

# Level 2 Strategic Flood Risk Assessment - Guidance Document

Hertsmere Borough Council

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## Quality information

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# 1. Introduction

## 1.1 Terms of Reference

- 1.1.1 AECOM has been commissioned by Hertsmere Borough Council (HBC) to prepare a Level 2 Strategic Flood Risk Assessment (SFRA) to inform the development of their Local Plan.
- 1.1.2 This Report builds on the information provided within the Level 1 SFRA<sup>1</sup> and provides the methodology which was used to compile the Summary Assessments and criteria to determine which sites were taken forward for a Detailed Site Assessment.

## 1.2 Project Background

- 1.2.1 The National Planning Policy Framework<sup>2</sup> (NPPF) and associated Planning Practice Guidance for Flood Risk and Coastal Change (PPG)<sup>3</sup> emphasise the active role Local Planning Authorities (LPAs) should take to ensure that flood risk is understood and managed effectively and sustainably throughout all stages of the planning process. The NPPF outlines that Local Plans should be supported by a Strategic Flood Risk Assessment (SFRA) and LPAs should use the findings to inform strategic land use planning.
- 1.2.2 The overall approach of the NPPF to flood risk is broadly summarised in its Paragraph 170:
- “Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere”.
- 1.2.3 NPPF Paragraph 181 states:
- “When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:
- a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;
- 1.2.4 the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;
- b) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;
  - c) any residual risk can be safely managed; and
  - d) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.”
- 1.2.5 HBC are preparing a new Local Plan which sets out the Council’s plan for green, sustainable growth in the borough and seeks to ensure Hertsmere continues to thrive economically until 2040 and beyond.
- 1.2.6 This Report and associated appendices form the Level 2 SFRA for potential site allocations under consideration by HBC within the new Local Plan.

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<sup>1</sup> AECOM, September 2023. *Hertsmere Borough Council Level 1 Strategic Flood Risk Assessment*.

<sup>2</sup> Department for Levelling Up, Housing and Communities Feb 2025. *National Planning Policy Framework*. Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

<sup>3</sup> Department for Levelling Up, Housing and Communities, Ministry of Housing, Communities and Local Government. August 2022. *Planning Practice Guidance: Flood Risk and Coastal Change*. Available at: <https://www.gov.uk/guidance/flood-risk-and-coastal-change>

## 1.3 Level 1 SFRA

- 1.3.1 The purpose of the Level 1 SFRA was to collate and analyse the most up to date readily available flood risk information for all sources of flooding and provide an overview of flood risk issues across the study area. The council-wide mapping deliverables for Hertsmere are presented in the **Level 1 SFRA Appendix A**.
- 1.3.2 The Level 1 SFRA provides guidance on:
- The application of the Sequential Test by Council when allocating future development sites to inform their Local Plan, as well as by developers promoting development on windfall sites.
  - Managing and mitigating flood risk, the application of sustainable drainage systems (SuDS), and the preparation of site-specific Flood Risk Assessments (FRAs).
  - Potential flood risk management objectives and policy considerations which may be developed and adopted by the Council as formal policies within their developing Local Plan.

## 1.4 Level 2 SFRA

- 1.4.1 The Environment Agency guidance 'How to prepare a strategic flood risk assessment'<sup>4</sup> states that where a Level 1 SFRA shows that land outside areas at risk of flooding now or in the future cannot appropriately accommodate all the necessary development, it may be necessary to increase the scope of the assessment to a Level 2 SFRA to provide the information necessary for application of the Exception Test, where appropriate.

### Exception Test

- 1.4.2 The purpose of the Exception Test is to ensure that, where it may be necessary to locate development in areas at risk of flooding, new development is only if it can be demonstrated that:
- a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and
  - b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.
- 1.4.3 Both elements of the test have to be passed for development to be allocated or permitted.
- 1.4.4 Table 2 in the PPG Flood Risk and Coastal Change (reproduced in Table 1-1 overleaf) identifies when the Exception Test is required. It is noted that some types of development are not permitted, regardless of the application of the Exception Test. Full details of the vulnerability classifications for different types of development can be found in Annex 3 to the NPPF.
- 1.4.5 In order to determine Part a) of the Exception Test, applicants should assess their scheme against the objectives set out in the LPA's Sustainability Appraisal.
- 1.4.6 In order to demonstrate satisfaction of Part b) of the Exception Test, relevant measures, related to those presented within Section 5 of the Level 1 SFRA, should be applied and demonstrated within a site-specific flood risk assessment (FRA), as detailed in Section 5.1 of the Level 1 SFRA.
- 1.4.7 This Level 2 SFRA begins to consider Part b) of the Exception Test for the potential development sites under consideration by HBC.

