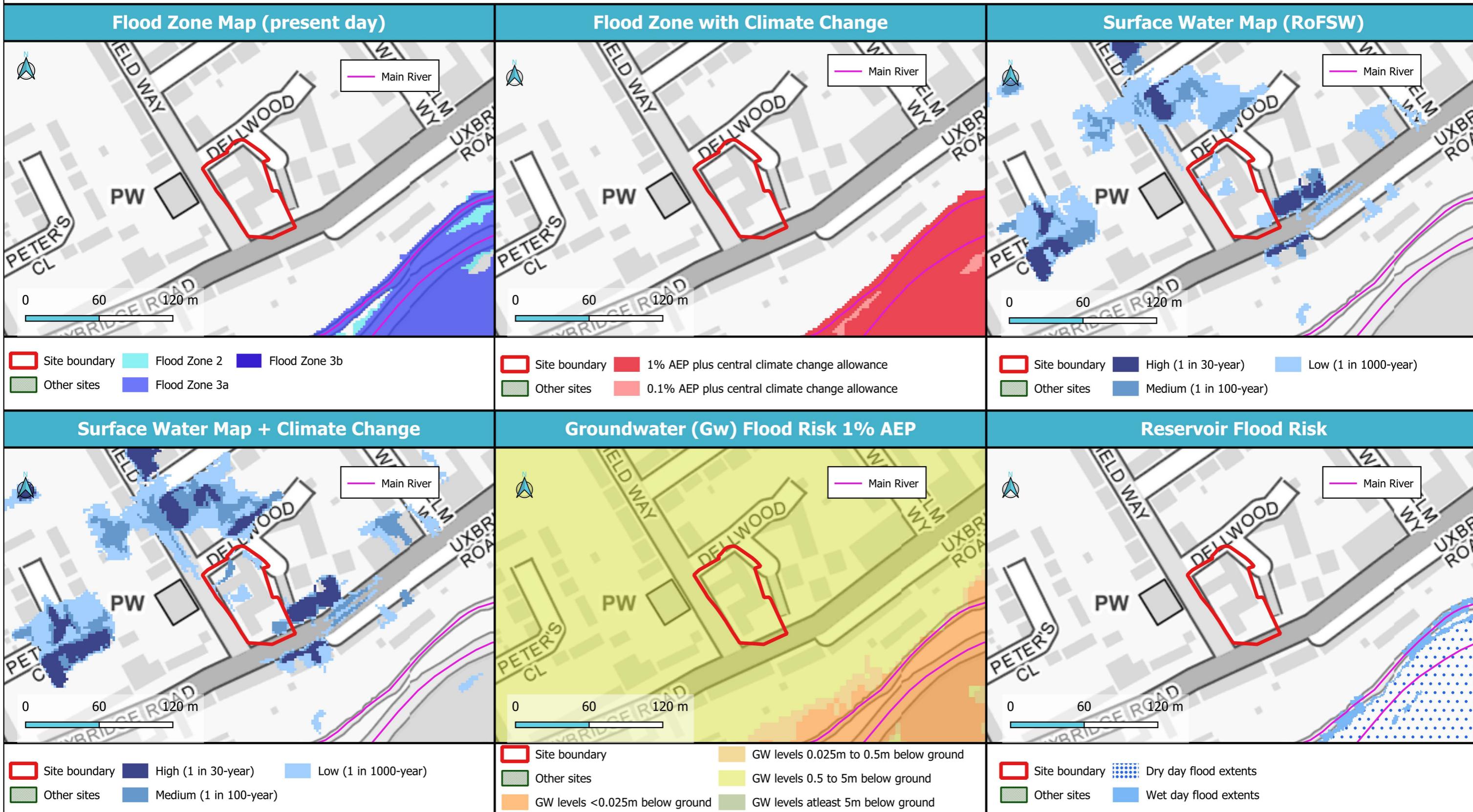
Site boundary
Other sites
0.0m/s - 0.25m/s
0.25m/s - 0.5m/s
0.5m/s - 1.0m/s
1.0m/s - 2.0m/s
=>2.0m/s

Site Reference	NCFS26
Site Name	Meresworth

Three Rivers District Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary



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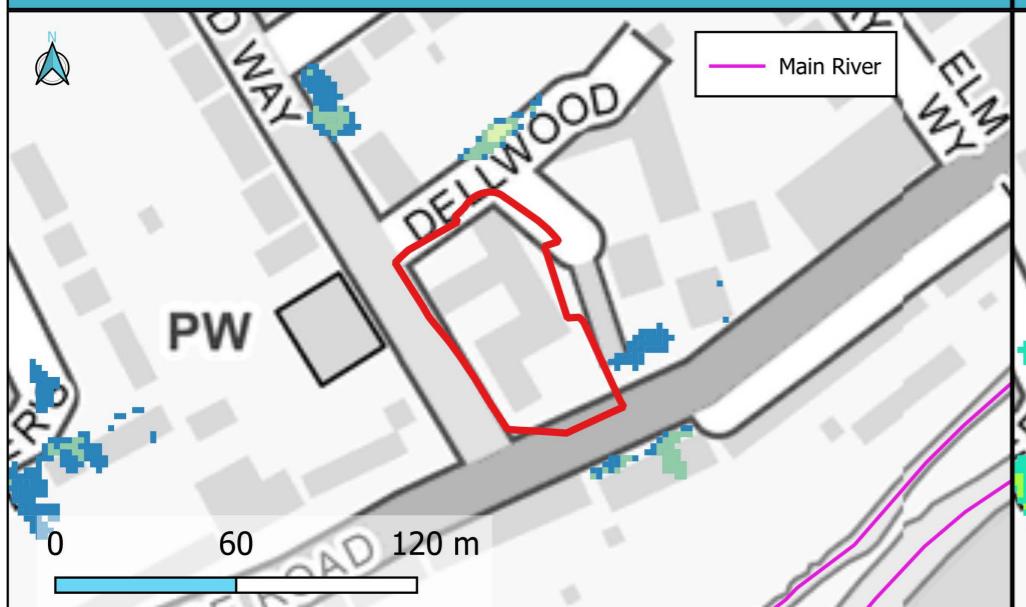
Site Reference	NCFS26
Site Name	Meresworth

Three Rivers District Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary

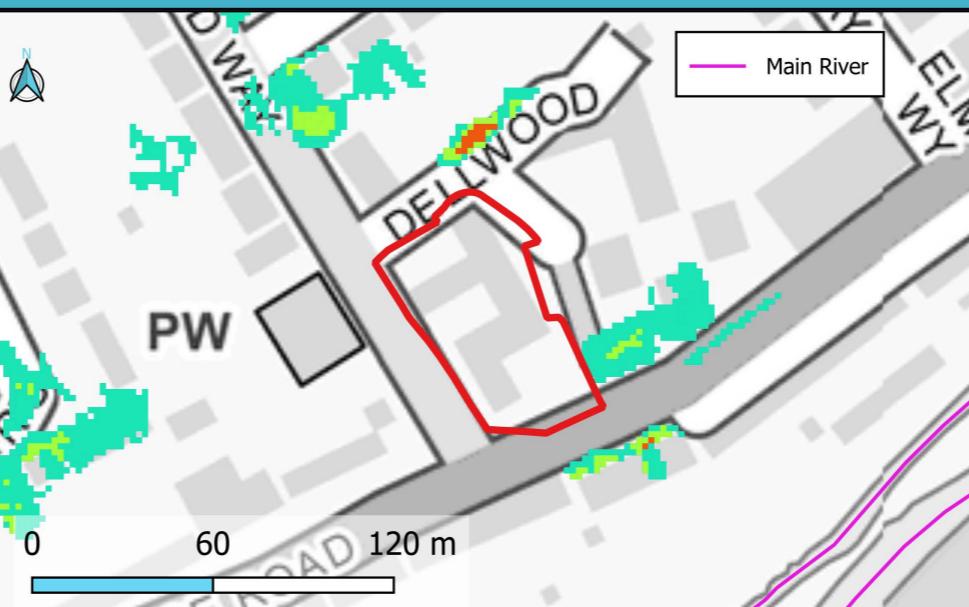


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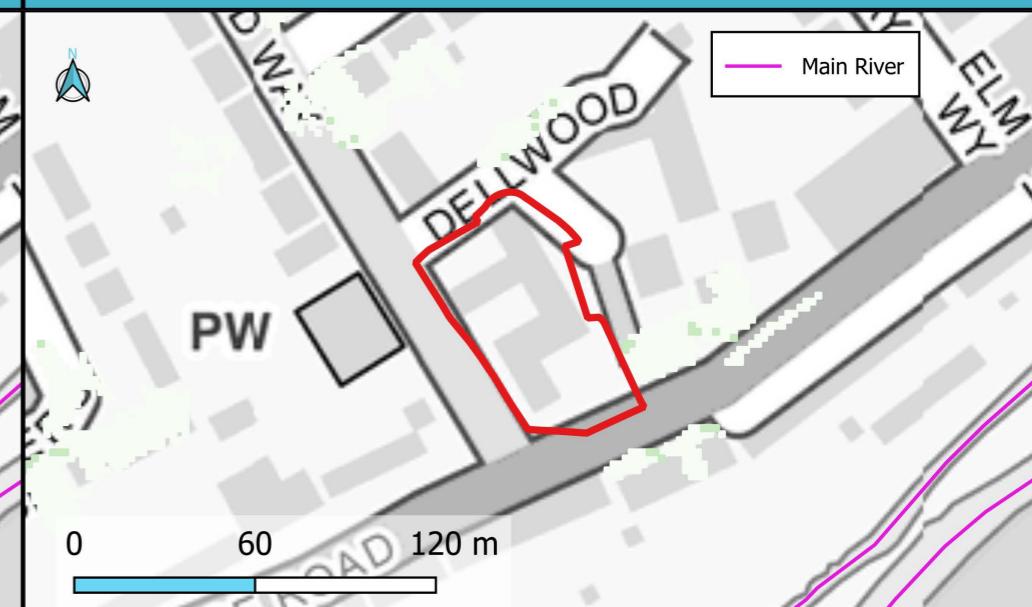
RoFSW Max Depth - 1% AEP



RoFSW Max Hazard - 1% AEP



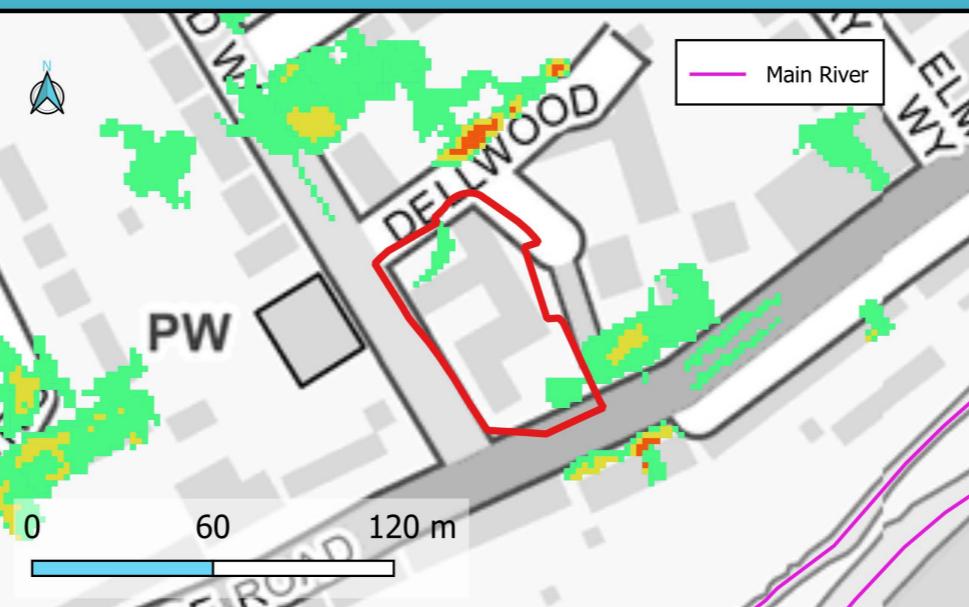
RoFSW Max Velocity - 1% AEP



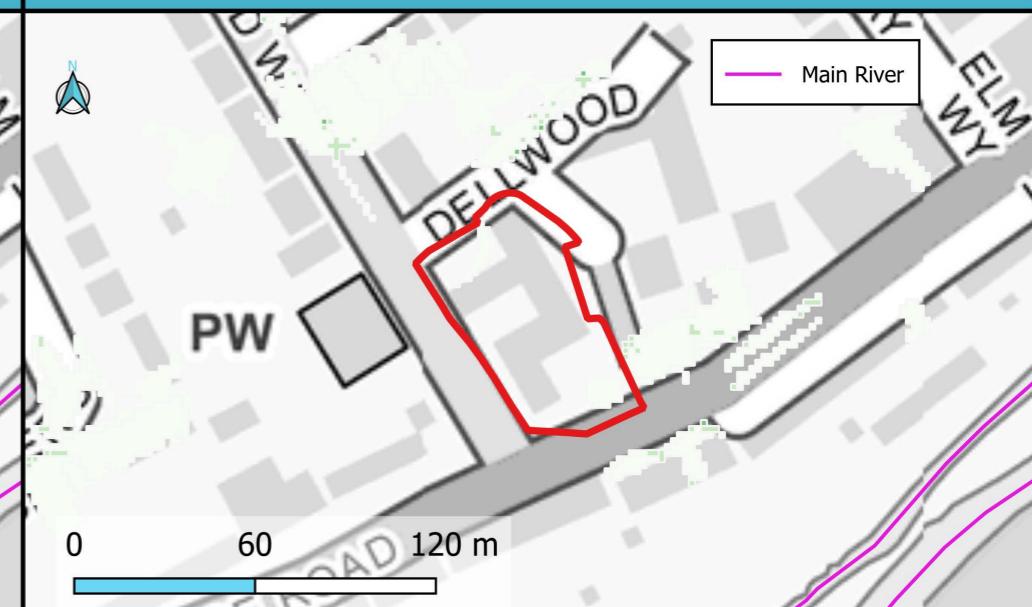
RoFSW Max Depth - 1% AEP plus CC



RoFSW Max Hazard - 1% AEP plus CC



RoFSW Max Velocity - 1% AEP plus CC



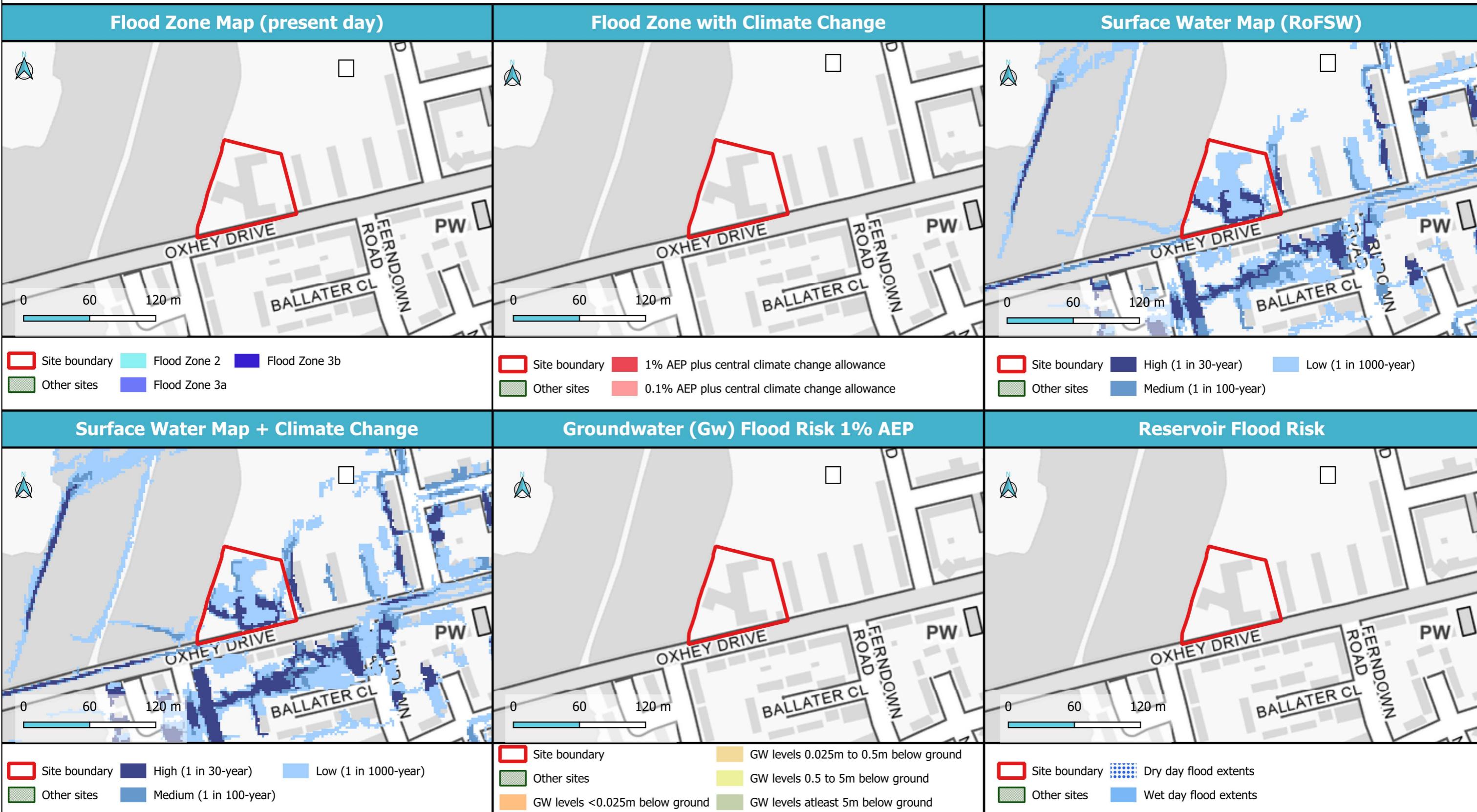
Site boundary
Other sites
0.3m - 0.6m
0.9m - 1.2m
0.2m - 0.3m
0.6m - 0.9m

Site boundary
Other sites
0.25 - 0.50
0.50 - 0.75
0.75 - 1.25
1.25 - 2.0
>2.0

Site boundary
Other sites
0.0m/s - 0.25m/s
0.25m/s - 0.5m/s
0.5m/s - 1.0m/s
1.0m/s - 2.0m/s
=>2.0m/s

Site Reference	NCFS34	Three Rivers District Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary	 THREE RIVERS DISTRICT COUNCIL	
Site Name	Pinewood Lodge			

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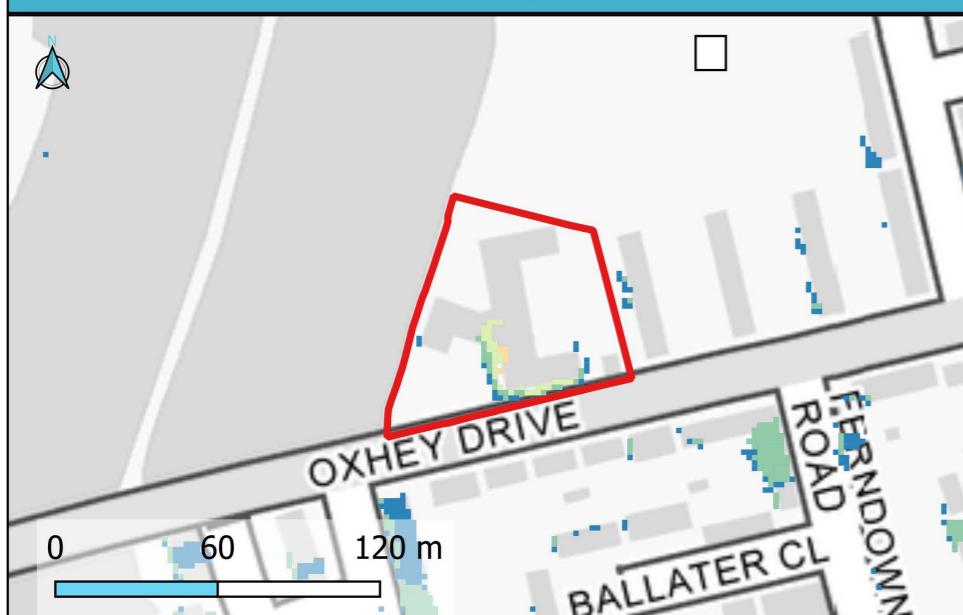
Site Reference	NCFS34
Site Name	Pinewood Lodge

