

Wycombe District Council Level 2 Strategic Flood Risk Assessment

Appendix A - Schedule of Sites

SFRA Ref	Policy/Site Ref	Address	Proposed Use	Units	Vulnerability Classification	Size (ha)	Current Flood Zones				Modelled 1% (1 in 100) AEP Extent	1% (1 in 100) + Climate Change Uplift Modelling					Future Flood Zone 3?	Second part of Exception Test?	Affected by		Betterment	
							% Flood Zone 1	% Flood Zone 2	% Flood Zone 3a	% Flood Zone 3b		+10% CC	+15% CC	+25% CC	+35% CC	+70% CC			Surface Water	Ground Water		
1	SHW0584	1-9 Shaftesbury Street, High Wycombe	Residential	9	More Vulnerable	0.029	100	0	0	0	0	0	0	0	0	0	1	Yes	Pass*	Yes	Yes	No
2	SHW0210	34 Dashwood Avenue High Wycombe Buckinghamshire HP12 3DX	Residential	5	More Vulnerable	0.022	100	0	0	0	0	0	0	0	0	0	0	No	N/A	Yes	Yes	No
5	HW4	Abbey Barn North	Residential	100	More Vulnerable	11.326	100	0	0	0	0	0	0	0	0	0	0	No	N/A	Yes	Yes	Yes
6	HW5	Abbey Barn South and Wycombe Summit	Residential	505	More Vulnerable	34.383	100	0	0	0	0	0	0	0	0	0	0	No	N/A	Yes	Yes	No
7	HW15	Land to the rear of Hughenden road, High Wycombe	Residential	N/A	More Vulnerable	2.552	55	44.98	0	0.02	0	N/A	N/A	N/A	N/A	N/A	Yes	Not required*	Yes	Yes	Yes	
10	HW13	Former Bassetsbury Allotments, Bassetsbury Lane	Residential	30	More Vulnerable	2.092	90	2	0	8	0	0	0	0	0	0	0	No	N/A	Yes	Yes	No
15	BE2	Hollands Farm (north), Bourne End	Residential	467	More Vulnerable	32.040	92	7	1	0	0.1	0.1	0.1	0.5	0.7	2	Yes	Pass*	Yes	Yes	No	
21	SHW0020	Dashwood Avenue, High Wycombe	Residential	70	More Vulnerable	0.891	100	0	0	0	0	0	0	0	0	0	0	No	N/A	Yes	Yes	No
25	SMA0044	Foxes Piece Marlow Buckinghamshire	Residential	10	More Vulnerable	1.523	100	0	0	0	0	0	0	0	0	0	0	No	N/A	Yes	Yes	Yes
26	SHW0402	Frank Hudson Furniture Factory, Rosebery Avenue, High Wycombe	Residential	11	More Vulnerable	0.112	100	0	0	0	0	0	0	0	0	0	0	No	N/A	Yes	Yes	No
27	SHW0526	Garages at Havenfield Road, High Wycombe	Residential	5	More Vulnerable	0.030	100	0	0	0	0	N/A	N/A	N/A	N/A	N/A	No	N/A	Yes	No	No	
28	SHW0466	Garages at Tyzack Road, High Wycombe	Residential	6	More Vulnerable	0.247	100	0	0	0	0	N/A	N/A	N/A	N/A	N/A	No	N/A	Yes	No	No	
29	SHW0436	Garages between Chiltern Avenue and Rutland Avenue, High Wycombe	Residential	10	More Vulnerable	0.376	100	0	0	0	0	0	0	0	0	0	0	No	N/A	Yes	No	No
32	HW9	Part of Greens Farm, Glynswood, Green Hill, High Wycombe	Residential	50	More Vulnerable	1.624	100	0	0	0	0	N/A	N/A	N/A	N/A	N/A	No	N/A	Yes	Yes	Yes	
34	HW6	Gomm Valley and Ashwells, High Wycombe	Residential	530	More Vulnerable	73.942	100	0	0	0	0	0	0	0	0	0	0	No	N/A	Yes	Yes	Yes
36	HW17	Land adjoining High Heavens Household Recycling Centre, off Clay Lane	Industrial	N/A	Less Vulnerable	3.738	100	0	0	0	0	N/A	N/A	N/A	N/A	N/A	No	N/A	No	No	No	
45	SHW0359	Kingsmead Depot, High Wycombe	Residential	50	More Vulnerable	0.603	60	35	5	0	1	0	0	0	0	40	Yes	Does not pass	Yes	Yes	No	
49	MIR6	Land at Seymour Court Road, Marlow	Residential	9	More Vulnerable	0.303	100	0	0	0	0	0	0	0	0	0	0	No	N/A	No	Yes	No
51	RUR7	Land off Clappins Lane, Naphill	Residential	64	More Vulnerable	2.242	100	0	0	0	0	N/A	N/A	N/A	N/A	N/A	No	N/A	Yes	No	Yes	