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<sup>4</sup> Environment Agency, March 2022, *How to prepare a strategic flood risk assessment* <https://www.gov.uk/guidance/local-planning-authorities-strategic-flood-risk-assessment>

Table 1-1 Flood Risk Vulnerability and Flood Zone, 'incompatibility' (PPG, 2022)

Vulnerability Classification		Essential Infrastructure	Highly Vulnerable	More Vulnerable	Less Vulnerable	Water Compatible
Flood Zone	1	✓	✓	✓	✓	✓
	2	✓	Exception Test Required	✓	✓	✓
	3a	Exception Test Required <sup>a</sup>	✘	Exception Test Required	✓	✓
	3b	Exception Test Required <sup>b</sup>	✘	✘	✘	✓ <sup>b</sup>

✓ – Exception Test is not required

✘ – Development should not be permitted

† – In Flood Zone 3a essential infrastructure should be designed and constructed to remain operational and safe in times of flood.

\* – In Flood Zone 3b (functional floodplain) essential infrastructure that has to be there and has passed the Exception Test, and water-compatible uses, should be designed and constructed to:

- remain operational and safe for users in times of flood
- result in no net loss of floodplain storage
- not impede water flows and not increase flood risk elsewhere

## 2. Level 2 SFRA

### 2.1 Summary Assessments

2.1.1 GIS data has been used to create the outputs for the site assessments. Table 2-1 shows the data and method used to generate the assessments and has been described in the Level 1 SFRA in Table D2.

*Table 2-1 Datasets described in the Level 1 SFRA used to assess each section in the Level 2 SFRA summary assessments*

Section	Dataset	Parameters/Assumptions
Flood Risk Vulnerability	Hertsmere Borough Council Site Allocations  National Planning Policy Framework - Annex 3: Flood Risk Vulnerability Classification <sup>5</sup>	If the site usage is unknown, it has been conservatively assumed that it is Residential and therefore "More Vulnerable".
Flood Zone Classification	Flood Map for Planning (Rivers and Sea) Flood Zones 2 and 3  Flood Zone 3b (as defined in the Level 1 SFRA)  Potters Bar Modelled 5% AEP Extents (Proxy for Flood Zone 3b)	Highest risk flood zone highlighted.
Flood Zone Compatibility	Planning Policy Guidance - Flood Risk and Coastal Change, Table 2: Flood risk vulnerability and flood zone 'incompatibility' <sup>6</sup>	Based on Flood Zone Classification and most vulnerable site usage.
Proximity to Watercourse	Detailed River Network	Where an Ordinary Watercourse or Main River is within 100 m of the site this is highlighted. When the Ordinary Watercourse is within 5m of the site boundary, it is deemed "Within the Riparian Zone". When the Main River is within 8m of the site boundary, it is deemed "Within the Riparian Zone".
Surface Water Flood Risk	Risk of Flooding from Surface Water Extent: 3.3%, 1%, 0.1% Annual Chance	Highest risk found on site. Where a detailed assessment has been undertaken this has been highlighted.
SuDS Suitability	Infiltration SuDS Map: Summary	Highest percent of the site within each SuDS suitability category. For example, if most of a site has "Opportunities for bespoke infiltration SuDS" whilst a small proportion of the site has "Very significant constraints indicated" then only the "Opportunities for bespoke infiltration SuDS" will be highlighted in the text. Therefore, when using the Summary Assessments, attention should be paid to the images as well as the text.
Susceptibility to Groundwater Flooding	Susceptibility to Groundwater Flooding	Highest risk found on site assuming it is over 5%. For example, if most of the site has "Limited potential" for ground water flooding but there is a small area of "Potential", then "Potential for groundwater flooding" would be highlighted. Therefore, when using the Summary Assessments, attention should be paid to the images as well as

<sup>5</sup> <https://www.gov.uk/guidance/national-planning-policy-framework/annex-3-flood-risk-vulnerability-classification>

<sup>6</sup> <https://www.gov.uk/guidance/flood-risk-and-coastal-change#table2>

Section	Dataset	Parameters/Assumptions
		the text.
Reservoir Flood Risk	Reservoir Flood Extents – Dry Day	
Sewer Flooding Incidents	DG5 Register of sewer flooding incidents, by post code area	Where the site was situated in multiple postcode regions, the postcode which had the highest number of sewer flooding incidents was used, provided >5% of the site was found to be in this region.
Historical Fluvial or Pluvial Flooding	Recorded Flood Outlines	Flooding incident has been recorded within 500m of the site boundary. Where an incident is identified on the site assessment the developer should contact Hertfordshire County Council for more information.