Three Rivers District Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary

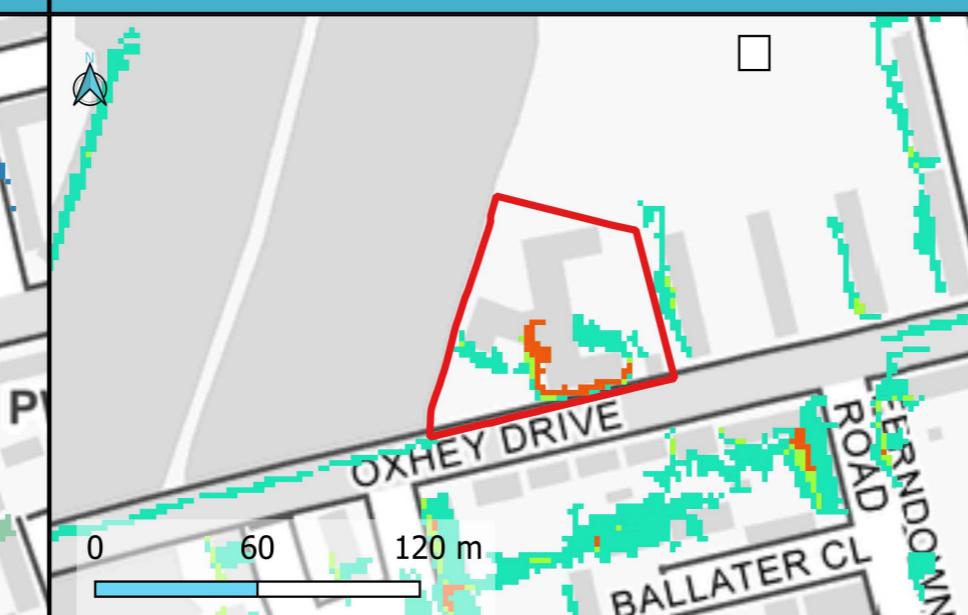


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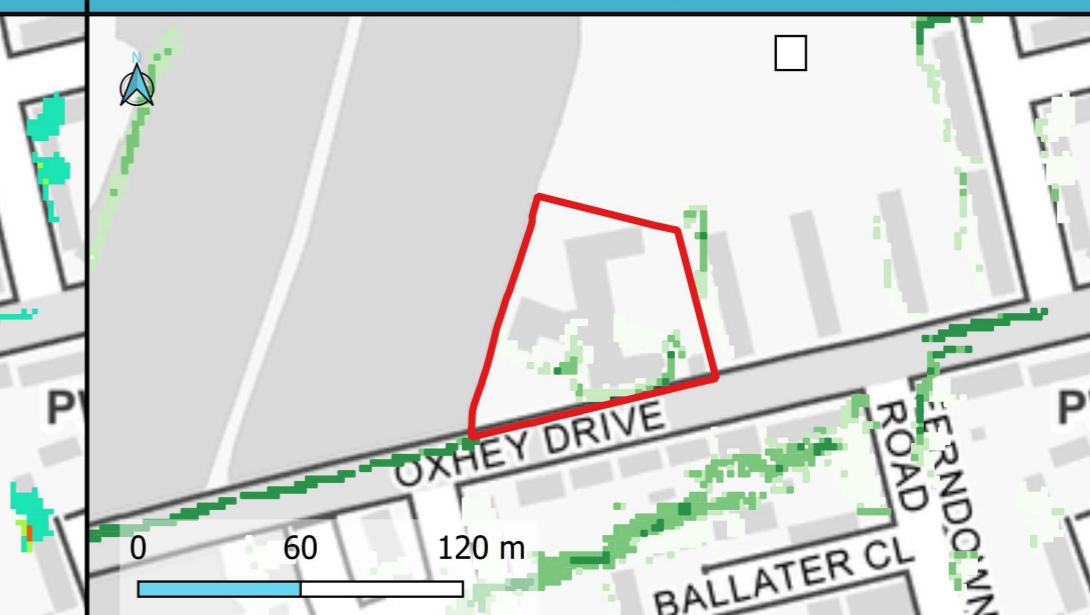
RoFSW Max Depth - 1% AEP



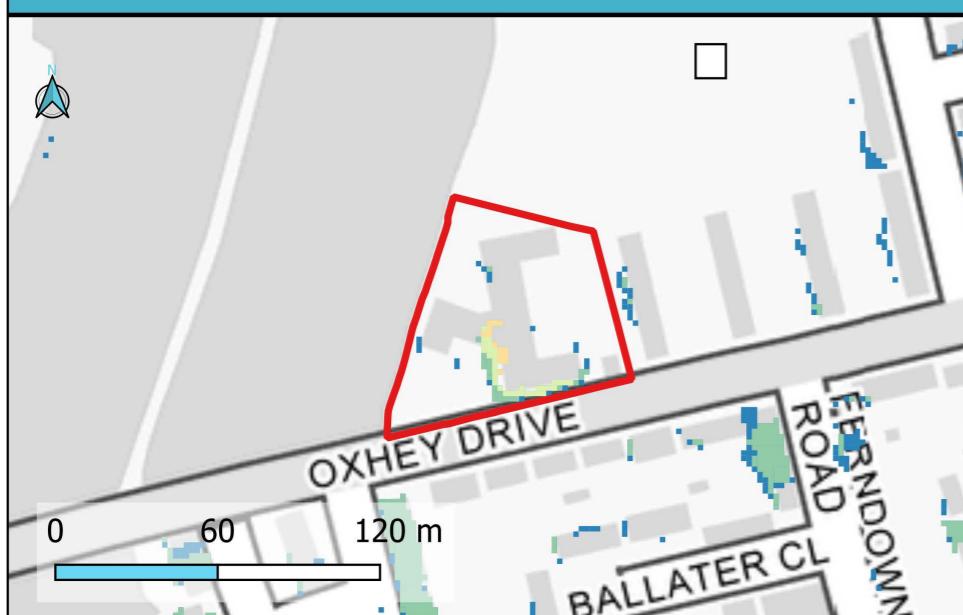
RoFSW Max Hazard - 1% AEP



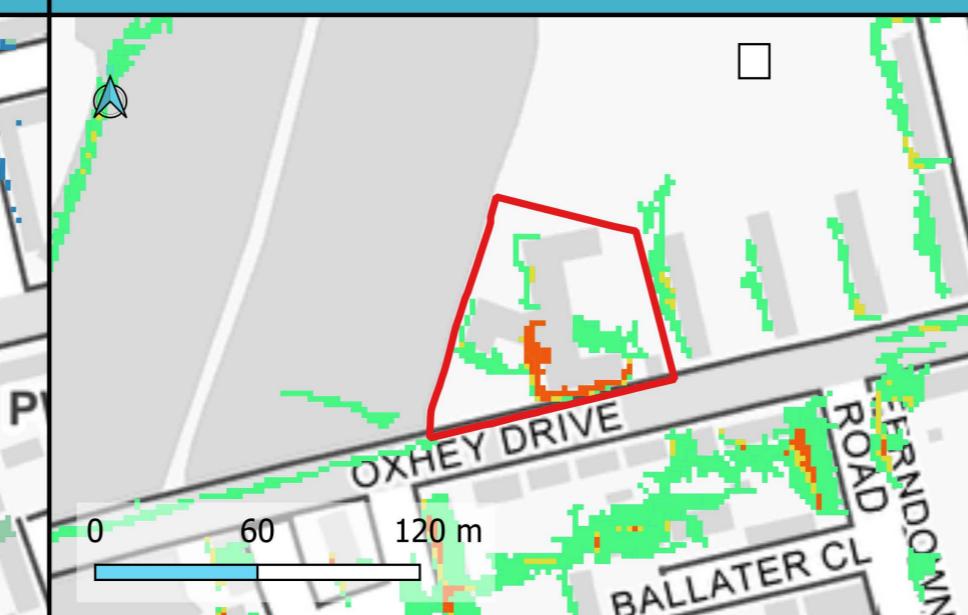
RoFSW Max Velocity - 1% AEP



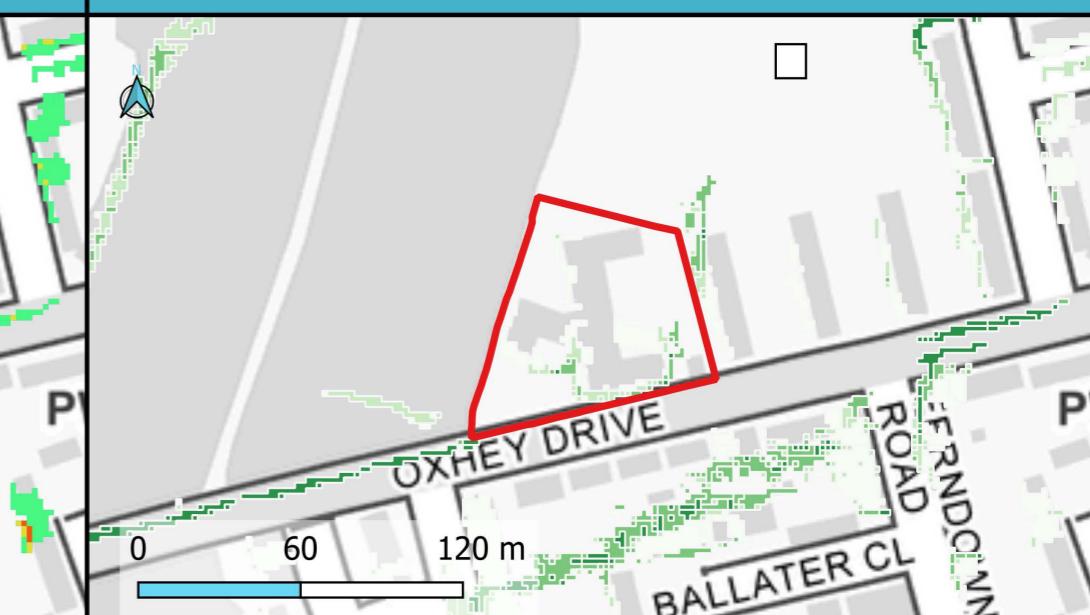
RoFSW Max Depth - 1% AEP plus CC



RoFSW Max Hazard - 1% AEP plus CC



RoFSW Max Velocity - 1% AEP plus CC



Site Reference	NCFS35
Site Name	Land south of Chalfont Lane

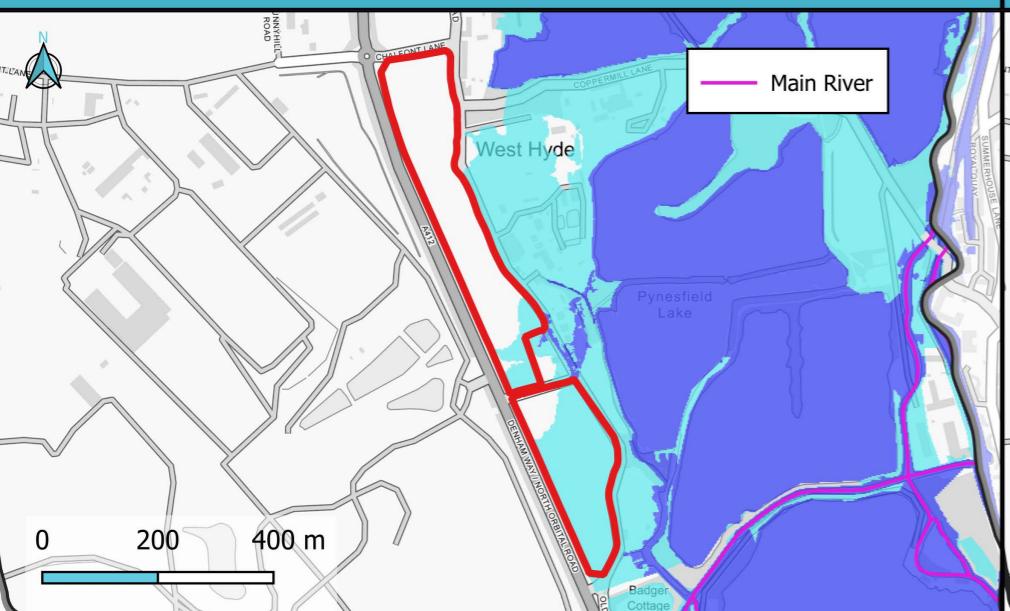
Three Rivers District Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary



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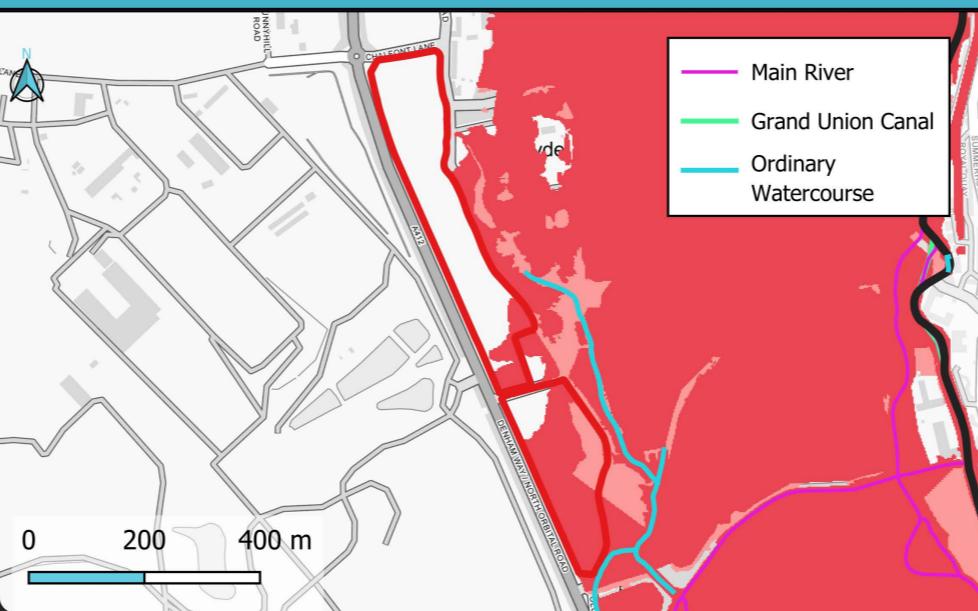
Flood Zone Map (present day)



■ Site boundary
■ Other sites

■ Flood Zone 2
■ Flood Zone 3a

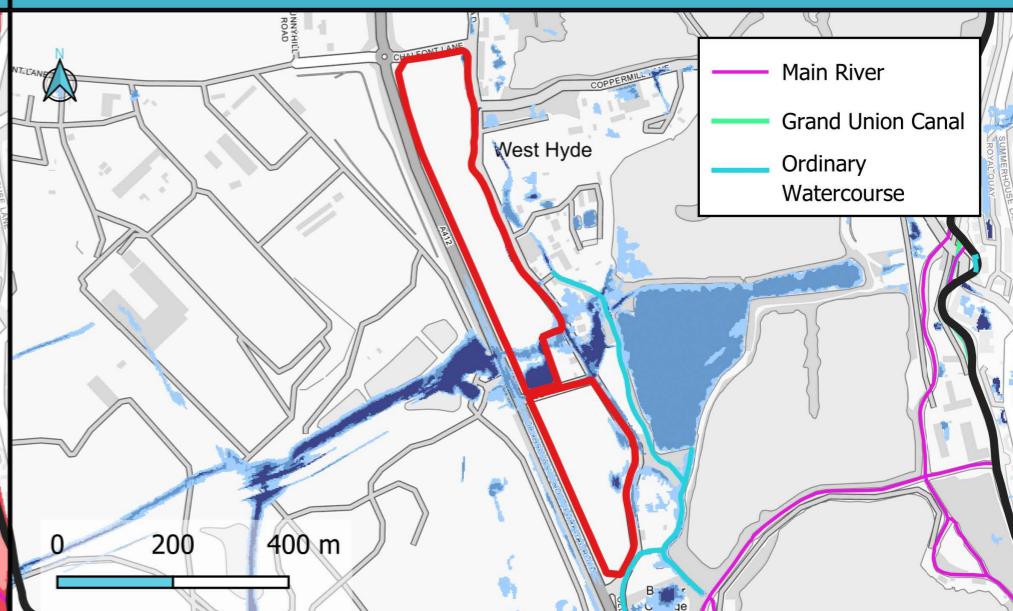
Flood Zone with Climate Change



■ Site boundary
■ Other sites

■ 1% AEP plus central climate change allowance
■ 0.1% AEP plus central climate change allowance

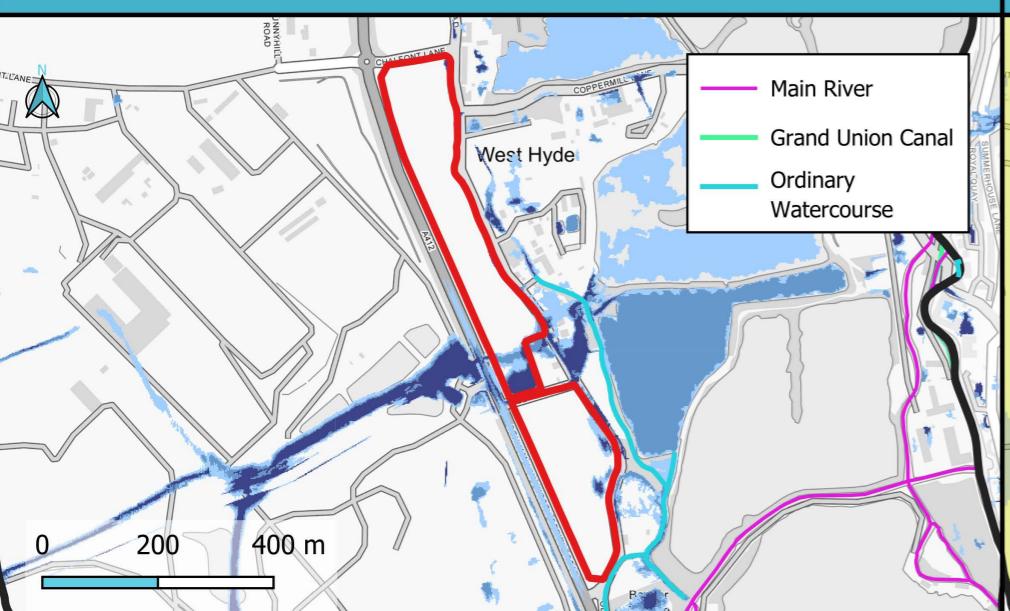
Surface Water Map (RoFSW)



■ Site boundary
■ Other sites

■ High (1 in 30-year)
■ Medium (1 in 100-year)
■ Low (1 in 1000-year)

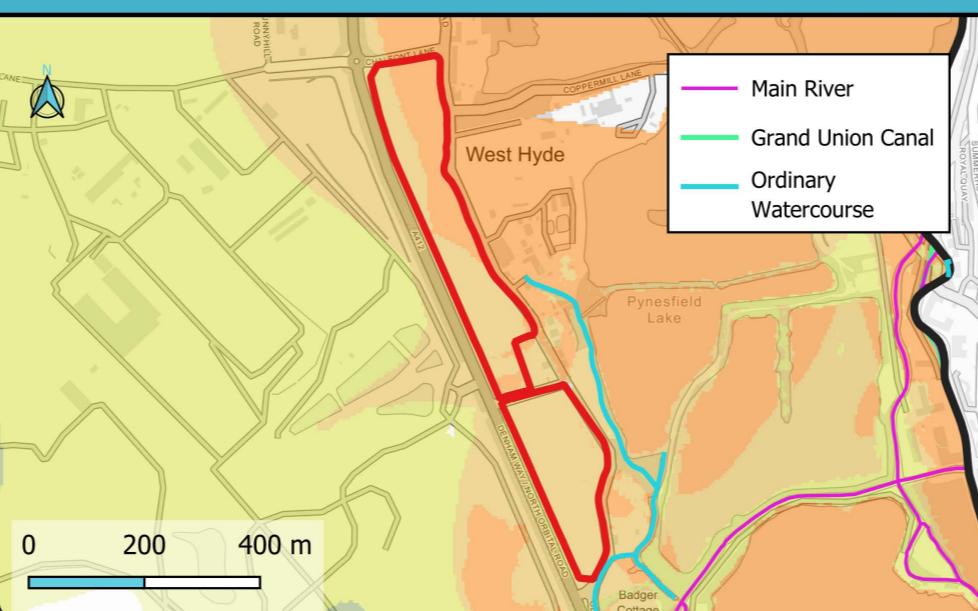
Surface Water Map + Climate Change



■ Site boundary
■ Other sites

■ High (1 in 30-year)
■ Medium (1 in 100-year)
■ Low (1 in 1000-year)

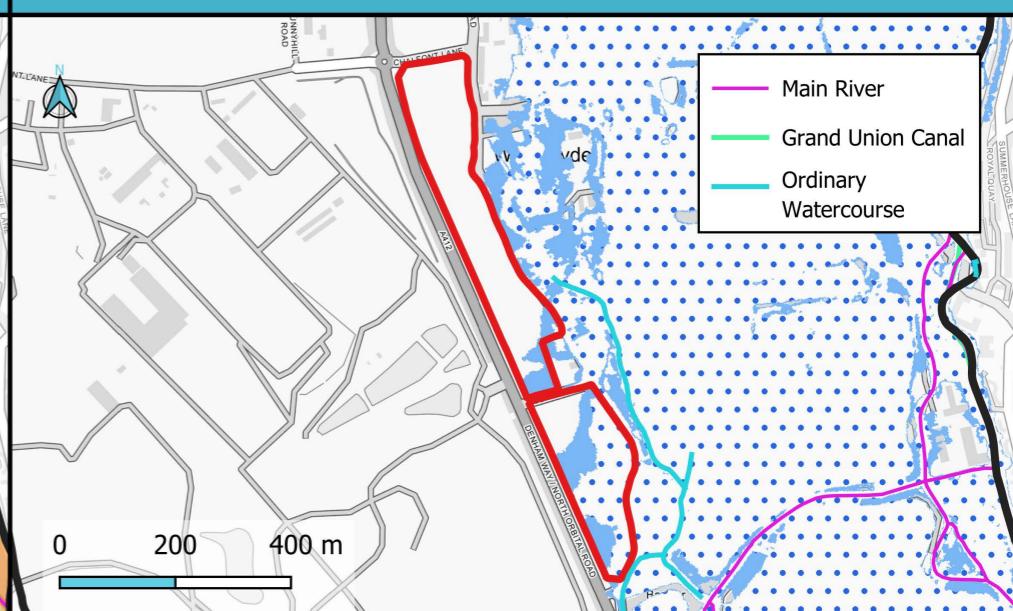
Groundwater (Gw) Flood Risk 1% AEP



■ Site boundary
■ Other sites

■ GW levels <0.025m below ground
■ GW levels 0.025m to 0.5m below ground
■ GW levels 0.5 to 5m below ground
■ GW levels atleast 5m below ground