53	HW10	Horns Lane, Booker	Residential	64	More Vulnerable	1.789	100	0	0	0	0	N/A	N/A	N/A	N/A	N/A	No	N/A	No	No	No	
54	RUR8	Land off Mill Road, Stokenchurch	Residential	100	More Vulnerable	4.791	100	0	0	0	0	N/A	N/A	N/A	N/A	N/A	No	N/A	Yes	No	No	
56	HW7	Terriers Farm and Terriers House, High Wycombe	Residential	500	More Vulnerable	25.355	100	0	0	0	0	N/A	N/A	N/A	N/A	N/A	No	N/A	Yes	No	Yes	
58	RUR2	Land between Chalky Field and Marlow Road, Lane End	Residential	27	More Vulnerable	1.269	100	0	0	0	0	N/A	N/A	N/A	N/A	N/A	No	N/A	Yes	No	Yes	
59	HW8	Land off Amersham Road including Tralee Farm, Hazlemere	Residential	350	More Vulnerable	17.780	100	0	0	0	0	N/A	N/A	N/A	N/A	N/A	No	N/A	Yes	No	Yes	
63	RUR1	Land south of Finings Road, Lane End	Residential	19	More Vulnerable	0.859	100	0	0	0	0	N/A	N/A	N/A	N/A	N/A	No	N/A	No	No	No	
65	SHW0420	Land to the rear of Quebec Road, High Wycombe	Residential	5	More Vulnerable	0.180	100	0	0	0	0	0	0	0	0	0	0	No	N/A	Yes	Yes	Yes
70	RUR6	Little Marlow Lakes Country Park	Recreation	N/A	Less Vulnerable	329.085	25	25	5	45	40	50	52	55	57	60	Yes	N/A	Yes	Yes	No	
71	SHW0564	Delafield Heights North, Longland Way / Pettifer Way, High Wycombe	Residential	32	More Vulnerable	3.321	100	0	0	0	0	0	0	0	0	0	0	No	N/A	Yes	No	Yes
72	SHW0400	Delafield Heights South, Longland Way / Pettifer Way, High Wycombe	Residential	40	More Vulnerable	0.546	100	0	0	0	0	0	0	0	0	0	0	No	N/A	Yes	No	Yes
78	SHW0421	Netley Works, 89 Queens Road, High Wycombe	Residential	11	More Vulnerable	0.185	100	0	0	0	0	0	0	0	0	0	0	No	N/A	Yes	Yes	No
80	SHW0561	Notcutts Garden Centre, Clay Lane, High Wycombe	Residential	15	More Vulnerable	0.908	100	0	0	0	0	N/A	N/A	N/A	N/A	N/A	No	N/A	Yes	No	No	
81	SHW0406	Ogilvie Road, High Wycombe	Residential	9	More Vulnerable	0.209	100	0	0	0	0	0	0	0	0	0	0	No	N/A	Yes	Yes	No
86	HW21	Land at Queensway, Hazlemere, High Wycombe	Cemetery	N/A	Less Vulnerable	4.859	100	0	0	0	0	N/A	N/A	N/A	N/A	N/A	No	N/A	Yes	No	No	
90	HW12	Leigh Street, Desborough Area, High Wycombe	Mixed use	275	More Vulnerable	1.212	100	0	0	0	0	0	0	0	0	0	0	No	N/A	Yes	Yes	No
93	BE1	Slate Meadow, Bourne End	Residential	150	More Vulnerable	10.265	54	46	0	0	5	0	0	0	5	20	Yes	Pass*	Yes	Yes	Yes	
97	RUR10	Land to the Rear of Stokenchurch Business Park, Mill Lane, Stokenchurch	Business	N/A	Less Vulnerable	2.922	100	0	0	0	0	N/A	N/A	N/A	N/A	N/A	No	N/A	Yes	No	No	
101	RUR12	Uplands Conference Centre, Four Ashes, Cryers Hill	Residential	59	More Vulnerable	7.608	100	0	0	0	0	N/A	N/A	N/A	N/A	N/A	No	N/A	Yes	No	No	
105	SBE0050	Windrush House, Bourne End	Residential	8	More Vulnerable	0.149	100	0	0	0	0	0	0	0	0	0	0	No	N/A	Yes	Yes	No
107	HW16	Wycombe Airpark 1 Intensification Sites	Industrial	N/A	Less Vulnerable	12.992	100	0	0	0	0	N/A	N/A	N/A	N/A	N/A	No	N/A	Yes	No	No	
108	HW16	Wycombe Airpark 2 Southern Expansion Area	Industrial	N/A	Less Vulnerable	15.510	100	0	0	0	0	N/A	N/A	N/A	N/A	N/A	No	N/A	Yes	No	No	
110	PR3	Princes Risborough Expansion Area	Mixed use	2500	More Vulnerable	177.236	98	0.5	1	0.5	0	N/A	N/A	N/A	N/A	N/A	No	Pass **	Yes	Yes	Yes	