Table 2-2 Hertsmere Borough Council Level 2 SFRA sites with a Summary Assessment

Page No. in Summary Assessments	HELLA Ref	Site Address	Page No. in Summary Assessments	HELLA Ref	Site Address
1	HEL375	Manor Road	81	HEL274	Land at Edgewarebury, Elstree Hill South
2	HEL152a	Lyndhurst Farm, Green Street, Borehamwood	82	HEL902	Land to rear of 31 -61 Blanche Lane
3	HEL160	Elstree Gate	83	HEL901	Land to the North East of Aldenham GC
4	HEL161	Land East of Southgate Road	84	HEL904	Harper Lodge Farm
5	HEL163	Evelyn House	85	HEL911	Elm Court Community Centre
6	HEL166	1 Elstree Way	86	HEL910	The Park, ESC
7	HEL167	Manor Point	87	HEL907	Maxwell Park Youth and Community Centre
8	HEL175	Hartsbourne Country Club	88	HEL908	Oakmere Youth and Community Centre
9	HEL176	Former Bushey Golf and Country Club	89	HEL909	Potters Bar Fire Station
10	HEL177	Dove Lane	90	HEL505	Greenacres House
11	HEL179	Hilfield Lane, Patchetts Green	91	HEL231	Birchville Cottage
12	HEL196	Land Adjacent to Wilton End Cottage, Radlett Lane	92	HEL394	Cranbourne Road Land Employment Extension (Safeguarded)
13	HEL199	Land at Church Lane, Aldenham Village	93	HEL-1001-22	Land to South East of Merry Hill Road
14	HEL201	Land at Little Bushey Lane	94	HEL-1002-22	Caldecote Farm Stables, Caldecote Lane
15	HEL205	Land at Town Farm	95	HEL-1003-22	Land at Magnolia Drive
16	HEL211	Land North side of Little Bushey Lane	96	HEL-1004-22	The Cannon, Thirsk Road
17	HEL212	Land north of Watford Road	97	HEL-1005-22	Catterick Way, Borehamwood (HBC)
18	HEL214	Land south of Theobald Street	98	HEL-1006-22	26-30 Theobald Street Borehamwood WD6 4SE
19	HEL215	Land to the West of Rossway Drive	99	HEL-1007-22	Land east of Green Street
20	HEL216	Land west of Potters Bar station	100	HEL-1008-22	Land at Holly Cottage, Well End Road
21	HEL217	Manor Place Industrial Estate	101	HEL-1009-22	Instalcom House, Manor Way
22	HEL219	Pegmire Lane, Patchetts Green	102	HEL-1026-22	Land west of Watling Street
23	HEL228b	Land north of St Albans Road (site 2)	103	HEL-1027-22	Land & garages rear 38-40 Watling Street
24	HEL233	Units 1 and 2 Borehamwood Industrial Park	104	HEL-1041-22	The Waterfront Business Park, Elstree Road
25	HEL239	The Paddock, Elstree Road	105	HEL-1028-22	Porters Park Golf Club, Site 1
26	HEL255	Land at Altus 4 Blanche Lane (West)	106	HEL-1029-22	Porters Park Golf Club, Site 2
27	HEL320	Land Formerly Part of Earl and Cross Keys Farm (North site)	107	HEL-1032-22	Land at Battlers Green Farm
28	HEL337b	Land East of Farm Way (site 2)	108	HEL-1018-22	Oxhey Option 2: Land at Paddock Road Allotments, Watford
29	HEL337c	Land East of Farm Way (site 1)	109	HEL-1021-22	Land north of Radlett Road, Radlett
30	HEL341	Land West of Allum Lane	110	HEL-1023-22	197 Darkes Lane Potters Bar