Reservoir Flood Risk



■ Site boundary
■ Other sites

■ Dry day flood extents
■ Wet day flood extents

Site Reference	NCFS35
Site Name	Land south of Chalfont Lane

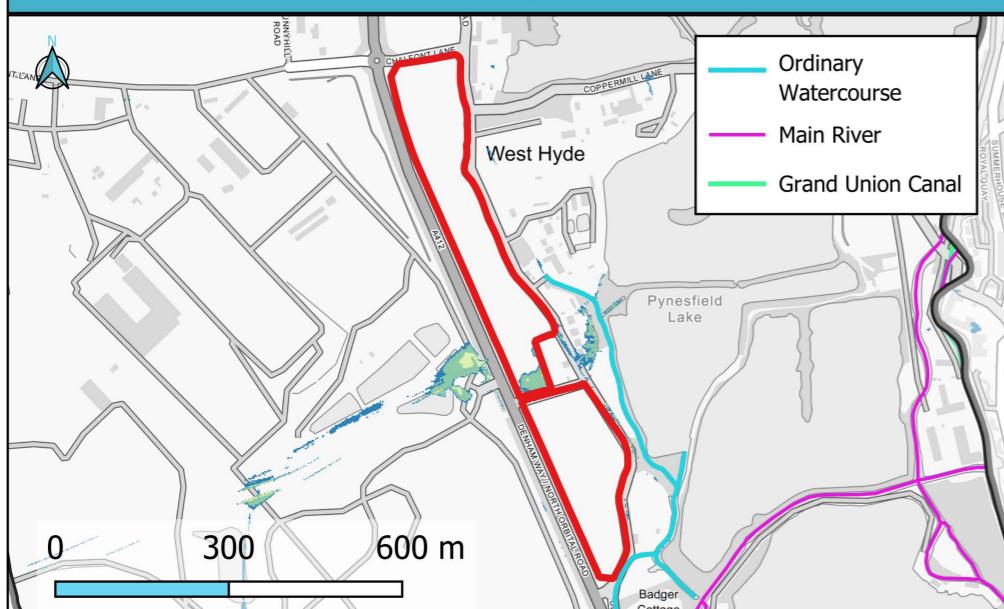
Three Rivers District Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary



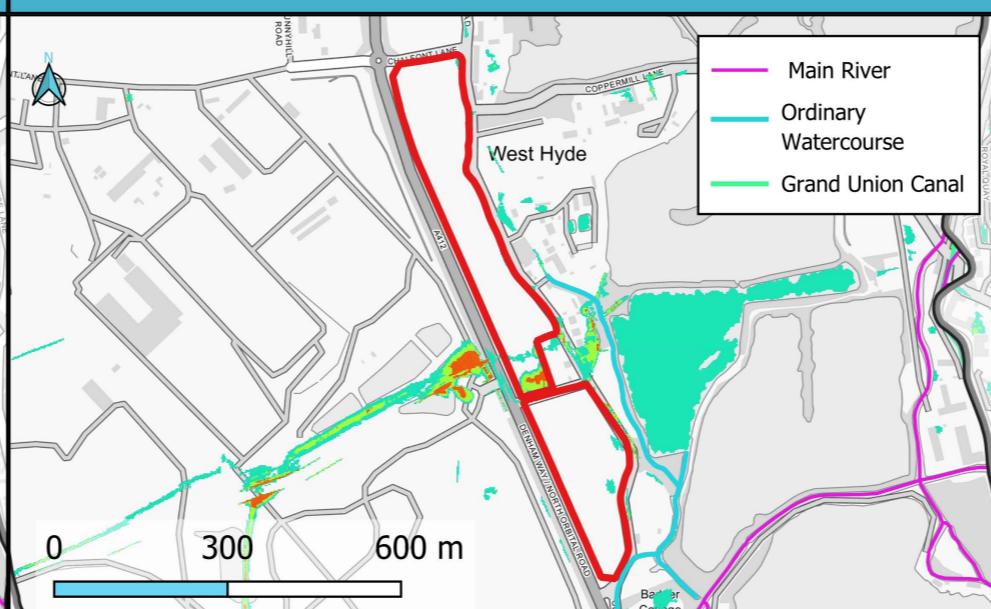
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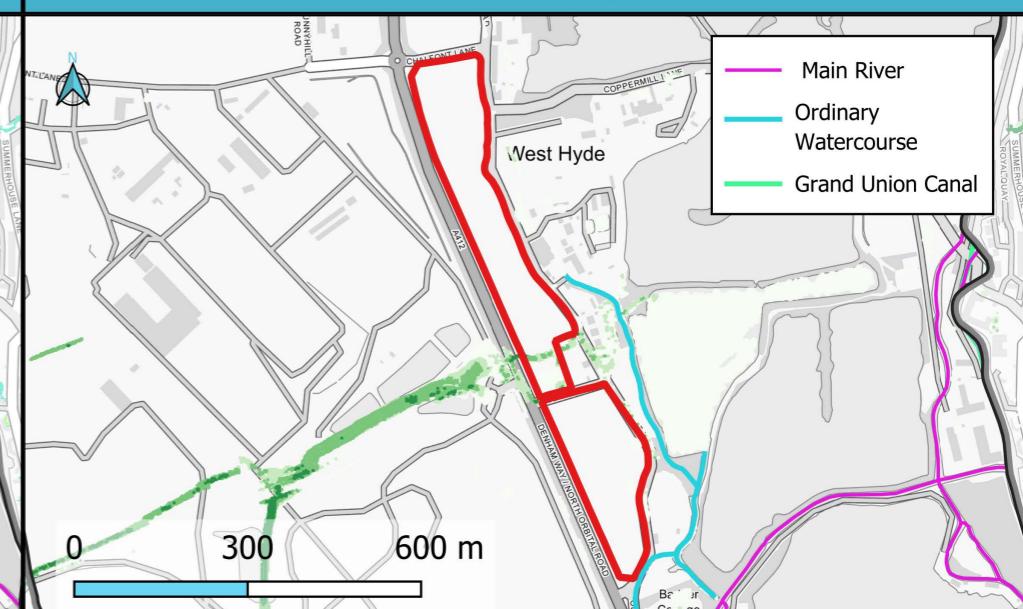
RoFSW Max Depth - 1% AEP



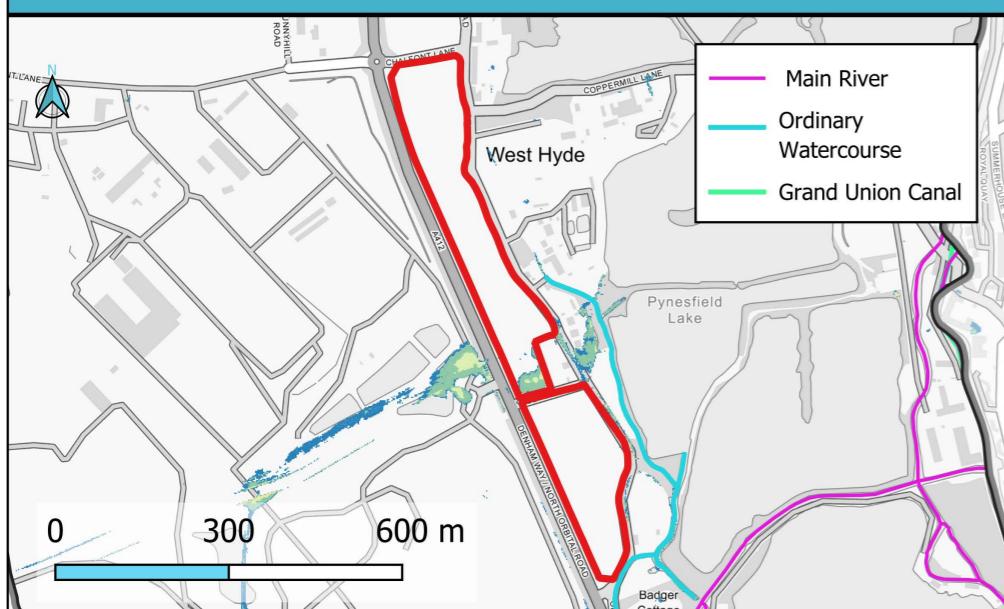
RoFSW Max Hazard - 1% AEP



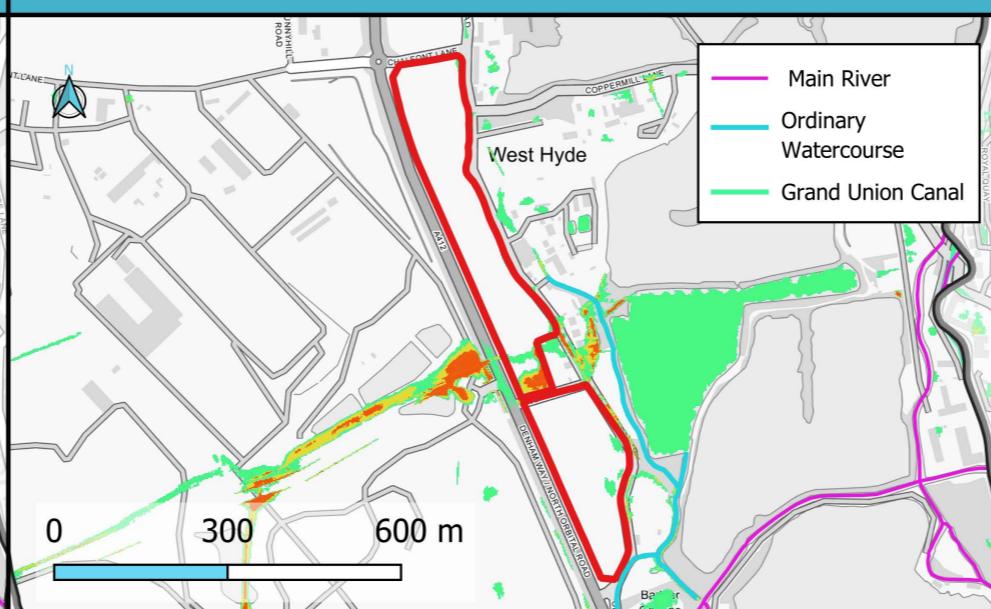
RoFSW Max Velocity - 1% AEP



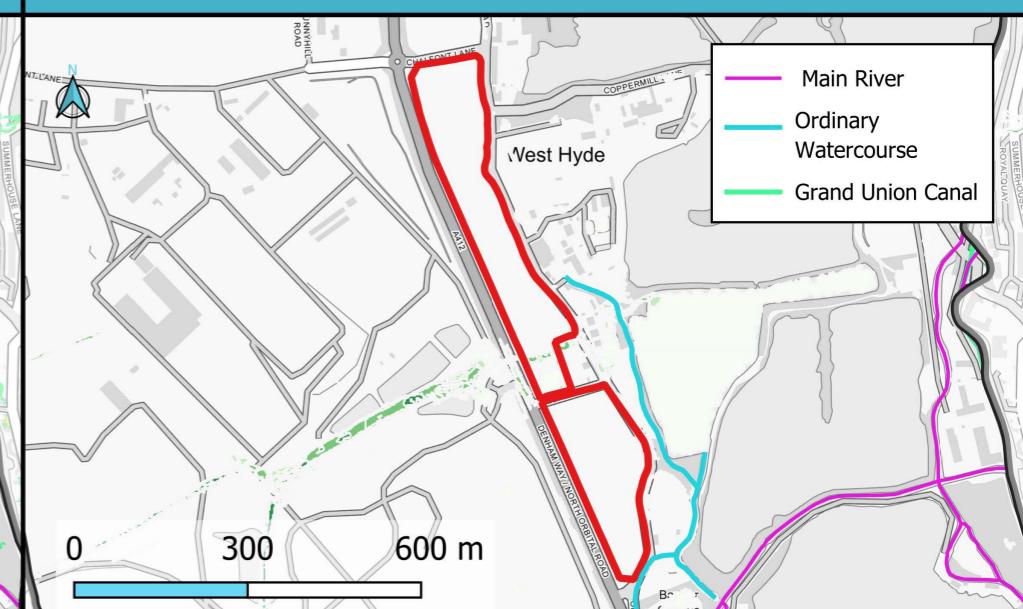
RoFSW Max Depth - 1% AEP plus CC



RoFSW Max Hazard - 1% AEP plus CC



RoFSW Max Velocity - 1% AEP plus CC



Site boundary
Other sites
0.3m - 0.6m
0.9m - 1.2m
0.2m - 0.3m
0.6m - 0.9m

Site boundary
Other sites
0.25 - 0.50
0.50 - 0.75
0.75 - 1.25
1.25 - 2.0
=>2.0

Site boundary
Other sites
0.0m/s - 0.25m/s
0.25m/s - 0.5m/s
0.5m/s - 1.0m/s
1.0m/s - 2.0m/s
=>2.0m/s

Site Reference	NCFS35
Site Name	Land south of Chalfont Lane

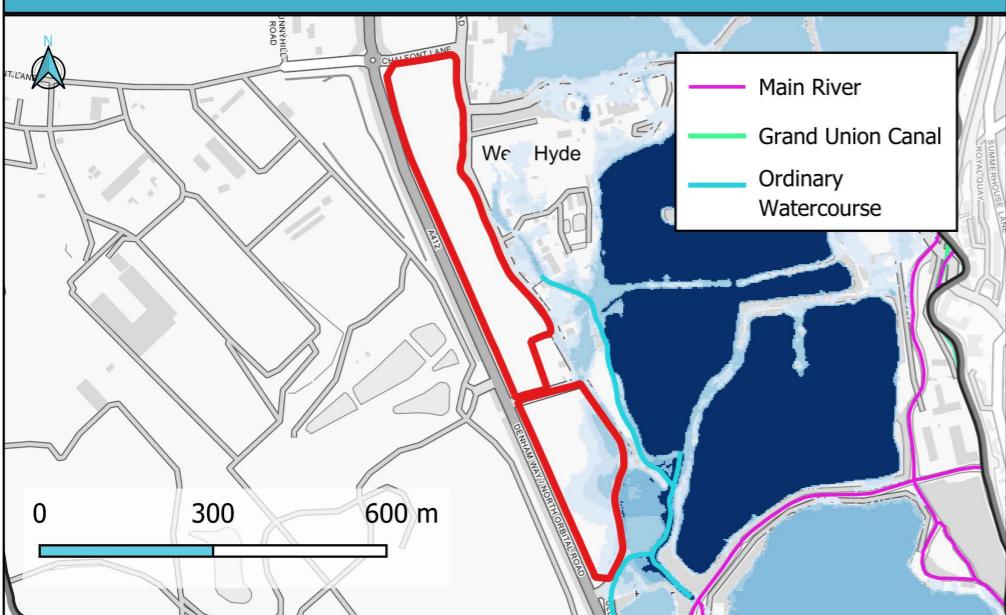
Three Rivers District Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary



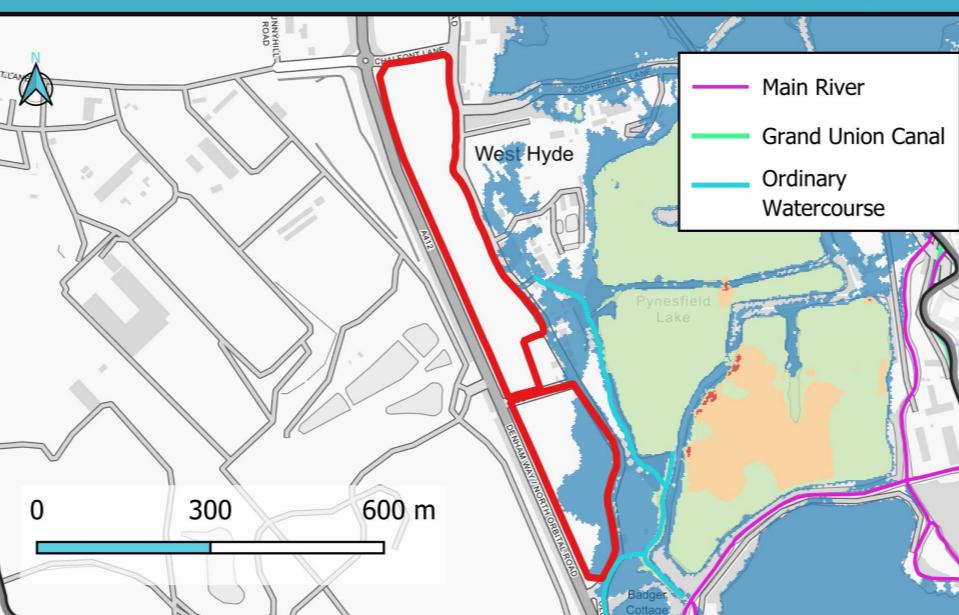
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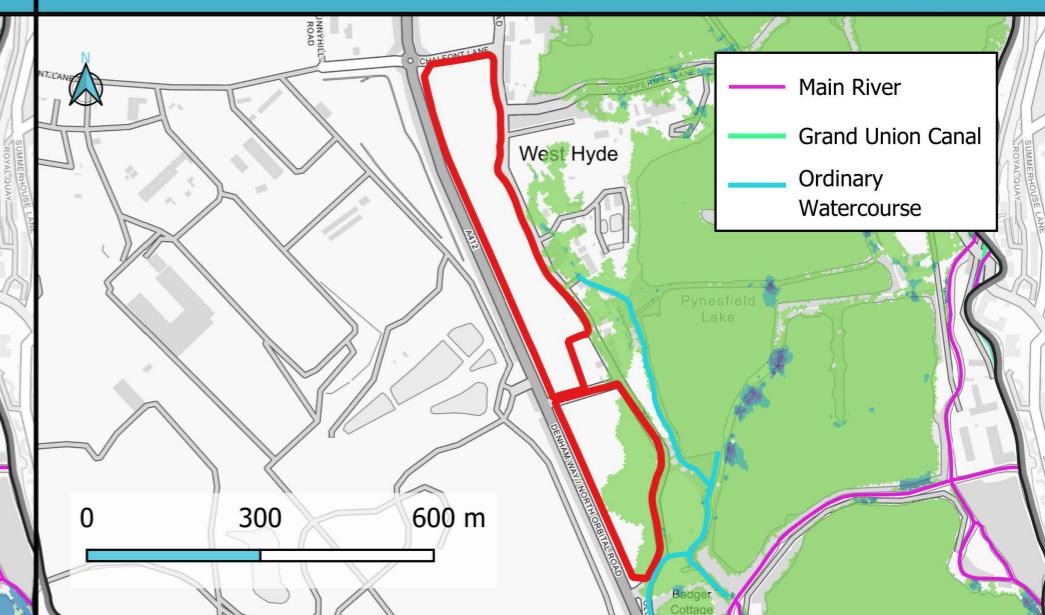
Fluvial Max Depth - 1% AEP (Defended)



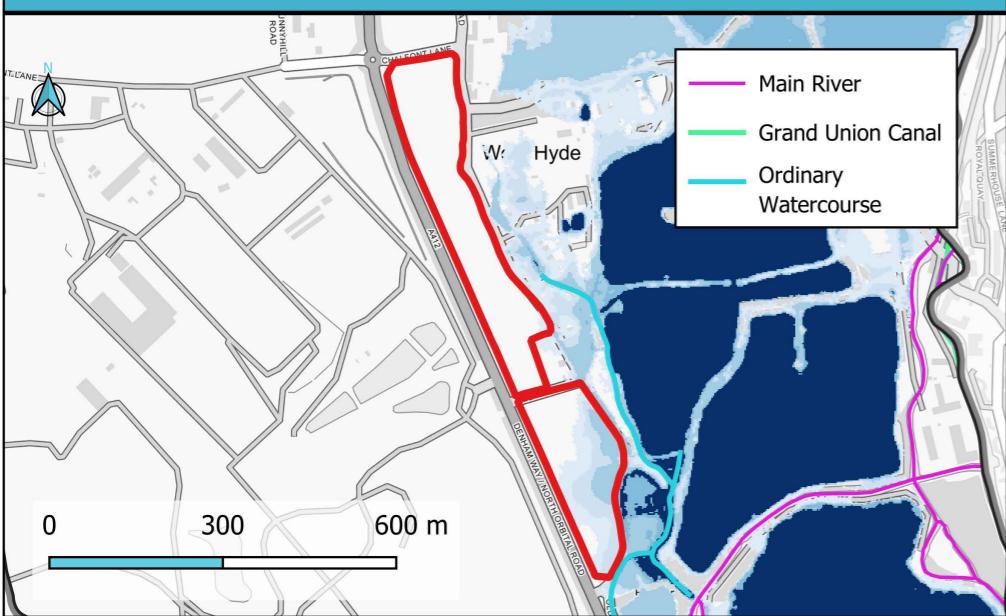
Fluvial Max Hazard - 1% AEP (Defended)