111	PR13	Town Centre site: Land fronting New Road (Back Lane), Princes Risborough	Mixed use	N/A	Less Vulnerable	2.066	100	0	0	0	0	N/A	N/A	N/A	N/A	N/A	No	N/A	Yes	Yes	Yes	
112	PR14	Town Centre site: Land south of Horns Lane, Princes Risborough	Mixed use	N/A	Less Vulnerable	0.480	100	0	0	0	0	N/A	N/A	N/A	N/A	N/A	No	N/A	Yes	Yes	No	
113	PR9	Princes Estate Expansion, Princes Risborough	Industrial	N/A	Less Vulnerable	5.354	100	0	0	0	0	N/A	N/A	N/A	N/A	N/A	No	N/A	Yes	Yes	No	
114	PR15	Mollins Sports Ground	Outdoor sports	0	Water Compatible	4.294	100	0	0	0	0	N/A	N/A	N/A	N/A	N/A	No	N/A	Yes	Yes	Yes	
115	PR16	Land at Princes Risborough station, Princes Risborough	Mixed use	45	More Vulnerable	2.049	65	5	25	5	0	N/A	N/A	N/A	N/A	N/A	No	Pass **	Yes	Yes	Yes	
116	PR11	Land to the rear of Poppy Road, Princes Risborough	Residential	58	More Vulnerable	3.726	72	2	23	3	0	N/A	N/A	N/A	N/A	N/A	No	Pass **	Yes	Yes	Yes	
124	SSC0012	Westside Fruit / the Apple orchard, Clay lane	Residential	11	More Vulnerable	0.623	100	0	0	0	0	N/A	N/A	N/A	N/A	N/A	No	N/A	No	No	No	
128	HW11	Clay Lane, Booker, High Wycombe	Residential	30	More Vulnerable	1.973	100	0	0	0	0	N/A	N/A	N/A	N/A	N/A	No	N/A	No	No	No	
129	RUR9	Land at Wood Farm, Stokenchurch	Residential	28	More Vulnerable	0.645	100	0	0	0	0	N/A	N/A	N/A	N/A	N/A	No	N/A	No	No	No	
132	HW14	Highbury Works/Hazlemere Coach Works, Chestnut Lane, Hazlemere, High Wycombe	Mixed use	14	More Vulnerable	0.619	100	0	0	0	0	N/A	N/A	N/A	N/A	N/A	No	N/A	Yes	No	No	
133	RUR11	Land at Heavens Above, 16 High Heavens Wood	Residential	20	More Vulnerable	1.137	100	0	0	0	0	N/A	N/A	N/A	N/A	N/A	No	N/A	Yes	No	Yes	
137	PR10	Land North of Lower Icknield Way, Longwick	Employment	N/A	Less Vulnerable	22.540	90	1	8	1	0	N/A	N/A	N/A	N/A	N/A	No	N/A	Yes	Yes	Yes	
138	RUR3	Land at Sidney House	Residential	TBC	More Vulnerable	1.131	100	0	0	0	0	N/A	N/A	N/A	N/A	N/A	No	N/A	Yes	No	No	
139	HW19	Office Outlet site, Queen Alexandra Road	Mixed use	N/A	Less Vulnerable	0.454	100	0	0	0	0	N/A	N/A	N/A	N/A	N/A	No	N/A	Yes	Yes	Yes	
140	SHW0550	Sunnyside and St. John's House	Residential	5	More Vulnerable	0.086	100	0	0	0	0	N/A	N/A	N/A	N/A	N/A	No	N/A	Yes	No	No	
141	SWC0082	Westthorpe House	Residential	12	More Vulnerable	1.865	98	2	0	0	0	0	0	0	0	33	No	Pass*	Yes	Yes	No	
142	SHW0281	Edle Pusey House, 9A Amersham Road, High Wycombe	Residential	5	More Vulnerable	0.179	100	0	0	0	0	N/A	N/A	N/A	N/A	N/A	No	N/A	No	No	No	

Notes:

Higher risk sites in bold

* Subject to site layout the Exception Test would not be required

* Can pass the Exception's Test if the development is located outside of Flood Zone 3 (no more than 25% of the site area is within Flood Zone 3a).

** Can pass the Exception's Test if more vulnerable development is located outside Flood Zone 3 and depending on appropriate road design

Areas not covered by a hydraulic model to assess impacts of climate change have been denoted with N/A

Applicant modelling used to delineate the 1% (1 in 100) AEP event for Site 93: Slate Meadow, Bourne End

Future Flood Zone 3 assesses those sites impacted by climate change (ignored vulnerability of development)