Page No. in Summary Assessments	HELLA Ref	Site Address
31	HEL343a	Fields south of Letchmore Heath
32	HEL345	Aldenham Glebe, Roundbush
33	HEL346	Home Farm old boundary
34	HEL347	Wrotham Park land off Cowley Hill
35	HEL358	Land south east of Shenley Hill
36	HEL362	Land South of Potters Bar (Wrotham Park West Barnet Road East Baker Street)
37	HEL361	Wrotham Park west of Baker Street
38	HEL360	Land South of Radlett Lane
39	HEL209a	Land north of Barnet Lane (east)
40	HEL234a	Well Cottage, Wagon Road
41	HEL234b	Well Cottage, Dancers Hill Road (White House Site)
42	HEL370(1)	Land to West of Shenley
43	HEL181	Land north of Farm Way (Compass Park)
44	HEL251	Former Potters Bar Golf Course
45	HEL252	Plots 47 and 48 Pegmire Lane
46	HEL321	Land Formerly Part of Earl and Cross Keys Farm (south)
47	HEL371	The Old Haberdashers Sports Ground, Croxdale Road
48	HEL365	Land Adj Bridgefoot Cottages
49	HEL379a	Land north of Watford Road
50	HEL382A	Land north of Coursers Road (part of Bowmans Cross)
51	HEL382B	Redwell Garden Village
52	HEL382C	Bowmans Cross
53	HEL367	Land west of Watling Street
54	HEL228a	Land North of St Albans Road (site 1)
55	HEL357	Oxhey Lane
56	HEL385A	South Mimms Growth area, eastern plot
57	HEL385B	South Mimms Growth area, western plot

Page No. in Summary Assessments	HELLA Ref	Site Address
111	HEL-1024-22	Land North of Mount Way and Manor Way
112	HEL-1025-22	Rydal Mount Lodge
113	HEL-1038-22	NAWT Tylers Way Watford
114	HEL-1039-22	203-205 Watling Street
115	HEL-1011-22	Edgwarebury House Farm Elstree Hill South
116	HEL-1050-22	Land South of Merry Hill Road, Bushey
117	HEL-1051-22	Land North of Barnet Lane, Elstree, Borehamwood, Herts, WD6 3RH
118	HEL-1052-22	Land at Hill Farm, West of Watling Street, Radlett, WD7 7HO
119	HEL-1053-22	Land South of Mimms Lane, Shenley
120	HEL-1034-22	Shenleybury House
121	HEL-1035-22	The White Hart, St Albans Road
122	HEL-1014-22	Land east of Kailas (formerly the Marians), Barnet Lane, Elstree - Site D
123	HEL-1012-22	Pages Farm, Dagger Lane, Elstree
124	HEL-1015-22	The Leys, Barnet Lane, Elstree
125	HEL-1033-22	Land at Wild Farm, Shenley
126	HEL-1036b-22	Land at Stephenson Way, Bushey
127	HEL-1055-22	Home Farm, Radlett
128	HEL-0162-22	Land South of Barent Road, Potters Bar
129	HEL-0173-22	Land at Greyhound Lane, South Mimms
130	HEL-0180-22	Kemprow, Radlett Road, Aldenham
131	HEL-0197-22	Land North of Barnet Lane (West)
132	HEL-0218-22	Land at Organ Hall Farm, Borehamwood
133	HEL-0222-22	Land Rear of 5-23 Cobden Hill, Radlett
134	HEL-0254-22	Blanche Lane, South Mimms
135	HEL-0318-22	Former Sunnybank School, Potters Bar
136	HEL-0336-22	Harts Farm, Little Bushey Lane
137	HEL-0348-22	Shenley Grange, Shenley

Page No. in Summary Assessments	HELLA Ref	Site Address
58	HEL386	Gravel allotments, Heathbourne Road
59	HEL274	Edgwarebury farm
60	HEL388	The Point
61	HEL390	Land off Harris Lane
62	HEL236	Rectory Farm Land (overall)
63	HEL376	Land off Well End Road (north & south)
64	HEL392	Elstree Way Corridor Opportunity Sites
65	HEL403	Newberries Car Park
66	HEL404	Barnet road car park
67	HEL504	East of St Albans Road
68	HEL513	Land off Oakfield Close Potters Bar
69	HEL515	South of Rectory Farm Savills
70	HEL516	South of Greyhound Lane
71	HEL509	Little Simpsons, Letchmore Heath
72	HEL508	Land at 26 Woodhall Lane
73	HEL506	South of Allum Lane ADJ to HEL341
74	HEL350X	Harperbury Hospital, Shenleybury
75	HEL370	Land west of Shenley (Updated Redline)
76	HEL379c	Kemprow Farm
77	HEL700	Potters Bar bus depot and Hollies Way
78	HEL343b	Land south of Letchmore Heath
79	HEL602	Land North west of Elstree
80	HEL521	Bushey Hall Farm Site, Bushey Mill Lane,