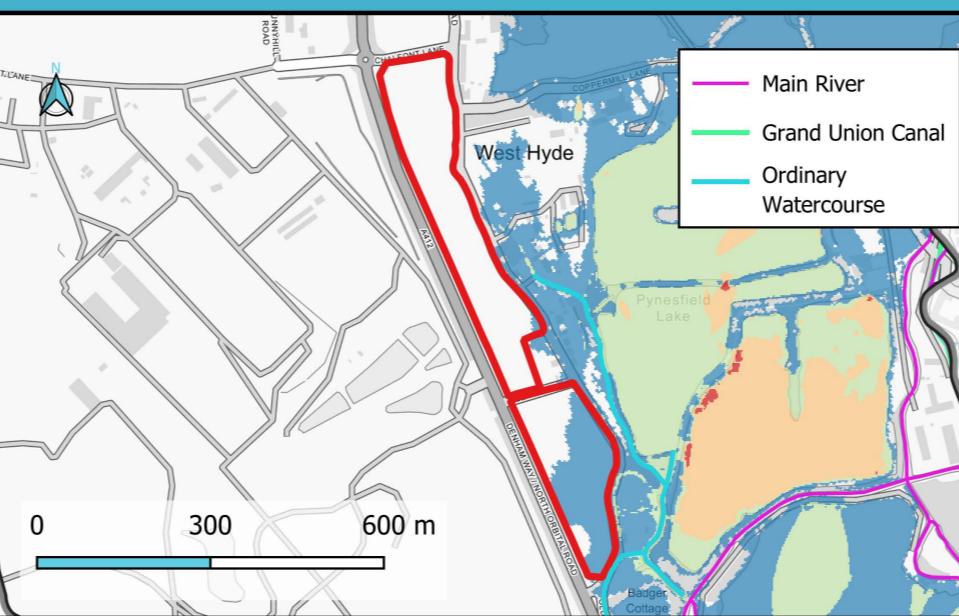
Fluvial Max Velocity - 1% AEP (Defended)



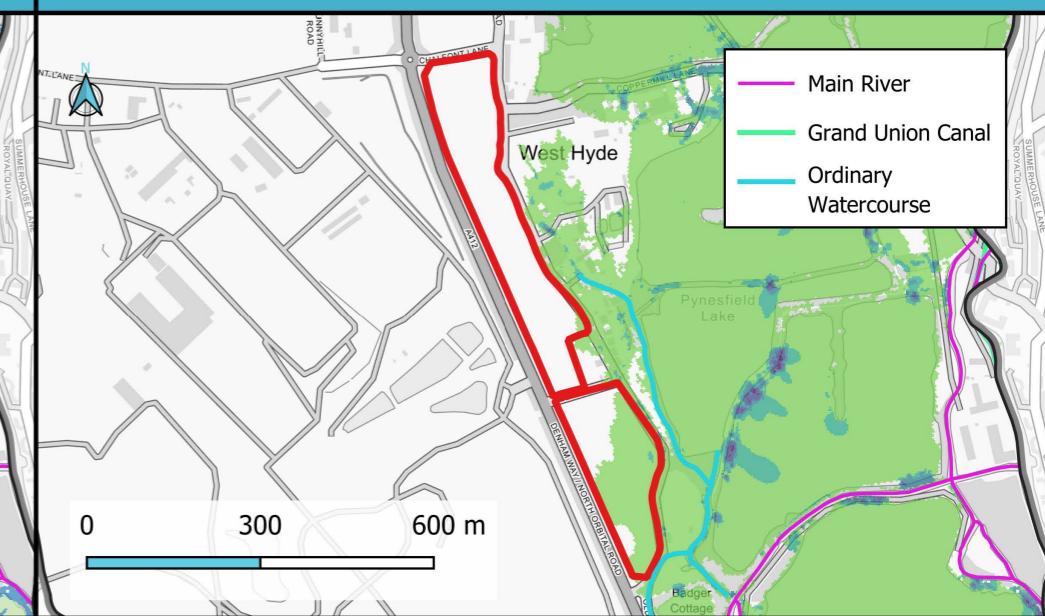
Fluvial Max Depth - 1% AEP +35% CC (Defended)



Fluvial Max Hazard - 1% AEP +35% CC (Defended)



Fluvial Max Velocity - 1% AEP +35% CC (Defended)



Site boundary Upper Colne (2025) Depth (m)
Other sites Hazard class

0.25 - 0.50	> 1.25
0.50 - 1.00	0.75 - 1.25: Moderate
<= 0.25	1.25 - 2.5: Significant
1.00 - 1.25	> 2.5: Extreme

Site boundary Upper Colne (2025) Hazard class
Other sites Depth (m)

0.25 - 0.50	> 1.25
0.50 - 1.00	0.75 - 1.25: Moderate
<= 0.25	1.25 - 2.5: Significant
1.00 - 1.25	> 2.5: Extreme

Site boundary Upper Colne (2025) Velocity (m/s)
Other sites

0.25 - 0.50	> 2.00
0.50 - 1.00	0.50 - 1.00
<= 0.25	1.00 - 2.00
1.00 - 1.25	

Site Reference	NCFS35
Site Name	Land south of Chalfont Lane

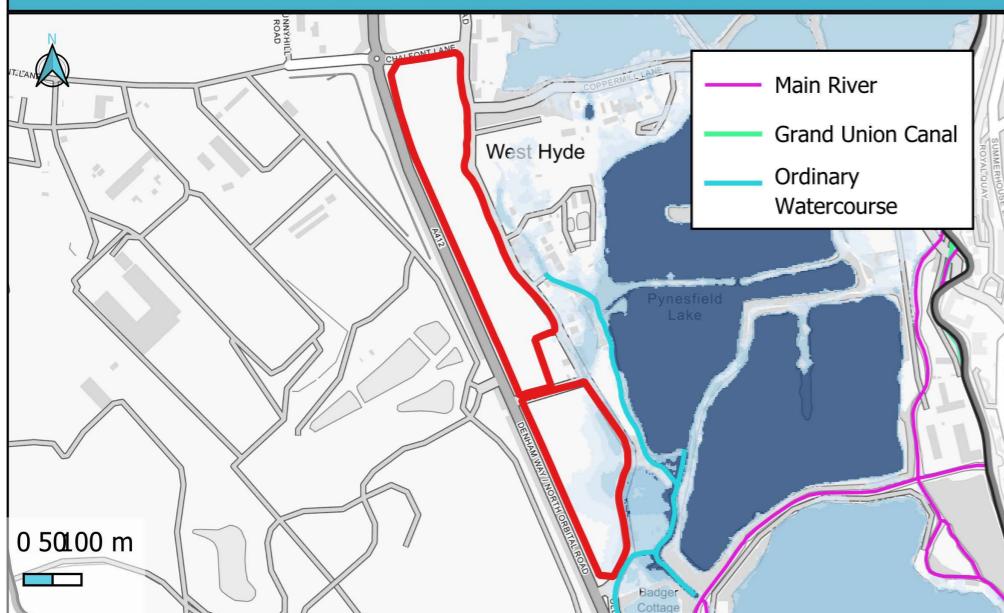
Three Rivers District Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary



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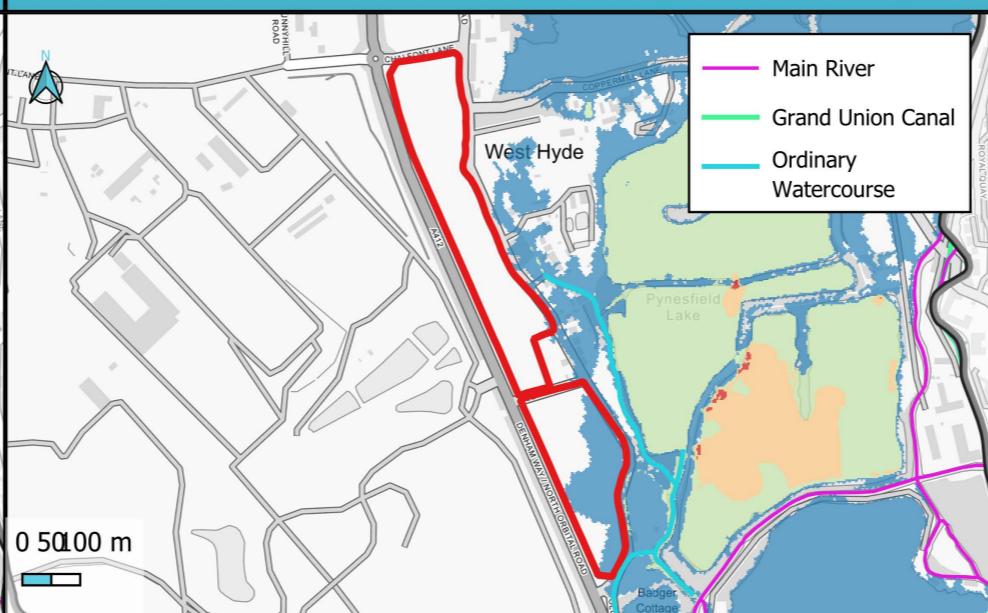
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Fluvial Max Depth (m) - 1% AEP (Undefended)



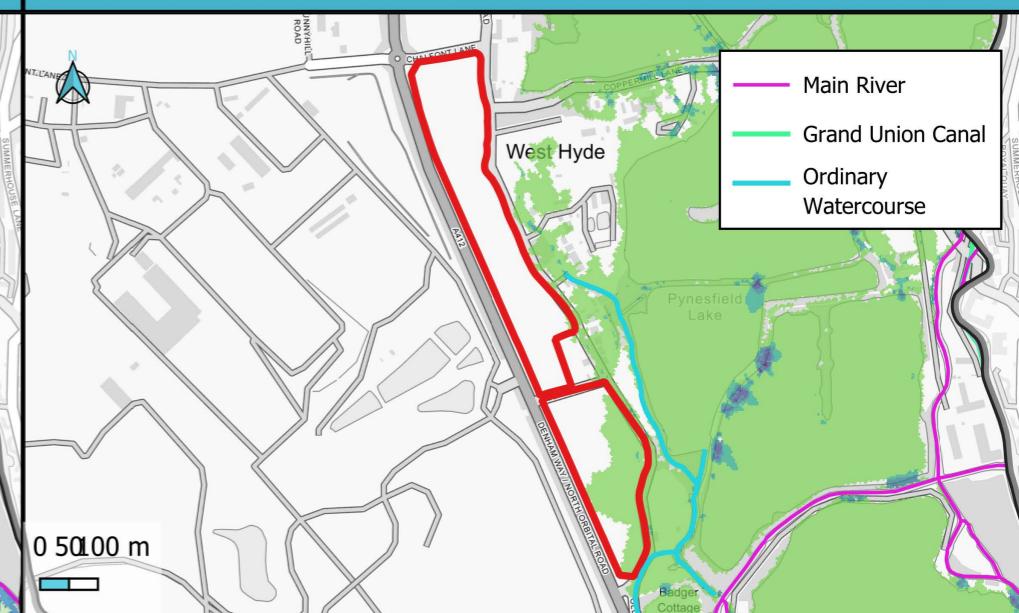
Site boundary Upper Colne (2025) Depth (m)
Main River 0.25 - 0.50
Grand Union Canal 0.50 - 1.00
Ordinary Watercourse > 1.25
Other sites <= 0.25
0.25 - 1.00
1.00 - 1.25

Fluvial Max Hazard - 1% AEP (Undefended)



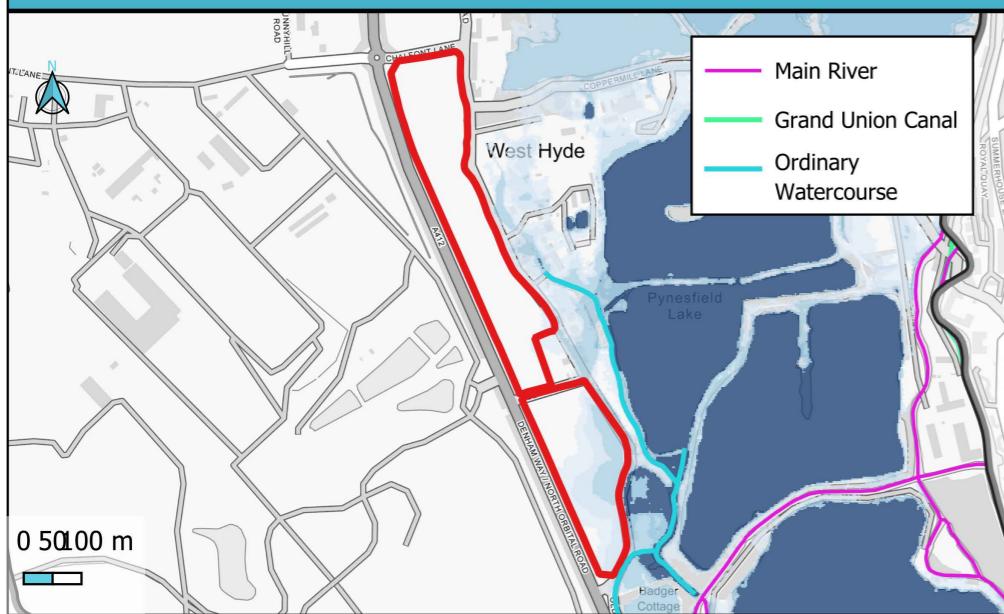
Site boundary Upper Colne (2025) Hazard class
Main River 0.75 - 1.25: Moderate
Grand Union Canal 1.25 - 2.5: Significant
Ordinary Watercourse < 0.75: Low
Other sites > 2.5: Extreme

Fluvial Max Velocity - 1% AEP (Undefended)



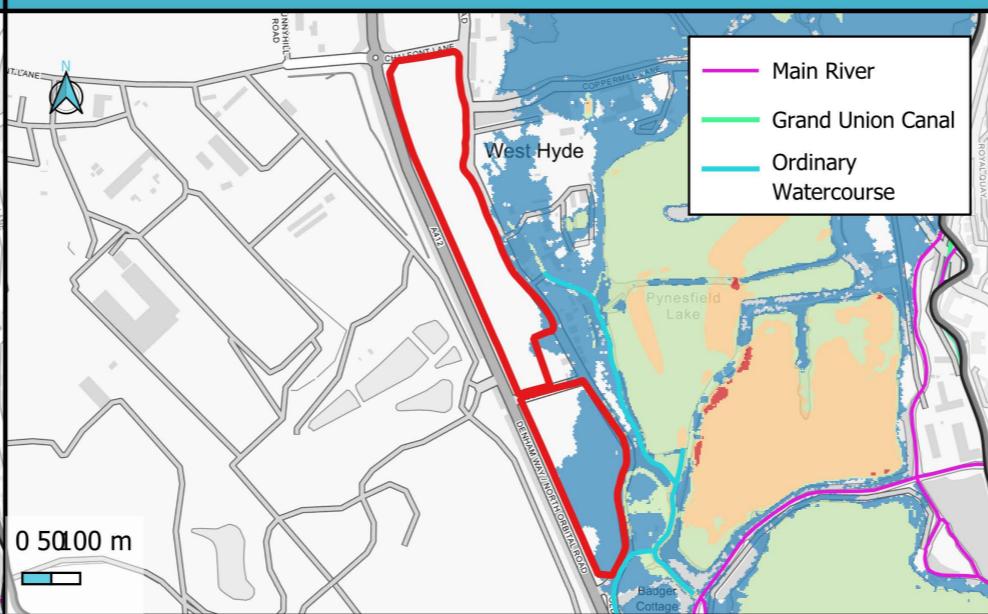
Site boundary Upper Colne (2025) Velocity (m/s)
Main River 0.25 - 0.50
Grand Union Canal 0.50 - 1.00
Ordinary Watercourse <= 0.25
Other sites 1.00 - 2.00

Fluvial Max Depth (m) - 0.1% AEP (Undefended)



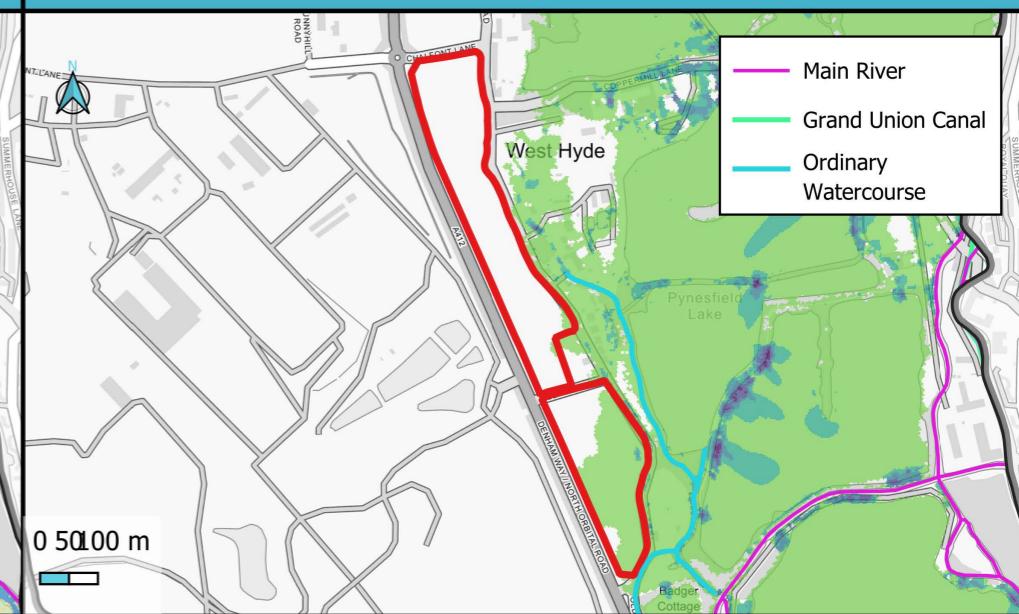
Site boundary Upper Colne (2025) Depth (m)
Main River 0.25 - 0.50
Grand Union Canal 0.50 - 1.00
Ordinary Watercourse > 1.25
Other sites <= 0.25
0.25 - 1.00
1.00 - 1.25

Fluvial Max Hazard - 0.1% AEP (Undefended)



Site boundary Upper Colne (2025) Hazard class
Main River 0.75 - 1.25: Moderate
Grand Union Canal 1.25 - 2.5: Significant
Ordinary Watercourse < 0.75: Low
Other sites > 2.5: Extreme

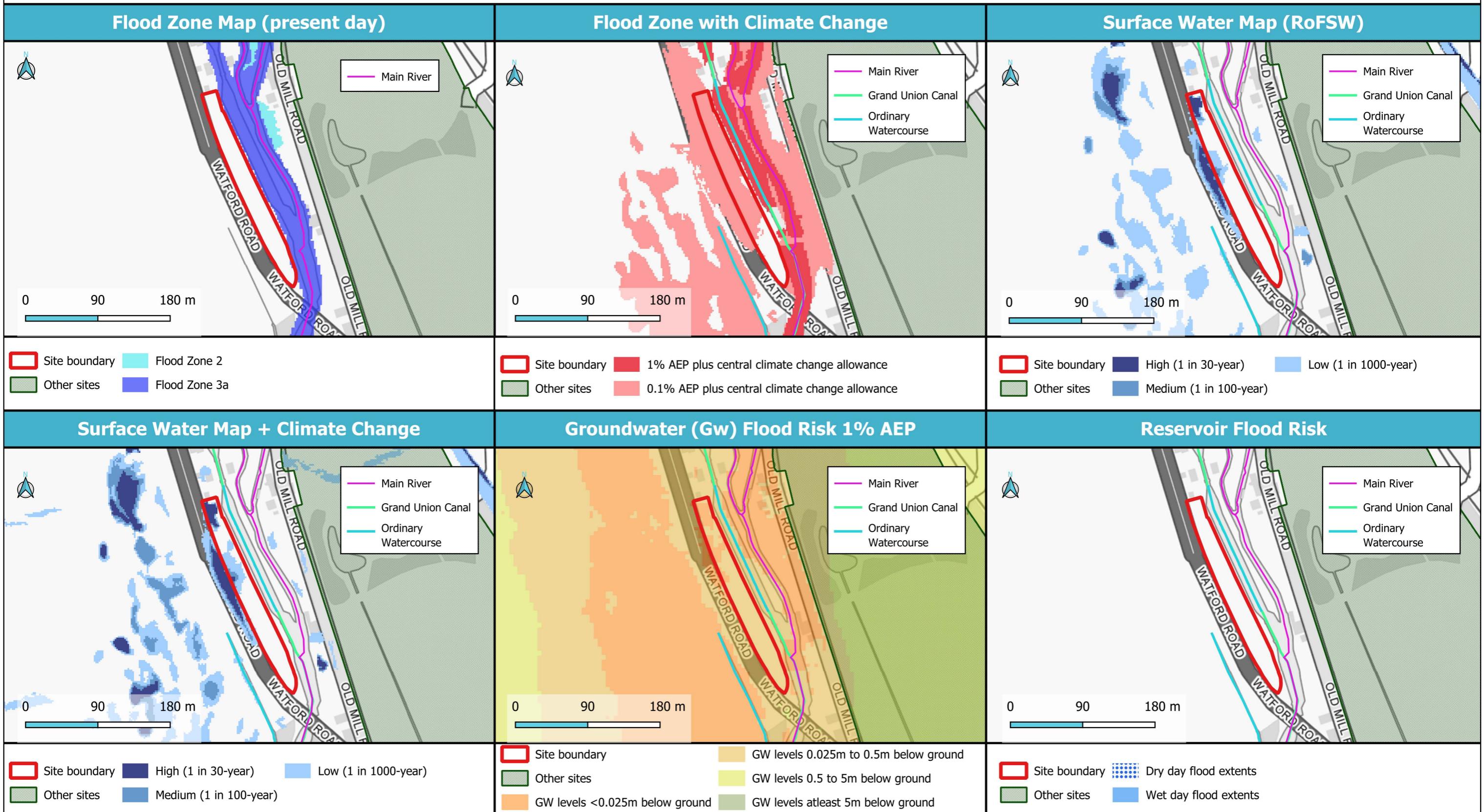
Fluvial Max Velocity - 0.1% AEP (Undefended)



Site boundary Upper Colne (2025) Velocity (m/s)
Main River 0.25 - 0.50
Grand Union Canal 0.50 - 1.00
Ordinary Watercourse <= 0.25
Other sites 1.00 - 2.00

Site Reference	NSS10	Three Rivers District Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary	 THREE RIVERS DISTRICT COUNCIL
Site Name	Land at Mill Place		

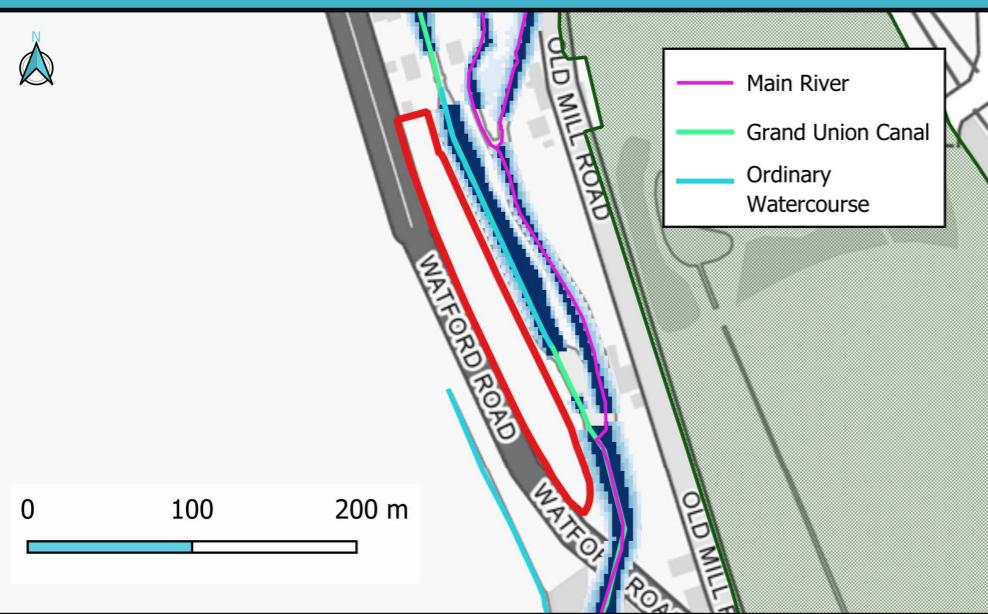
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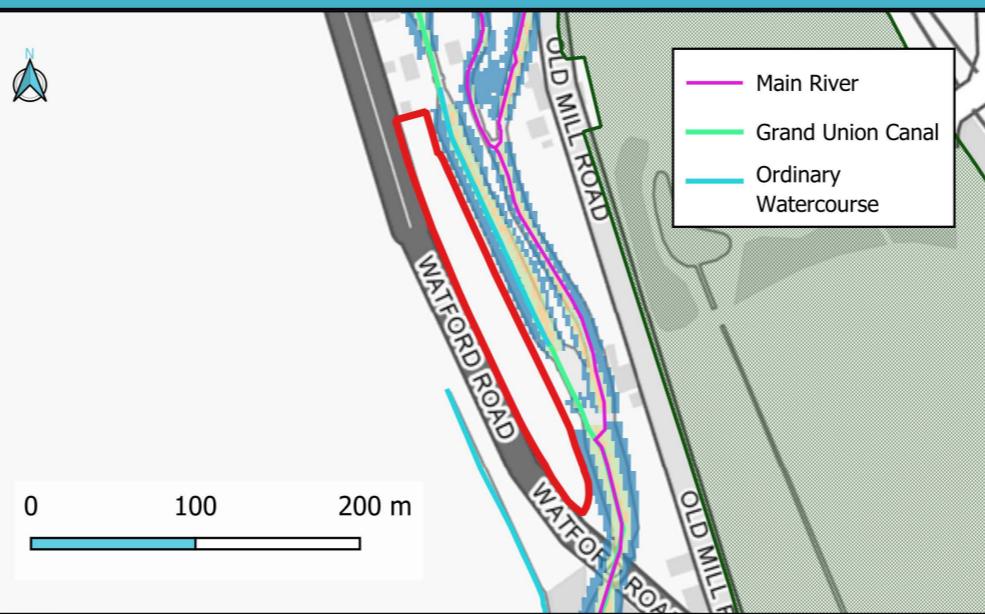
Site Reference	NSS10	Three Rivers District Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary	 THREE RIVERS DISTRICT COUNCIL
Site Name	Land at Mill Place		

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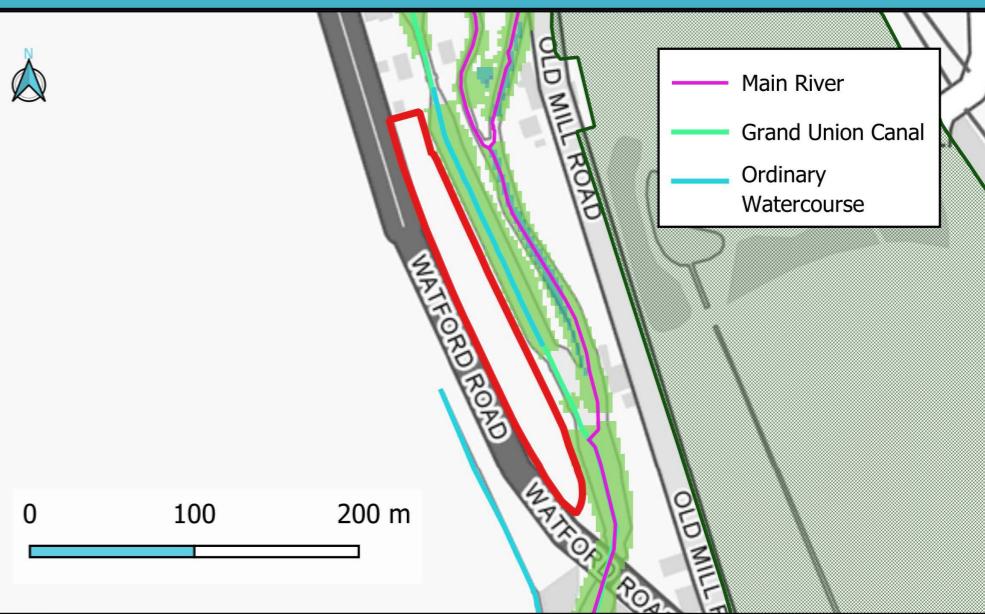
Fluvial Max Depth - 1% AEP (Defended)



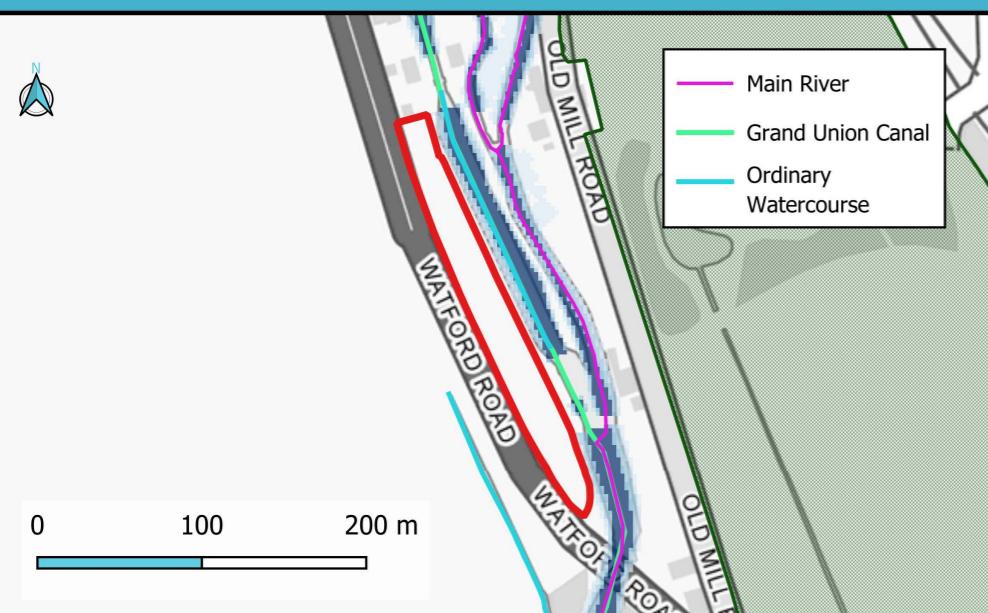
Fluvial Max Hazard - 1% AEP (Defended)



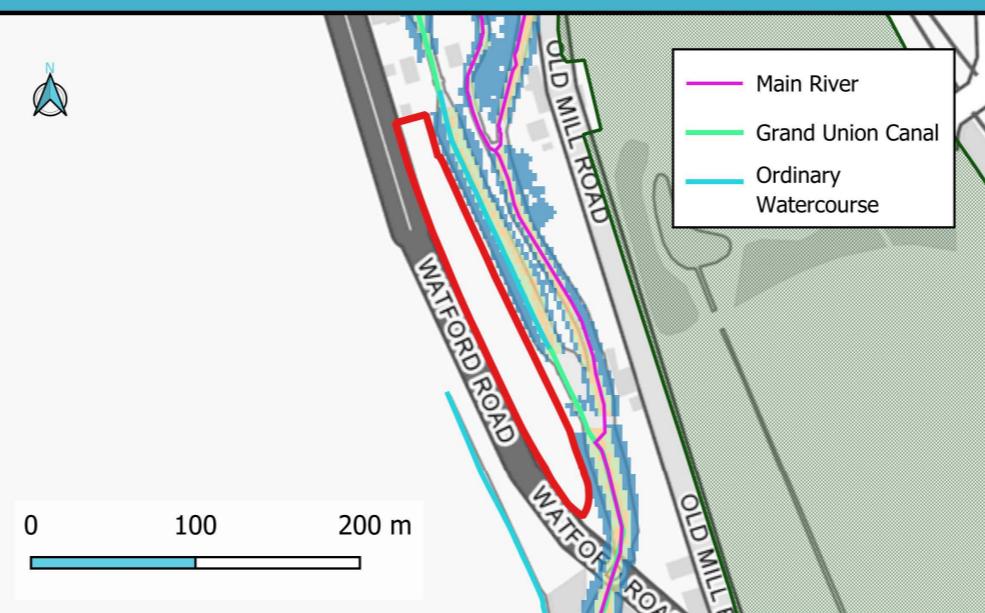
Fluvial Max Velocity - 1% AEP (Defended)



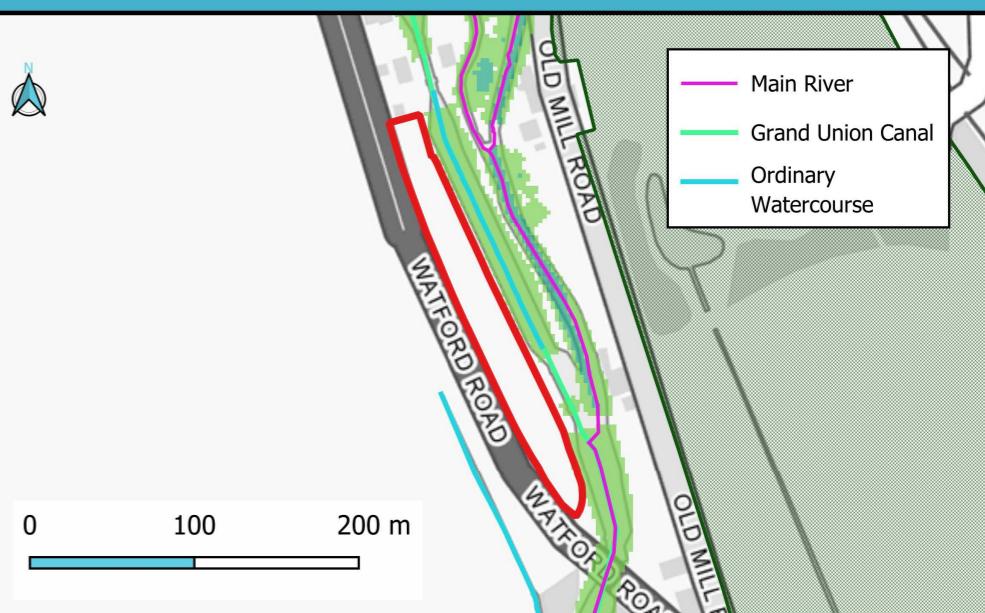
Fluvial Max Depth - 1% AEP +35% CC (Defended)



Fluvial Max Hazard - 1% AEP +35% CC (Defended)

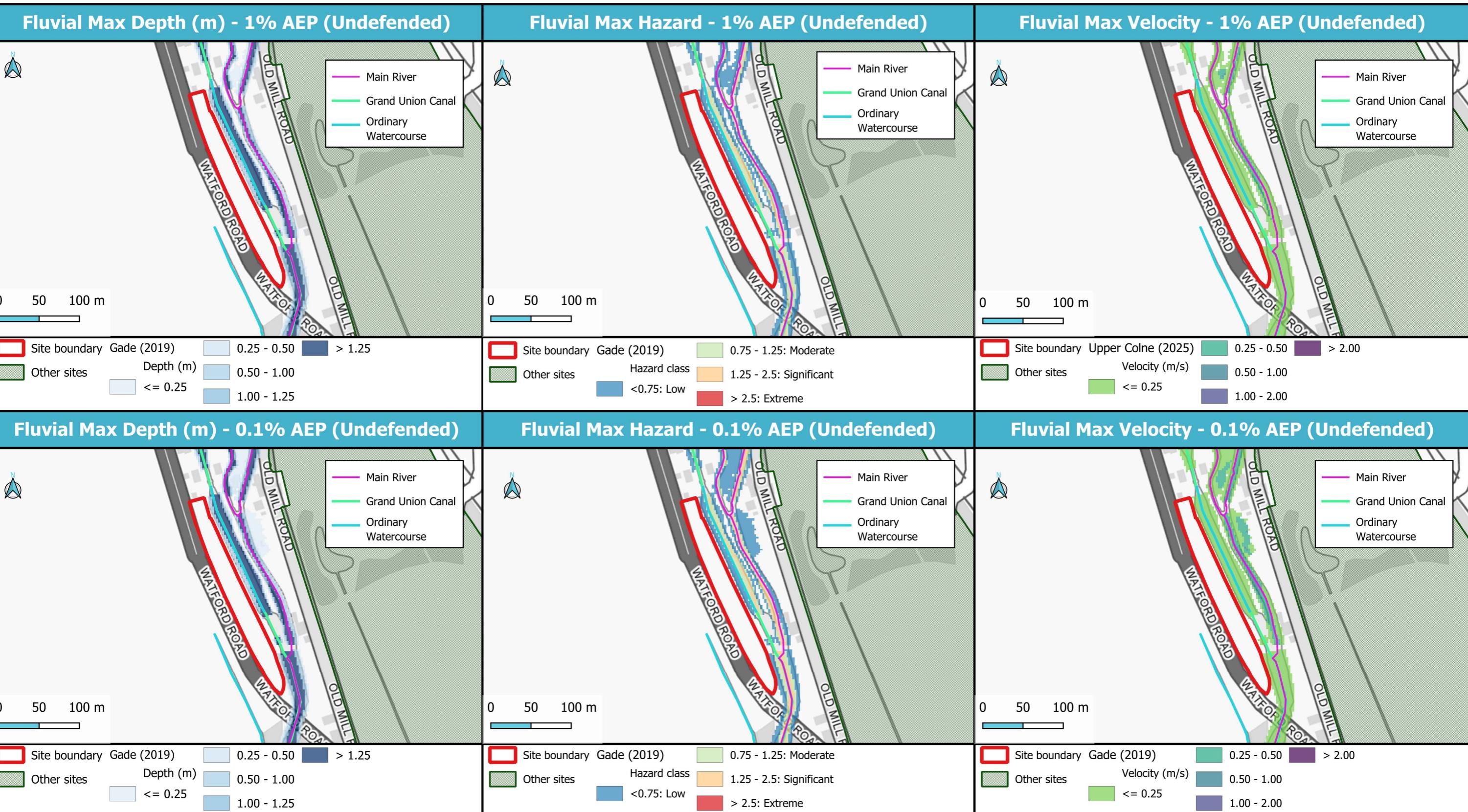


Fluvial Max Velocity - 1% AEP +35% CC (Defended)



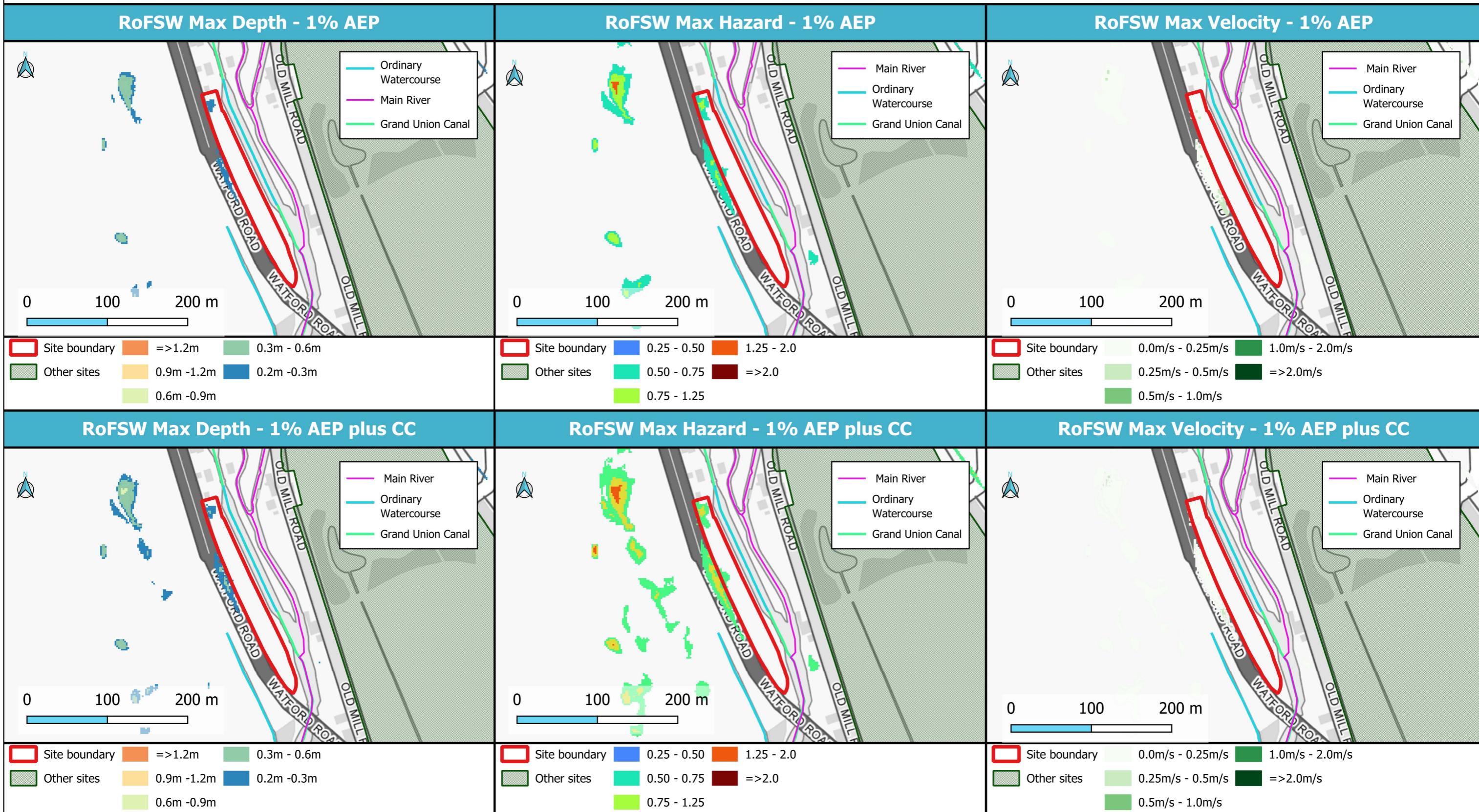
Site Reference	NSS10	Three Rivers District Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary	 THREE RIVERS DISTRICT COUNCIL
Site Name	Land at Mill Place		