Page No. in Summary Assessments	HELLA Ref	Site Address
138	HEL-0355-22	B4 Heathbourne Green, Bushey
139	HEL-0369-22	Well End Lodge, Well End Road
140	HEL-0385-22	Popes Farm, South Mimms
141	HEL-0393-22	Land South of Allum Lane, Elstree
142	HEL-0510-22	Melbury Stables, Hilfield Lane South
143	HEL-0600-22	Charleston Paddocks, South Mimms
144	HEL-0905-22	Bushey Hall Golf Club, Bushey Hall Drive
145	HEL-1061-22	Land Adjoining Pounding House, 67 London Road, Shenley
146	HEL-0348b-22	Land at London Road, Shenley
147	HEL-1062-22	Land Between Heathbourne Cottage and Oak Lodge, Bushey
148	HEL-0360-22	Land South of Radlett Lane, Shenley
149	HEL-0511-22	Land West of Vale Avenue, Borehamwood
150	HEL-0231-22	Starveacres, 16 Watford Road, Radlett
151	HEL-0514-22	Land at Kendall Hall Farm, Radlett
152	HEL-1106-22	Canada Life
153	HEL-1107-22	Kemp Place
154	HEL171	Land South of Aldenham Reservoir
155	HEL387b	Land north of Holiday Inn
156	HEL816	Former Mercure Hotel Site
157	HEL809	Land east of Rowley Lane and Sunnyside Cottage

## 2.2 Detailed Assessments

- 2.2.1 Following the screening process, AECOM identified 87 No. sites which had substantial flood risk and would benefit from a more detailed assessment. These sites identified were those that were located within Flood Zone 2, 3a or 3b or had a significant risk of flooding from surface water. The definition of significant risk of flooding from surface water included sites with an overland flow path through them or a high percentage of the site with at least a medium (1% AEP) risk of surface water flooding.
- 2.2.2 The detailed assessment produced should be used in conjunction with the summary assessments. This will allow the user to see the wider flood risks to the site as well as seeing the Sustainable Drainage System (SuDS) mapping which is referred to in the detailed assessments.

### Risk of Surface Water Flooding Datasets

- 2.2.3 As part of the detailed assessments, open source data from Defra (Risk of Flooding from Surface Water Depth (3.3%, 1%, 0.1% Annual Chance)) was collected for surface water mapping. This included tile TL10, TL19, TL20 and TL29. These tiles were used to give flood depths and flow directions for each of the sites.
- 2.2.4 The Environment Agency who provide this data state: “This dataset is not suitable for identifying whether an individual property will flood. GIS layer showing the maximum depth of flooding from surface water that could result from a flood with a 3.3% chance of happening in any given year. The flood depth is grouped into 6 bands. NB: the maximum depth may not happen at the same time as the maximum speed of flow. This dataset is one output of our Risk of Flooding from Surface Water (RoFSW) mapping, previously known as the updated Flood Map for Surface Water (uFMfSW). It is one of a group of datasets previously available as the uFMfSW Complex Package.”
- 2.2.5 “Information Warnings: Risk of Flooding from Surface Water is not to be used at property level. If the Content is displayed in map form to others we recommend it should not be used with basemapping more detailed than 1:10,000 as the data is open to misinterpretation if used as a more detailed scale. Because of the way they have been produced and the fact that they are indicative, the maps are not appropriate to act as the sole evidence for any specific planning or regulatory decision or assessment of risk in relation to flooding at any scale without further supporting studies or evidence.”