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Site Reference	NSS10	Three Rivers District Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary	 THREE RIVERS DISTRICT COUNCIL
Site Name	Land at Mill Place		

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Site Reference	OSPF6
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OSPF6

Site Name	Land west of Leavesden Aerodrome, Hurnton Bridge
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Land west of Leavesden Aerodrome, Hurnton Bridge

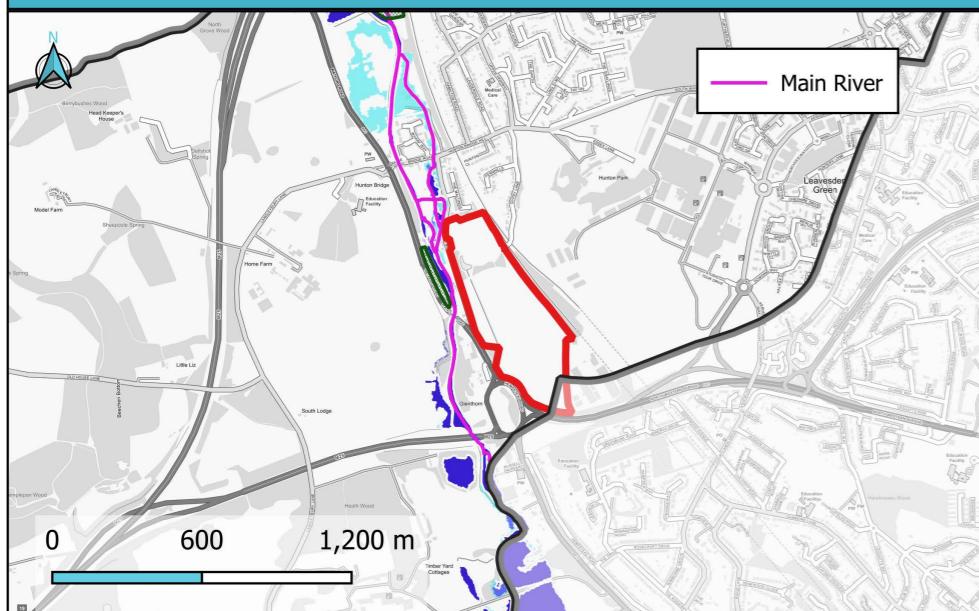
Three Rivers District Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary



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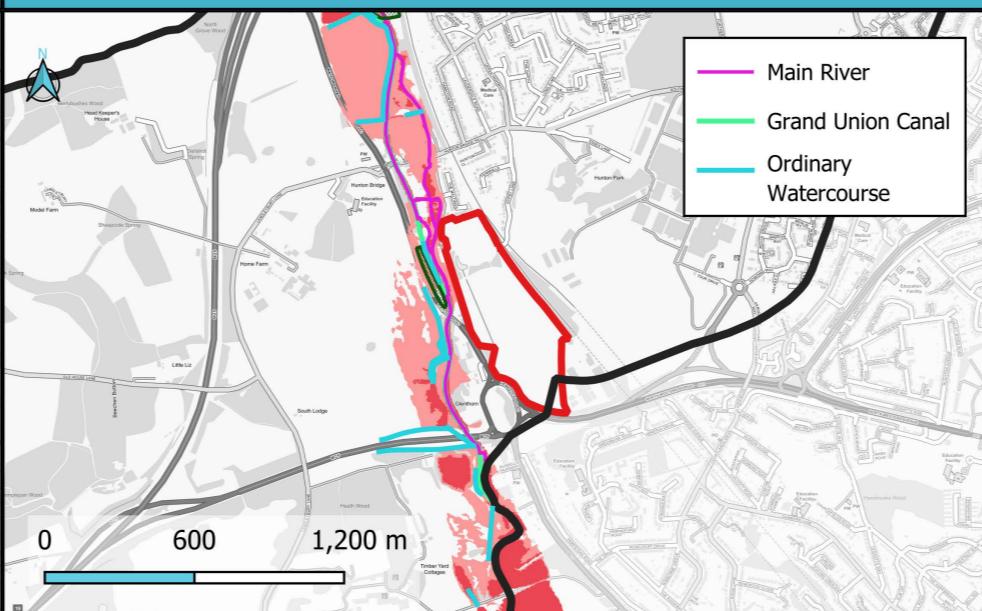
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Flood Zone Map (present day)



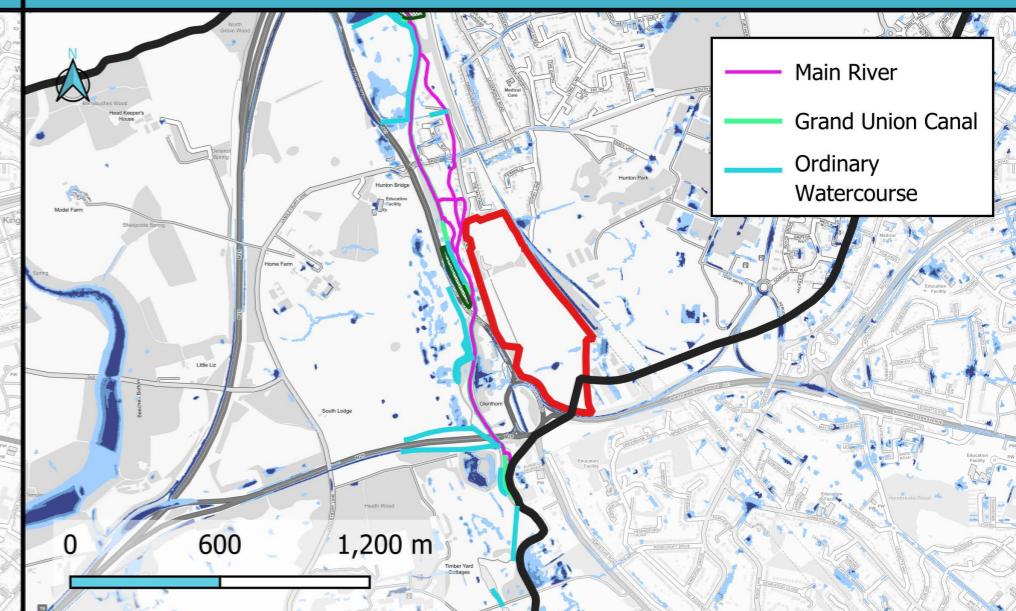
■ Site boundary ■ Flood Zone 2 ■ Flood Zone 3b
■ Other sites ■ Flood Zone 3a

Flood Zone with Climate Change



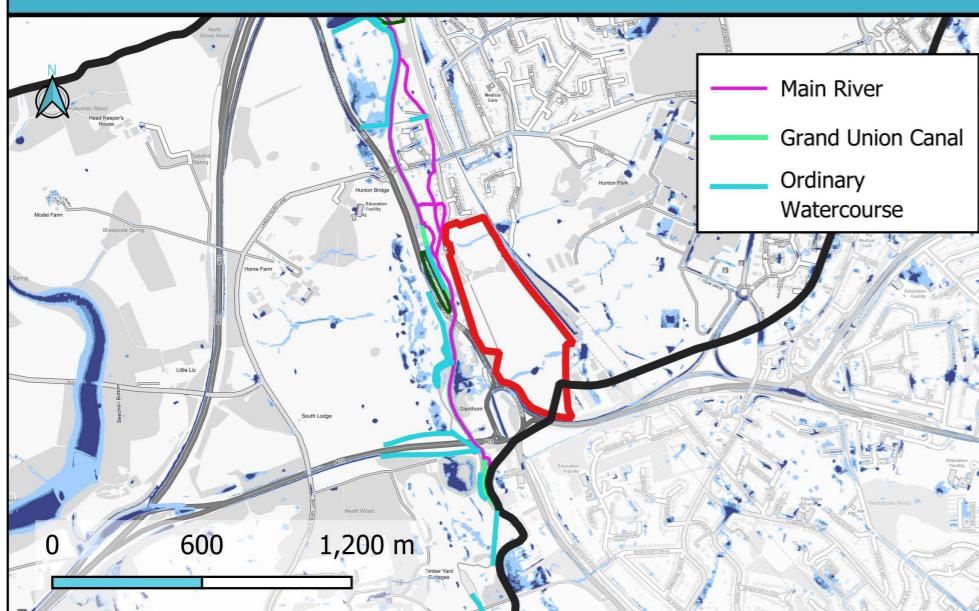
■ Site boundary ■ 1% AEP plus central climate change allowance
■ Other sites ■ 0.1% AEP plus central climate change allowance

Surface Water Map (RoFSW)



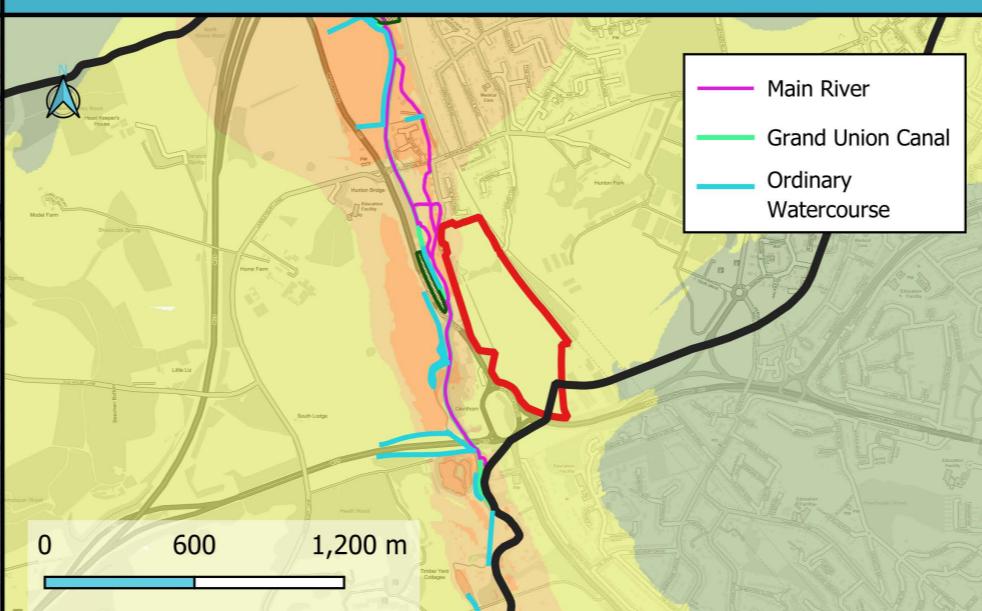
■ Site boundary ■ High (1 in 30-year) ■ Low (1 in 1000-year)
■ Other sites ■ Medium (1 in 100-year)

Surface Water Map + Climate Change



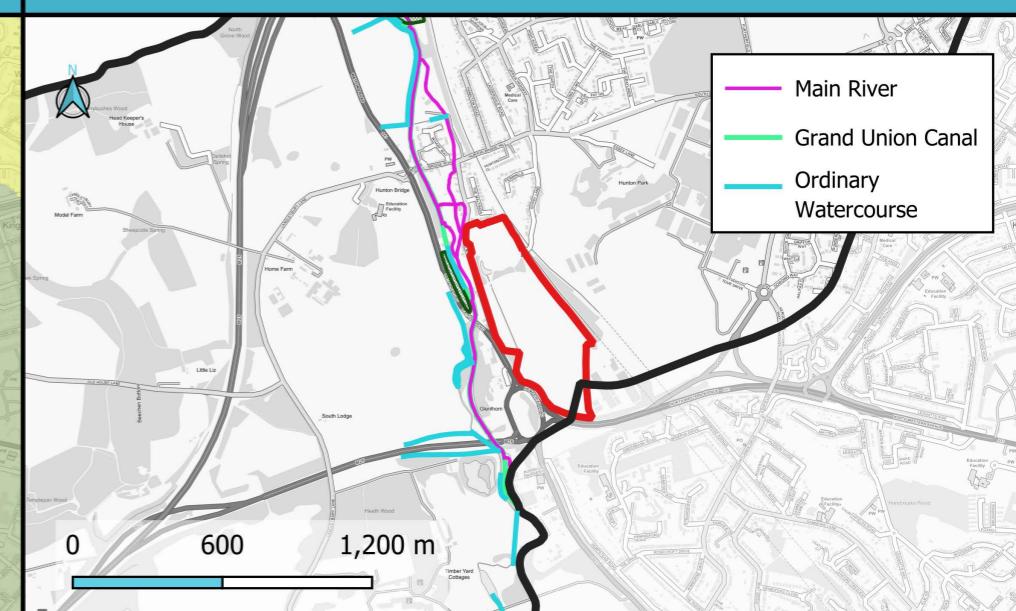
■ Site boundary ■ High (1 in 30-year) ■ Low (1 in 1000-year)
■ Other sites ■ Medium (1 in 100-year)

Groundwater (Gw) Flood Risk 1% AEP



■ Site boundary ■ GW levels 0.025m to 0.5m below ground
■ Other sites ■ GW levels 0.5 to 5m below ground
■ GW levels <0.025m below ground ■ GW levels atleast 5m below ground

Reservoir Flood Risk



■ Site boundary ■ Dry day flood extents
■ Other sites ■ Wet day flood extents

Site Reference	OSPF6
Site Name	Land west of Leavesden Aerodrome, Hulton Bridge

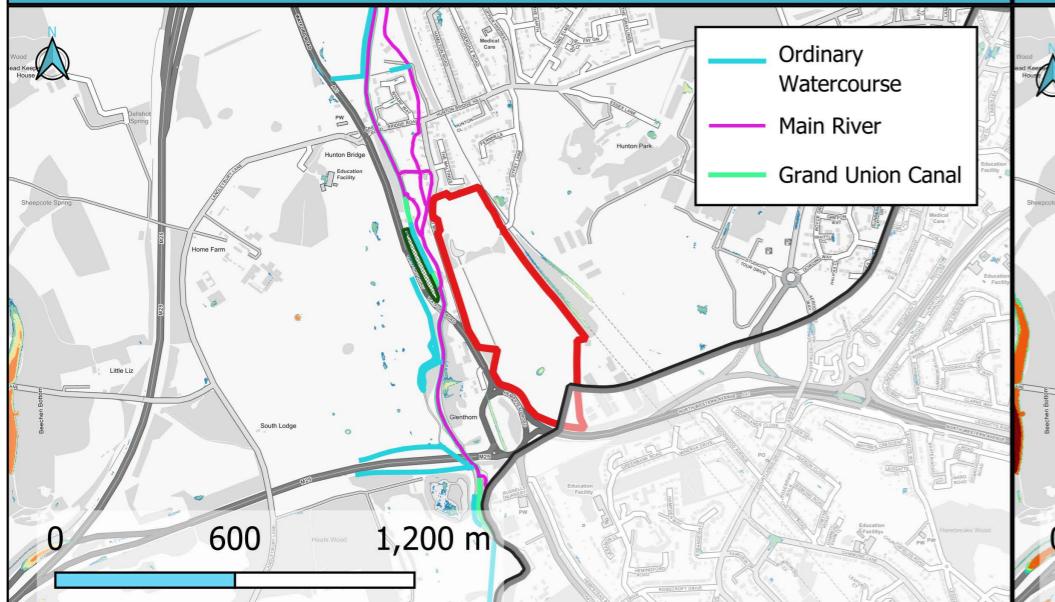
Three Rivers District Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary



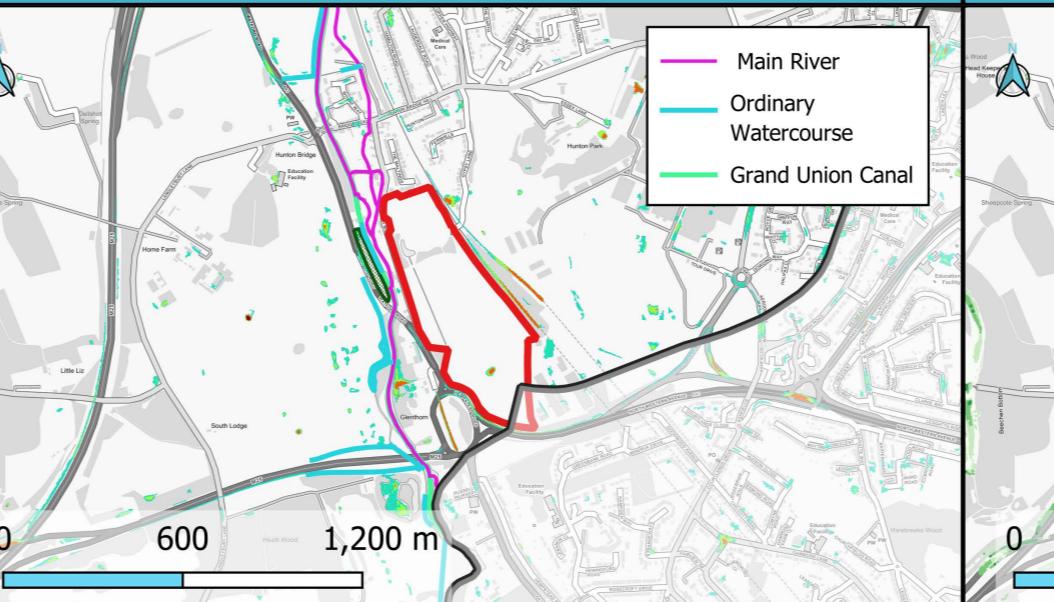
JBA
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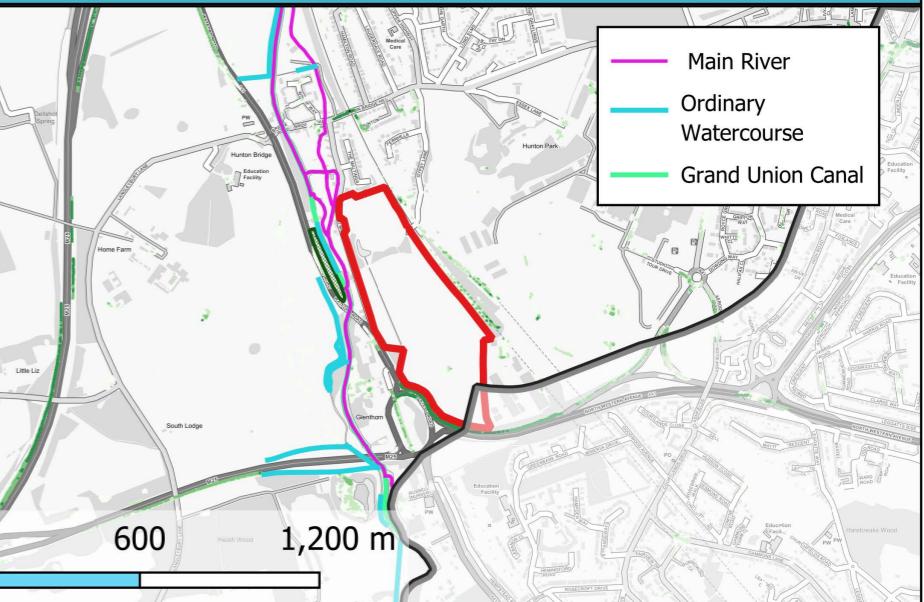
RoFSW Max Depth - 1% AEP



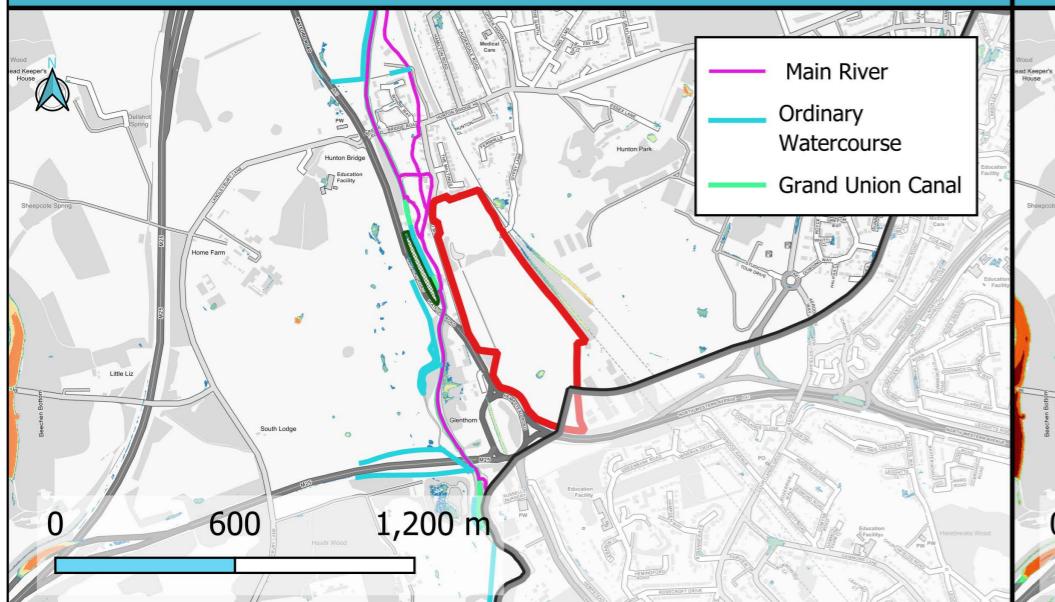
RoFSW Max Hazard - 1% AEP



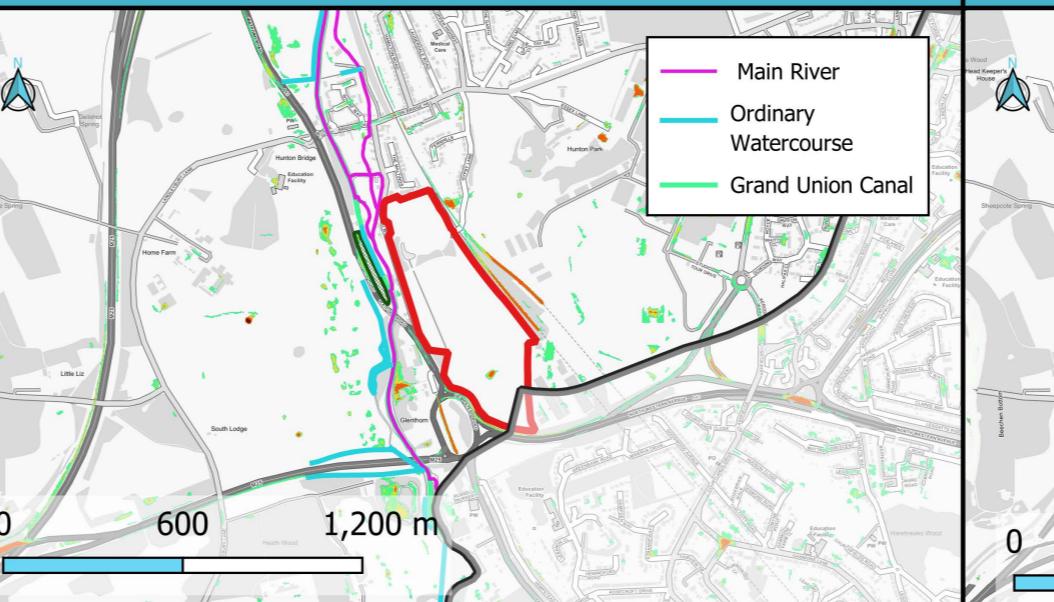
RoFSW Max Velocity - 1% AEP



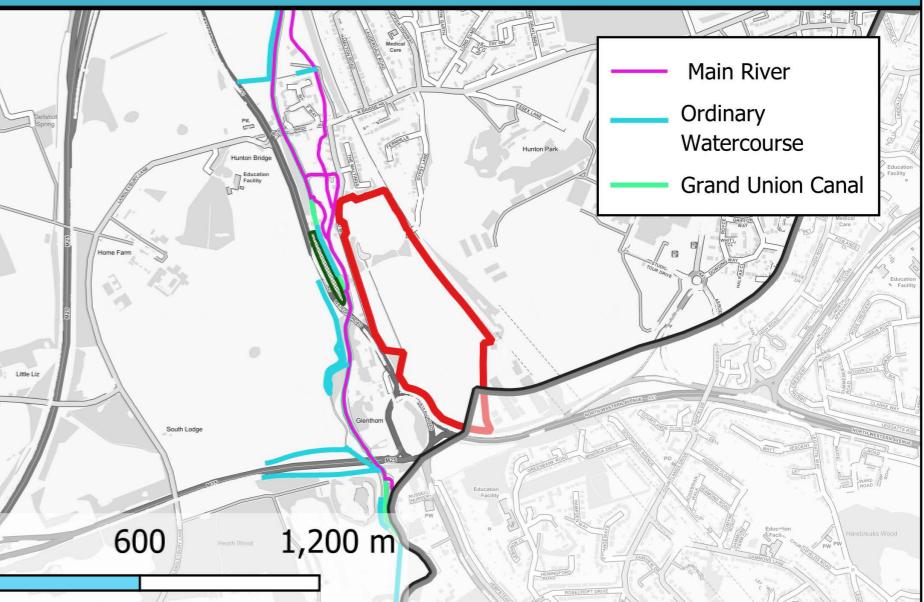
RoFSW Max Depth - 1% AEP plus CC



RoFSW Max Hazard - 1% AEP plus CC

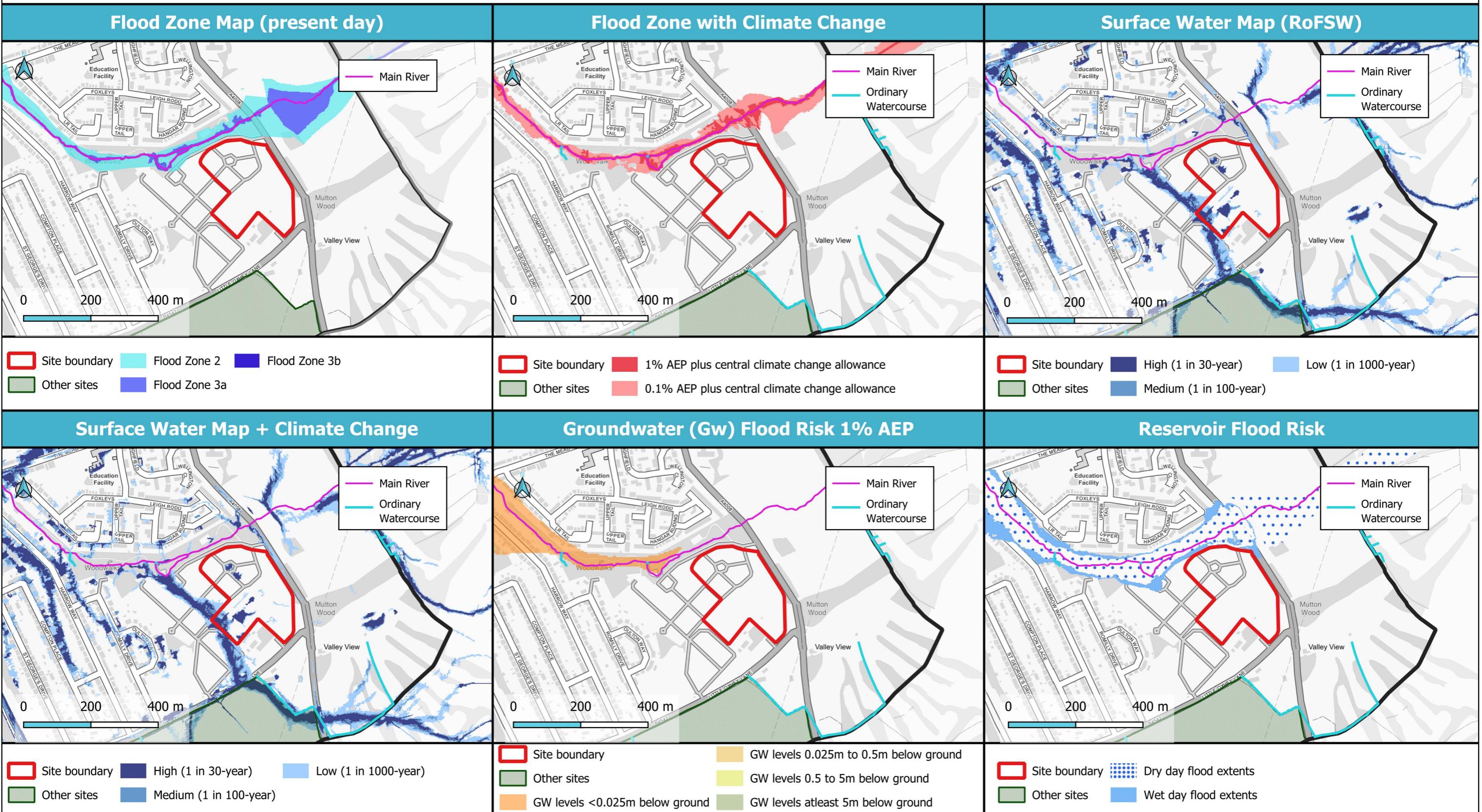


RoFSW Max Velocity - 1% AEP plus CC



Site Reference	PCS2	Three Rivers District Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary	 THREE RIVERS DISTRICT COUNCIL
Site Name	East Carpenters Park		

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Site Reference	PCS2
Site Name	East Carpenters Park

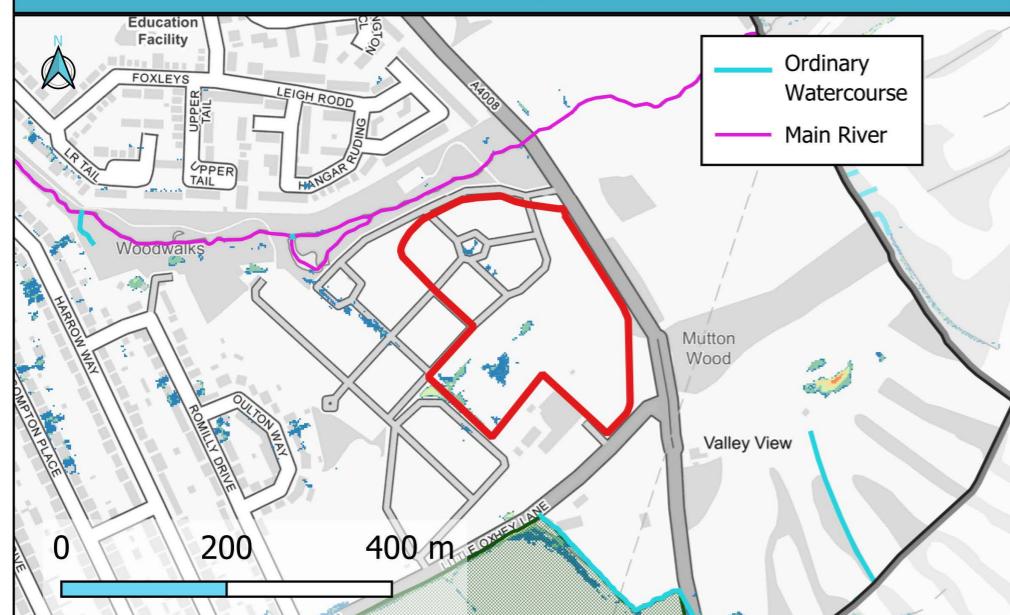
Three Rivers District Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary



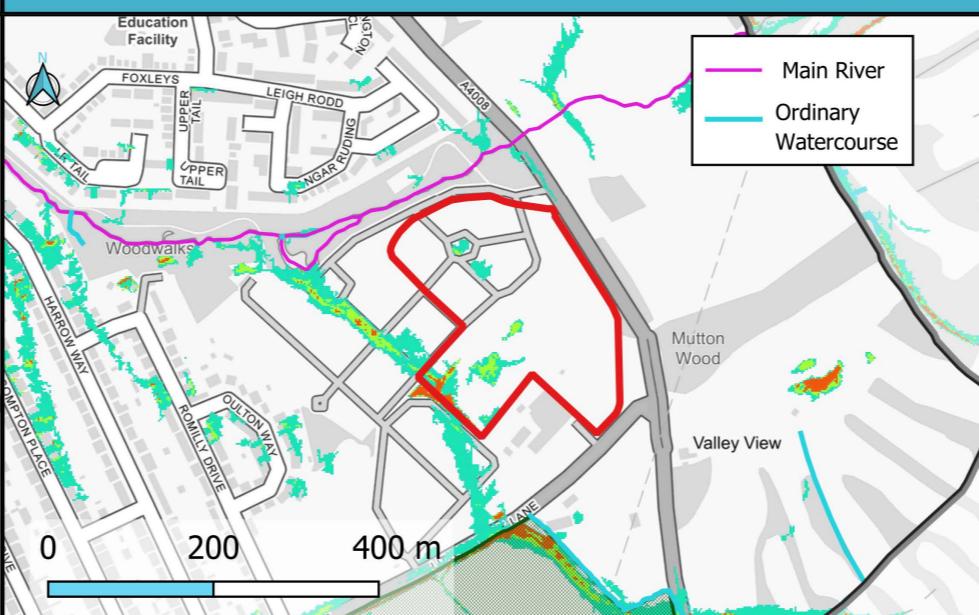
JBA
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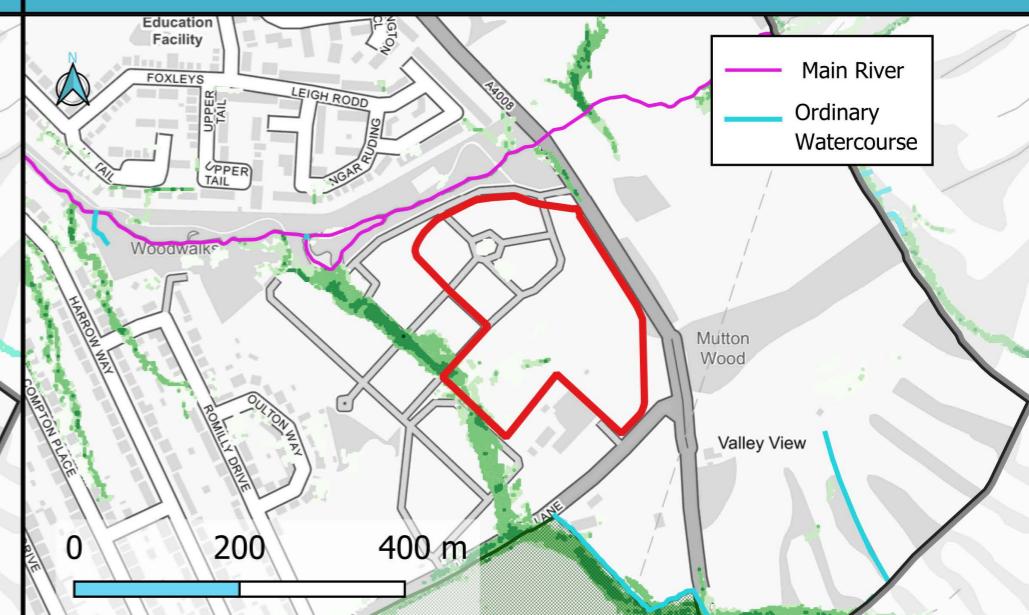
RoFSW Max Depth - 1% AEP