### Fluvial Flood Risk Dataset

- 2.2.6 As part of the detailed fluvial assessments, the Upper Colne Flood Risk Mapping Study (Halcrow, 2010) was used. The defended model results were used for the modelled extents for the 50%, 20%, 10% 5%, 2%, 1%, 1% + 20% CC, 0.1% AEP (depths outputs were not available).
- 2.2.7 Model results were also used from the Potters Bar hydraulic model. This model was formed as part of the Potter Bar Golf course Flood Risk Assessment (Westwood Services, 2018). Results from this hydraulic modelling (0.1% AEP, 1% AEP, 3.33% AEP) were received in Ascii format and therefore flood depths were able to be analysed.
- 2.2.8 Where there was no detailed hydraulic modelling available, the Flood Map for Planning has been used. This dataset included Flood Zone 2 with the Environment Agency stating:
- “The Flood Map for Planning (Rivers and Sea) includes several layers of information. This dataset covers Flood Zone 2 and should not be used without Flood Zone 3. It is our best estimate of the areas of land at risk of flooding, when the presence of flood defences are ignored and covers land between Zone 3 and the extent of the flooding from rivers or the sea with a 1 in 1000 (0.1%) chance of flooding each year. This dataset also includes those areas defined in Flood Zone 3.

This dataset is designed to support flood risk assessments in line with Planning Practice Guidance ; and raise awareness of the likelihood of flooding to encourage people living and working in areas prone to flooding to find out more and take appropriate action.

The information provided is largely based on modelled data and is therefore indicative rather than specific. Locations may also be at risk from other sources of flooding, such as high groundwater levels, overland run off from heavy rain, or failure of infrastructure such as sewers and storm drains.

The information indicates the flood risk to areas of land and is not sufficiently detailed to show whether an individual property is at risk of flooding, therefore properties may not always face the same chance of flooding as the areas that surround them. This is because we do not hold details about properties and their floor levels. Information on flood depth, speed or volume of flow is not included.”

- 2.2.9 Flood Zone 3 was also part of the Flood Map for Planning dataset. The Environment Agency state: “The Flood Map for Planning (Rivers and Sea) includes several layers of information. This dataset covers Flood Zone 3. It is our best estimate of the areas of land at risk of flooding, when the presence of flood defences are ignored and covers land with a 1 in 100 (1%) or greater chance of flooding each year from Rivers; or with a 1 in 200 (0.5%) or greater chance of flooding each year from the Sea.

This dataset is designed to support flood risk assessments in line with Planning Practice Guidance; and raise awareness of the likelihood of flooding to encourage people living and working in areas prone to flooding to find out more and take appropriate action.

The information provided is largely based on modelled data and is therefore indicative rather than specific.

Locations may also be at risk from other sources of flooding, such as high groundwater levels, overland run off from heavy rain, or failure of infrastructure such as sewers and storm drains.

The information indicates the flood risk to areas of land and is not sufficiently detailed to show whether an individual property is at risk of flooding, therefore properties may not always face the same chance of flooding as the areas that surround them. This is because we do not hold details about properties and their floor levels.

Information on flood depth, speed or volume of flow is not included.”

### Other Datasets Used

- 2.2.10 The detailed assessments do not include any further data which is not included from within the summary assessments. However, within the detailed assessments reference is made to the SuDS Suitability dataset, Risk of Flooding from Groundwater dataset and Risk of Flooding from Reservoirs dataset which is presented within the summary assessments.
- 2.2.11 Where Risk of Flooding from Groundwater mapping shows any of the Site having the “potential for groundwater flooding of property situated below ground level” or “potential for groundwater flooding to occur” these Sites have been highlighted as requiring a preliminary Hydrogeological Risk Assessment (HRA).

### Sites for Detailed Assessment

- 2.2.12 The sites chosen for detailed assessments can be found in Table 2-3 accompanied by the primary flood risk which can be found on site. This table also highlights (in red) which sites have either widespread flooding or significant access issues. Careful attention should be given to these sites and where access issues are highlighted, these should be resolved before the sites are allocated.

Table 2-3: Sites Chosen for Detailed Assessment

Page	HELLA Ref	Site Address	Assessment Type
1	HEL375	Manor Road	Surface Water
2	HEL160	Elstree Gate	Surface Water

Page	HELLA Ref	Site Address	Assessment Type
45	HEL516	South of Greyhound Lane	Surface Water
46	HEL350X	Harperbury Hospital, Shenleybury	Surface Water

Page	HELLA Ref	Site Address	Assessment Type
3	HEL161	Land East of Southgate Road	Fluvial
4	HEL163	Evelyn House	Surface Water
5	HEL166	1 Elstree Way	Surface Water
6	HEL167	Manor Point	Surface Water
7	HEL176	Former Bushey Golf and Country Club	Surface Water
8	HEL179	Hilfield Lane, Patchetts Green	Surface Water
9	HEL196	Land Adjacent to Wilton End Cottage, Radlett Lane	Surface Water
10	HEL199	Land at Church Lane, Aldenham Village	Surface Water
11	HEL201	Land at Little Bushey Lane	Fluvial
12	HEL205	Land at Town Farm	Fluvial
13	HEL211	Land North side of Little Bushey Lane	Fluvial
14	HEL212	Land north of Watford Road	Surface Water
15	HEL214	Land south of Theobald street	Fluvial
16	HEL216	Land west of Potters Bar station	Fluvial
17	HEL228b	Land north of St Albans Road (site 2)	Fluvial
18	HEL233	Units 1 and 2 Borehamwood Industrial Park	Surface Water
19	HEL255	Land at Altus 4 Blanche Lane (West)	Surface Water

Page	HELLA Ref	Site Address	Assessment Type
47	HEL379c	Kemprow Farm	Surface Water
48	HEL700	Potters Bar bus depot and Hollies Way	Surface Water
49	HEL343b	Land south of Letchmore Heath	Surface Water
50	HEL602	Land North west of Elstree	Surface Water
51	HEL904	Harper Lodge Farm	Fluvial
52	HEL907	Maxwell Park Youth and Community Centre	Surface Water
53	HEL231	Birchville Cottage	Surface Water
54	HEL394	Cranbourne Road Land Employment Extension (Safeguarded)	Surface Water
55	HEL-1001-22	Land to South East of Merry Hill Road	Surface Water
56	HEL-1005-22	Land Rear of Catterick Way	Surface Water
57	HEL-1026-22	Land west of Watling Street	Surface Water
58	HEL-1041-22	The Waterfront Business Park, Elstree Road	Surface Water
59	HEL-1028-22	Porters Park Golf Club, Site 1	Fluvial
60	HEL-1023-22	197 Darkes Lane	Fluvial
61	HEL-1024-22	Land North of Mount Way and Manor Way	Surface Water
62	HEL-1039-22	203-205 Watling Street	Surface Water
63	HEL-1051-22	Land North of Barnet Lane, Elstree, Borehamwood, Herts, WD6 3RH	Surface Water

Page	HELLA Ref	Site Address	Assessment Type
20	HEL337b	Land East of Farm Way (site 2)	Surface Water
21	HEL343a	Fields south of Letchmore Heath	Surface Water
22	HEL346	Home Farm old boundary	Surface Water
23	HEL347	Wrotham Park land off Cowley Hill	Surface Water
24	HEL362	Land South of Potters Bar (Wrotham Park West Barnet Road East Baker Street)	Fluvial
25	HEL361	Wrotham Park west of Baker Street	Fluvial
26	HEL360	Land South of Radlett Lane	Surface Water
27	HEL234a	Well Cottage, Wagon Road	Surface Water
28	HEL370(1)	Land to West of Shenley	Fluvial
29	HEL181	Land north of Farm Way (Compass Park)	Surface Water
30	HEL251	Former Potters Bar Golf Course	Fluvial
31	HEL321	Land Formerly Part of Earl and Cross Keys Farm (south)	Surface Water
32	HEL371	The Old Haberdashers Sports Ground, Croxdale Road	Surface Water
33	HEL379a	Land north of Watford Road	Surface Water
34	HEL382A	Land north of Coursers Road (part of Bowmans Cross)	Surface Water
35	HEL382C	Bowmans Cross	Surface Water