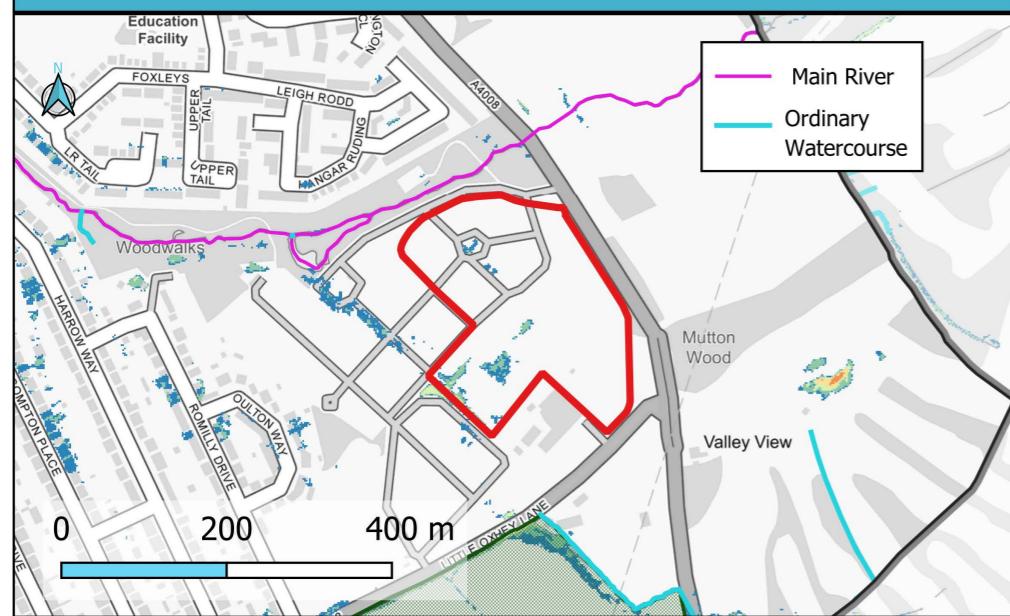
RoFSW Max Hazard - 1% AEP



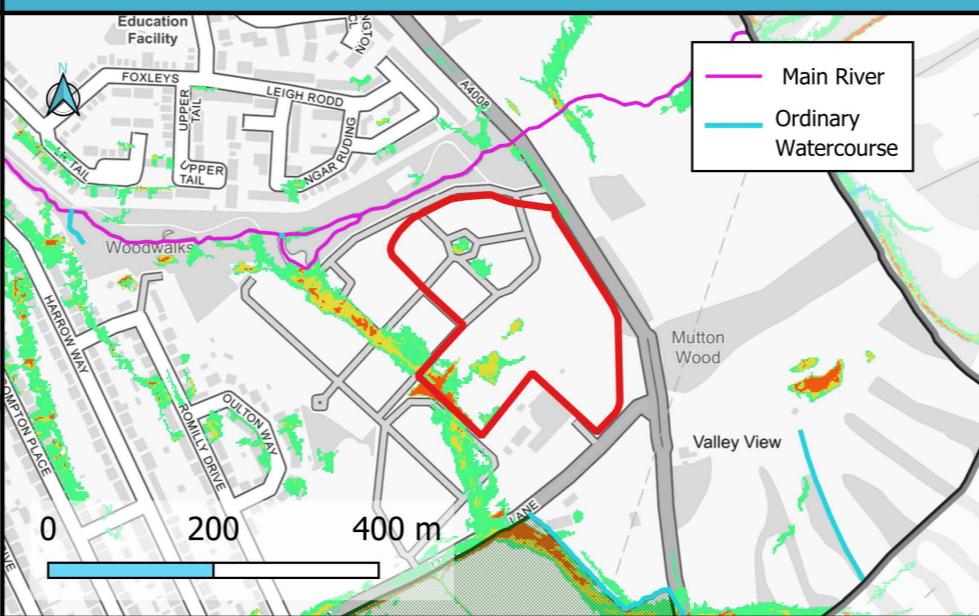
RoFSW Max Velocity - 1% AEP



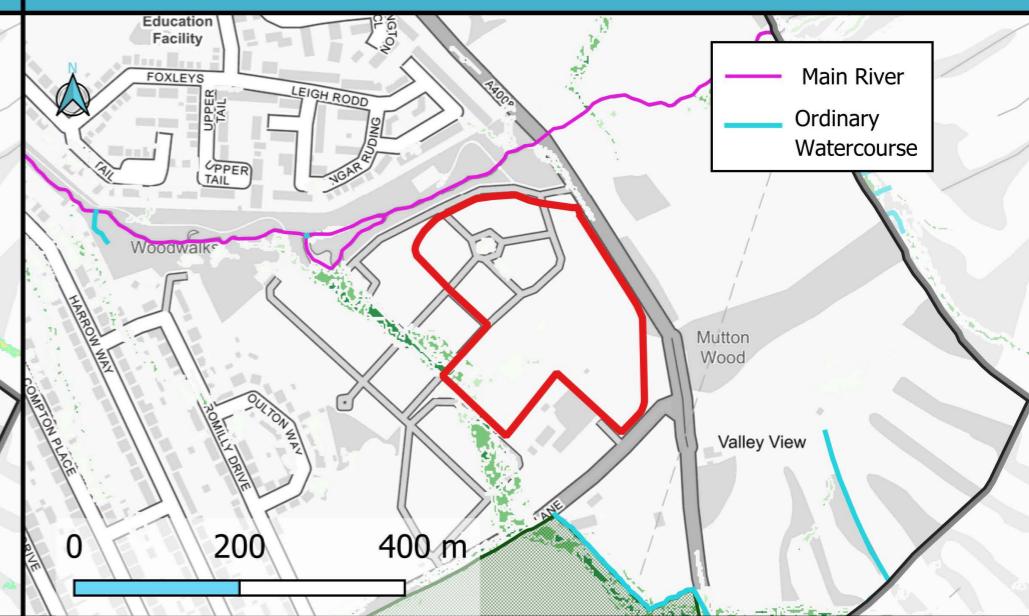
RoFSW Max Depth - 1% AEP plus CC



RoFSW Max Hazard - 1% AEP plus CC



RoFSW Max Velocity - 1% AEP plus CC



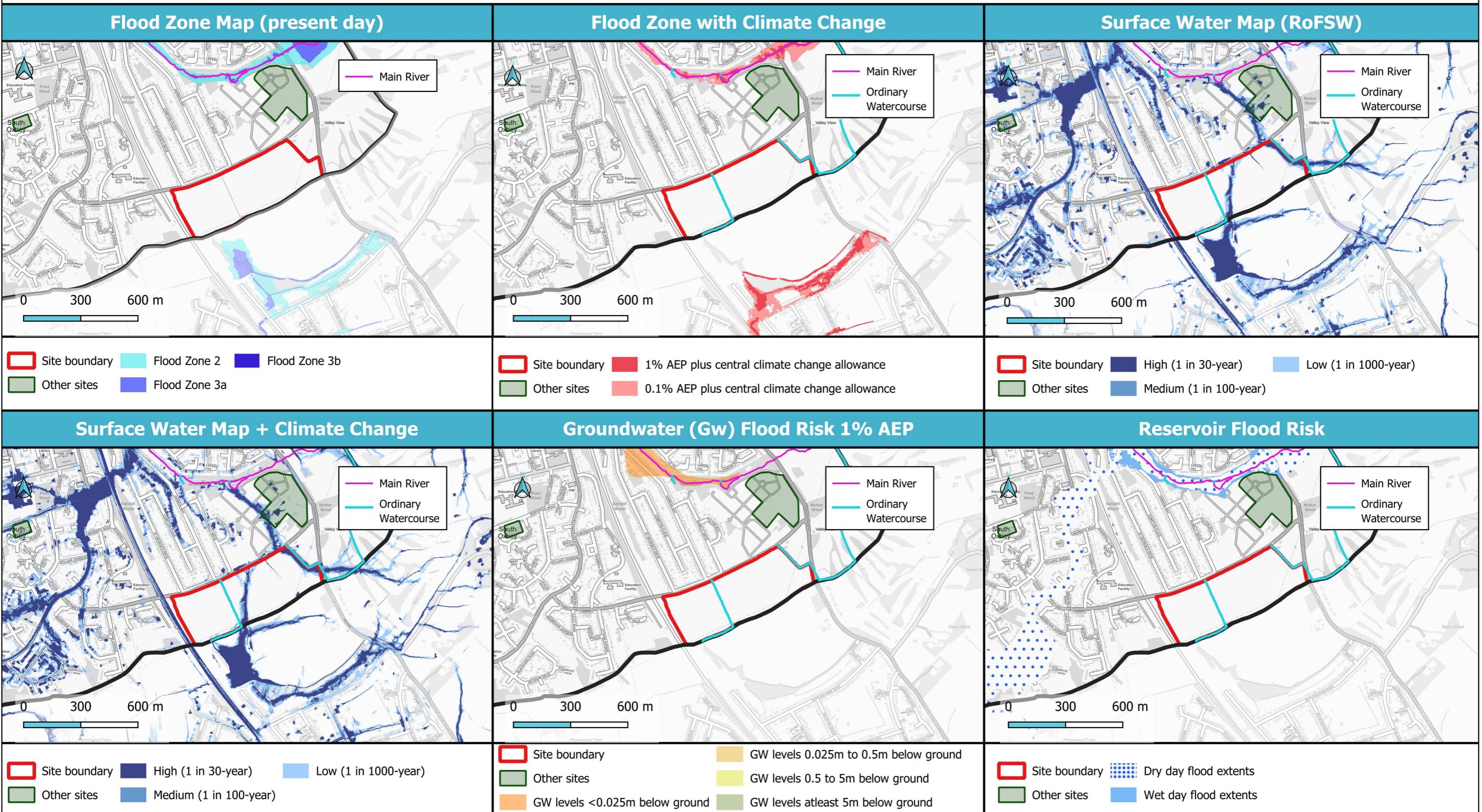
Site boundary
Other sites
0.3m - 0.6m
0.9m - 1.2m
0.2m - 0.3m
0.6m - 0.9m

Site boundary
Other sites
0.25 - 0.50
0.50 - 0.75
0.75 - 1.25
1.25 - 2.0
>2.0

Site boundary
Other sites
0.0m/s - 0.25m/s
0.25m/s - 0.5m/s
0.5m/s - 1.0m/s
1.0m/s - 2.0m/s
>2.0m/s

Site Reference	PCS47	Three Rivers District Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary	 THREE RIVERS DISTRICT COUNCIL
Site Name	South of Little Oxhey Lane		

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Site Reference	PCS47	Three Rivers District Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary	 THREE RIVERS DISTRICT COUNCIL
Site Name	South of Little Oxhey Lane		

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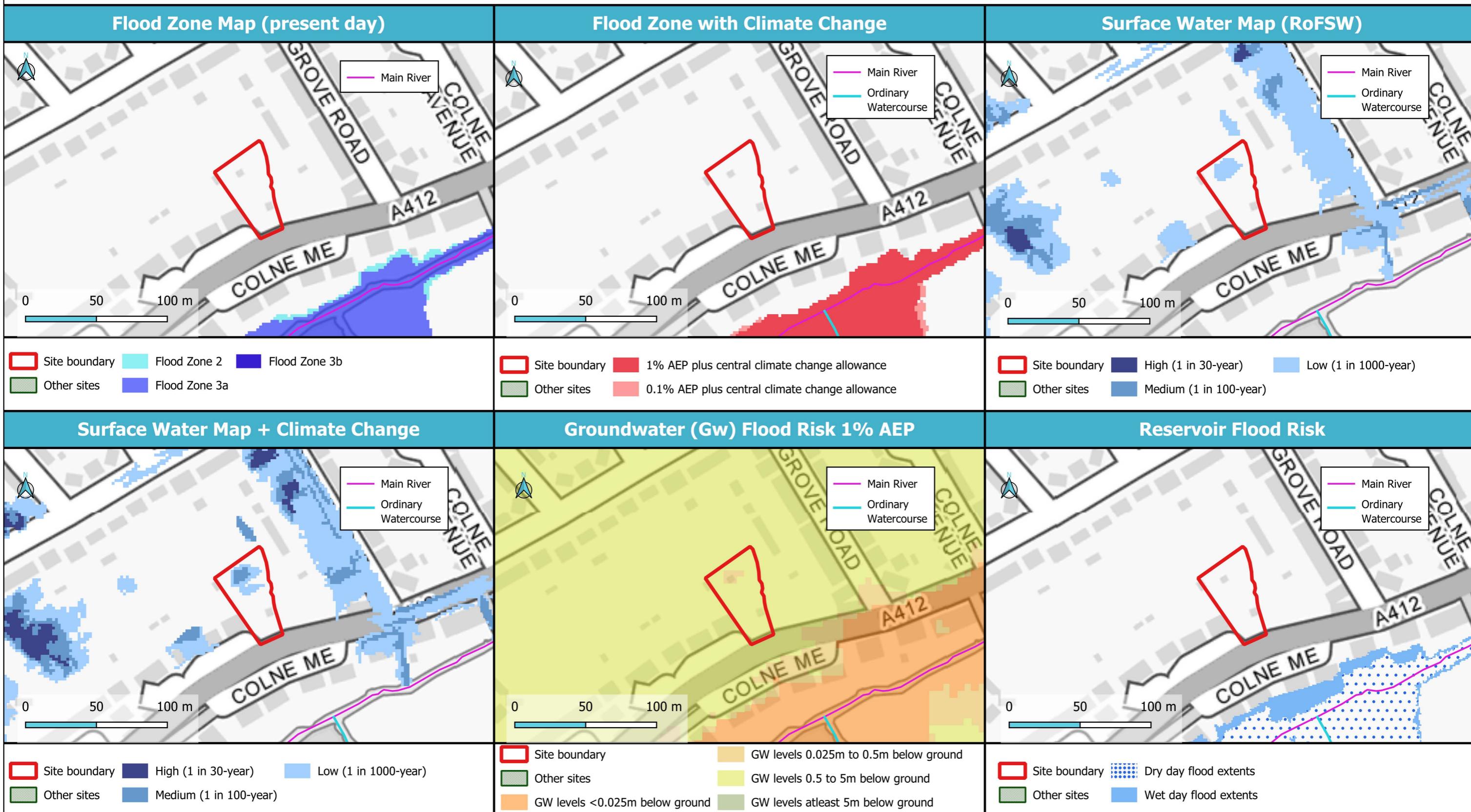


Site Reference	RW31
Site Name	Garden land off Uxbridge Road

Three Rivers District Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary



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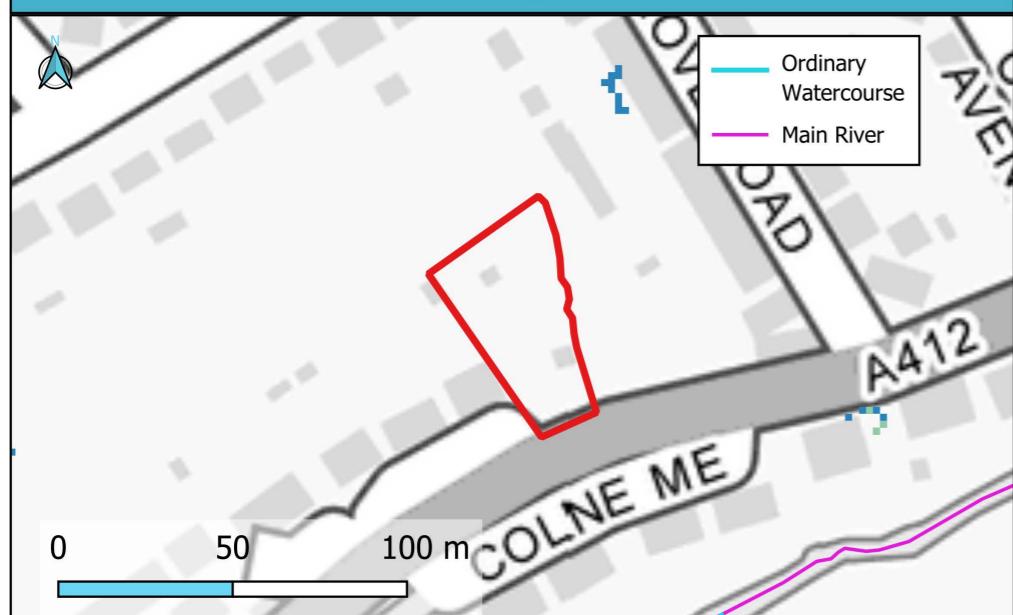
Site Reference	RW31
Site Name	Garden land off Uxbridge Road

Three Rivers District Council Strategic Flood Risk Assessment Level 2 Detailed Site Summary



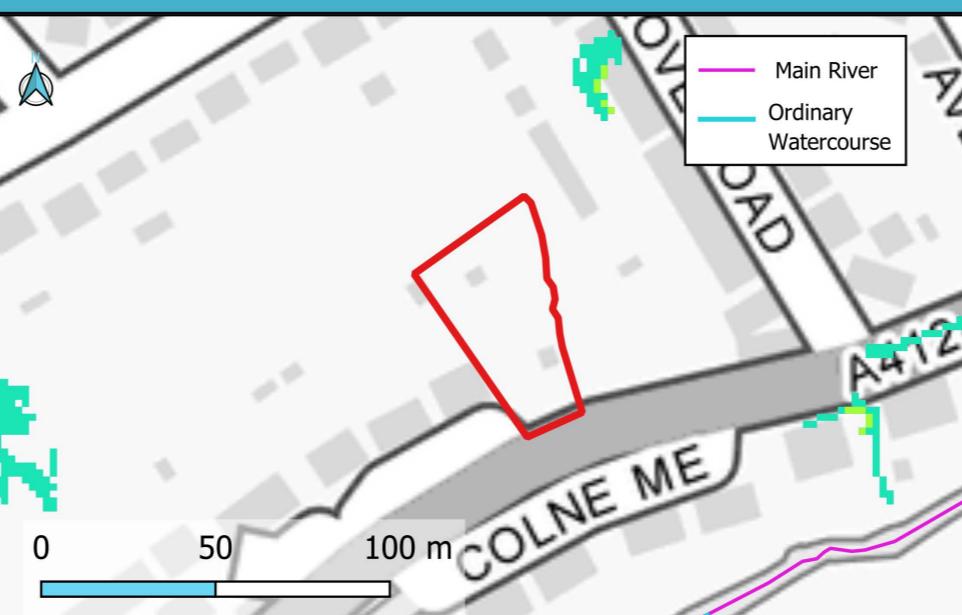
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RoFSW Max Depth - 1% AEP



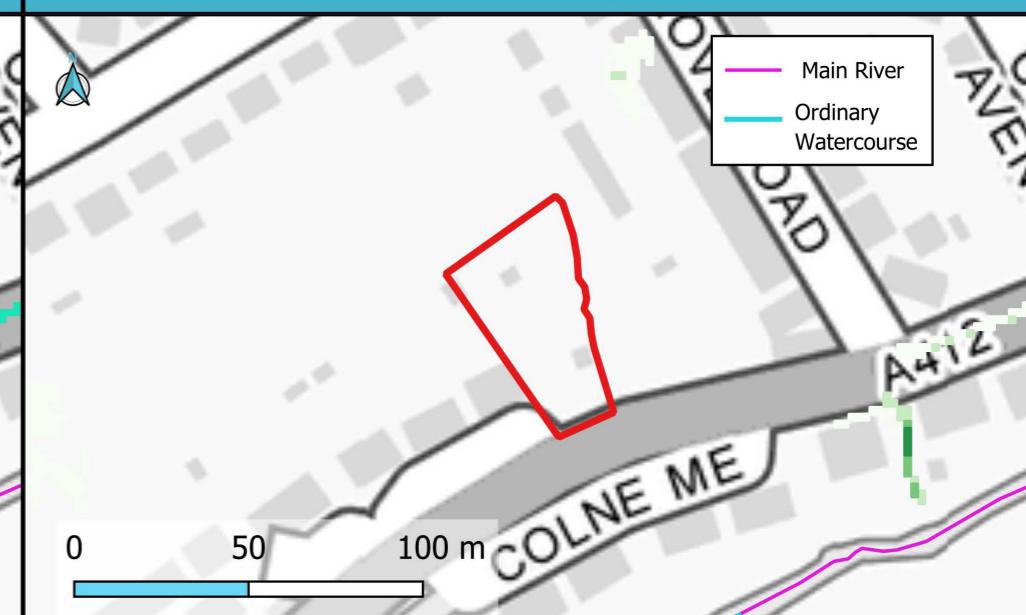
Site boundary
Other sites
0.6m - 0.9m
=>1.2m
0.9m - 1.2m
0.2m - 0.3m

RoFSW Max Hazard - 1% AEP



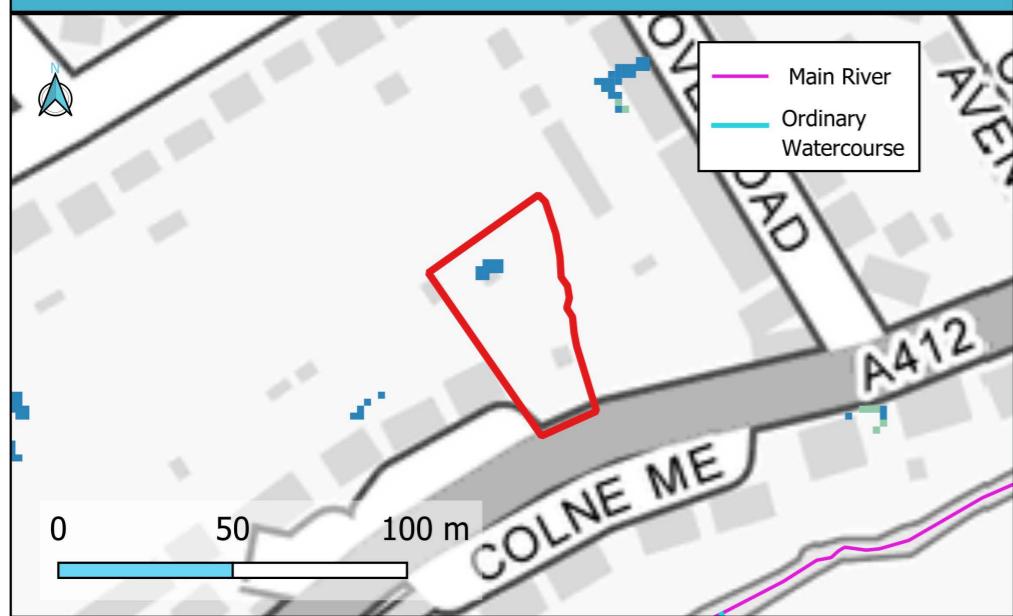
Site boundary
Other sites
0.75 - 1.25
0.50 - 0.75
0.25 - 0.50
0.2m - 0.3m
0.9m - 1.2m
=>2.0

RoFSW Max Velocity - 1% AEP



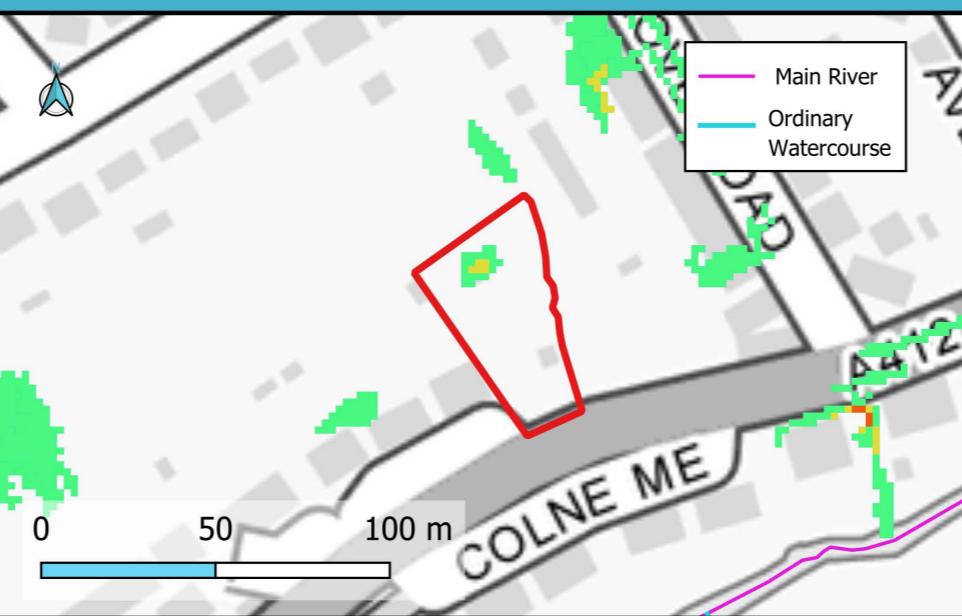
Site boundary
Other sites
0.5m/s - 1.0m/s
0.25m/s - 0.5m/s
0.0m/s - 0.25m/s
=>2.0m/s
1.0m/s - 2.0m/s

RoFSW Max Depth - 1% AEP plus CC



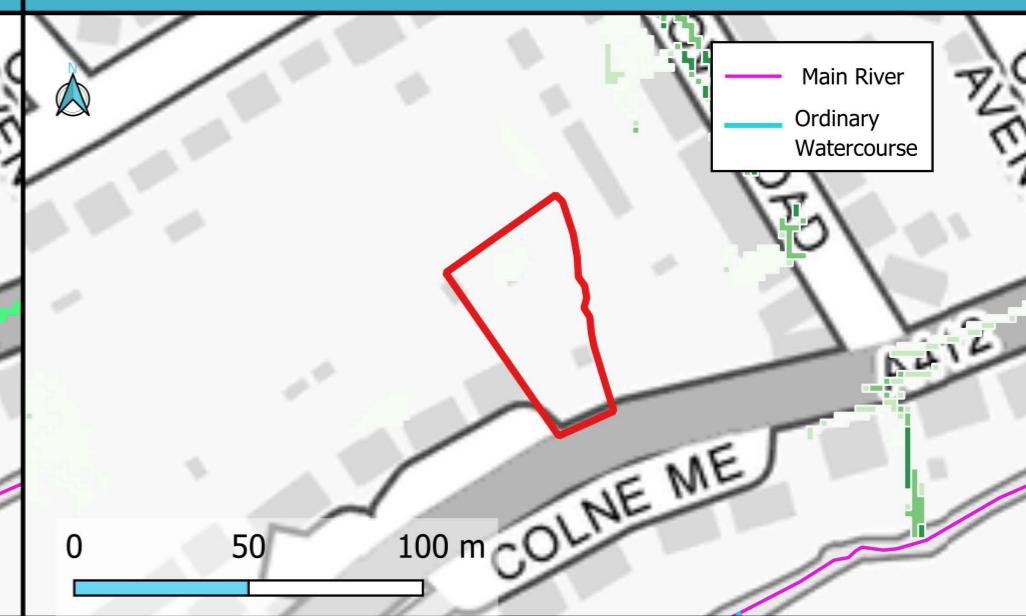
Site boundary
Other sites
0.6m - 0.9m
=>1.2m
0.9m - 1.2m
0.2m - 0.3m

RoFSW Max Hazard - 1% AEP plus CC



Site boundary
Other sites
0.75 - 1.25
0.50 - 0.75
0.25 - 0.50
0.2m - 0.3m
0.9m - 1.2m
=>2.0

RoFSW Max Velocity - 1% AEP plus CC



Site boundary
Other sites
0.5m/s - 1.0m/s
0.25m/s - 0.5m/s
0.0m/s - 0.25m/s
=>2.0m/s
1.0m/s - 2.0m/s