Page	HELLA Ref	Site Address	Assessment Type
64	HEL-1052-22	Land at Hill Farm, West of Watling Street, Radlett, WD7 7HO	Fluvial
65	HEL-1034-22	Shenleybury House	Surface Water
66	HEL-1012-22	Pages Farm, Dagger Lane, Elstree	Surface Water
67	HEL-1015-22	The Leys, Barnet Lane, Elstree	Surface Water
68	HEL-1033-22	Land at Wild Farm, Shenley	Surface Water
69	HEL-1055-22	Home Farm, Radlett	Surface Water
70	HEL-0173-22	Land at Greyhound Lane, South Mimms	Surface Water
71	HEL-0197-22	Land North of Barnet Lane (West)	Surface Water
72	HEL-0218-22	Land at Organ Hall Farm, Borehamwood	Fluvial
73	HEL-0222-22	Land Rear of 5-23 Cobden Hill, Radlett	Surface Water
74	HEL-0336-22	Harts Farm, Little Bushey Lane	Surface Water
75	HEL-0355-22	B4 Heathbourne Green, Bushey	Surface Water
76	HEL-0385-22	Popes Farm, South Mimms	Fluvial
77	HEL-0393-22	Land South of Allum Lane, Elstree	Surface Water
78	HEL-0600-22	Charleston Paddocks, South Mimms	Fluvial
79	HEL-0905-22	Bushey Hall Golf Club, Bushey Hall Drive	Fluvial

Page	HELLA Ref	Site Address	Assessment Type
36	HEL367	Land west of Watling Street	Surface Water
37	HEL228a	Land North of St Albans Road (Site 1)	Fluvial
38	HEL357	Oxhey Lane	Surface Water
39	HEL385A	South Mimms Growth area, eastern plot	Fluvial
40	HEL385B	South Mimms Growth area, western plot	Fluvial
41	HEL236	Rectory Farm Land (overall)	Surface Water
42	HEL376	Land off Well End Road (north & south)	Fluvial
43	HEL392	Elstree Way Corridor Opportunity Sites	Surface Water
44	HEL403	Newberries Car Park	Fluvial

Page	HELLA Ref	Site Address	Assessment Type
80	HEL-1061-22	Land Adjoining Pounding House, 67 London Road, Shenley	Surface Water
81	HEL-0348b-22	Land at London Road, Shenley	Surface Water
82	HEL-0360-22	Land South of Radlett Lane, Shenley	Surface Water
83	HEL-0231-22	Starveacres, 16 Watford Road, Radlett	Surface Water
84	HEL-0514-22	Land at Kendall Hall Farm, Radlett	Fluvial
85	HEL-1106-22	Canada Life	Surface Water
86	HEL274-A	Edgwarebury farm	Surface Water
87	HEL274-B	Land at Edgwarebury, Elstree Hill South	Surface Water

## 3. Summary and Next Steps

### 3.1 Summary

3.1.1 A total of 157 sites have been assessed within this Level 2 SFRA which have provided flood risk information from a range of sources including fluvial, surface water and groundwater. 87 of these sites were identified as having a substantial flood risk and therefore a more detailed assessment has been undertaken which includes flood risk and surface water recommendations. These detailed assessments should be reviewed by HBC to inform what allocation would be appropriate for each of the sites.

### 3.2 Next Steps

#### Consultation

3.2.1 The Environment Agency is responsible for taking a strategic overview of the management of all sources of flooding and coastal erosion. The Environment Agency has operational responsibility for managing the risk of flooding from main rivers, reservoirs, estuaries and the sea, as well as being a coastal erosion risk management authority.

3.2.2 Hertfordshire County Council, in their role as the Lead Local Flood Authority, are responsible for developing, maintaining and applying a strategy for local flood risk management in their areas and for maintaining a register of flood risk assets. They also have lead responsibility for managing the risk of flooding from surface water, groundwater and ordinary watercourses.

- 3.2.3 It is therefore recommended that Hertsmere BC consult the Environment Agency and Hertfordshire Borough Council on the findings of this Level 2 SFRA to ensure that it contains the most relevant information for the assessments.

### **Site Specific Flood Risk Assessments (FRAs)**

- 3.2.4 It is important to note that whereas the assessment undertaken as part of the Level 2 SFRA aims to provide a high-level picture of the main flood risk related issues within each site to inform planning decisions, they do not replace the need for site specific flood risk assessments.
- 3.2.5 Equally important to point out that reviewing the data provided in the SFRA Levels 1 and 2, does not remove the need to liaise with the Environment Agency, Lead Local Flood Authority (LLFA) – in this case Hertfordshire County Council (HCC) and any other relevant statutory consultees during the preparation of a site-specific flood risk assessment.
- 3.2.6 Further guidance on site specific flood risk assessment can be found in Section 7 from the Level 1 SFRA.

# Appendix A – Summary Assessments

# Appendix B – Detailed Assessments

