

ID <sup>1</sup>	Location	Town	Land Use	PPS25 Zone		Historical River Flooding Observed within Site <sup>2</sup>	Known Risk of Flooding from Other Sources (Overland Flow and/or Groundwater Emergence)	Specific Comments (NOTE: Please make reference to overview maps for risk assessment of 'Option Not Proceeded' sites)	Essential Infrastructure	Highly Vulnerable	More Vulnerable	Less Vulnerable	Water Compatible	Proposed Land Use Vulnerability Classification	Exception Test Required	Planning Status	Planning Issues	Type of Development Suitable for Flood Zone	Predicted Increase in Zone 3a Extent due to Climate Change	% of site affected by Flood Zone
				Highest Risk Zone	Proportion of Site Affected															
GBA 18	Manor Court Yard	High Wycombe	General Business Area (B1, B2, B8, leisure and small retail uses)	3b	5%	N	Y	This site is situated wholly or partially within Zone 3b Functional Floodplain. Following application of the Sequential Test, future development within this zone must be restricted to water compatible uses or essential infrastructure. Essential infrastructure may only be permitted if the Exception Test is passed. All development should be guided towards areas of lowest risk within the site, and development should be designed in strict accordance with the development control recommendations set out in Section 7.4 of the SFRA.					Less Vulnerable	N	Existing Use	Within urban fabric, existing employment site, PDL, proposed policy A2 in Site Allocations DPD Preferred Options identifies primary uses a B1, B2, B8, leisure uses, small scale retail uses but not residential	F21 - A,B,C,D,E F22 - A, B(E), C, D, E F23a - A(E), C(E), D, E	N	F21 60% F22 10% F23a 25% F23b 5%	
ONP32	Park	Marlow	(Recreational) Option Not Proceeded	3b	100%	Y	Y	This site is situated wholly or partially within Zone 3b Functional Floodplain. Following application of the Sequential Test, future development within this zone must be restricted to water compatible uses or essential infrastructure. Essential infrastructure may only be permitted if the Exception Test is passed. All development should be guided towards areas of lowest risk within the site, and development should be designed in strict accordance with the development control recommendations set out in Section 7.4 of the SFRA.					Water compatible development	N		Edge of urban fabric, UDP designated Green Space, non-PDL	A(E), E	N	F23b 100%	
ONP34	Gosmore Lane	Marlow	(Residential) Option Not Proceeded	3b	70%	Y	Y	This site is situated wholly or partially within Zone 3b Functional Floodplain. Following application of the Sequential Test, future development within this zone must be restricted to water compatible uses or essential infrastructure. Essential infrastructure may only be permitted if the Exception Test is passed. All development should be guided towards areas of lowest risk within the site, and development should be designed in strict accordance with the development control recommendations set out in Section 7.4 of the SFRA.					More Vulnerable	Proposed use cannot be developed on this site		Edge of urban fabric, non-PDL	F21 - A,B,C,D,E F22 - A, B(E), C, D, E F23a - A(E), C(E), D, E	N	F21 10% F22 10% F23a 10% F23b 70%	
ONP36	Marlow Gravel Pits	Marlow	(Residential) Option Not Proceeded	3b	5%	Y	Y	This site is situated wholly or partially within Zone 3b Functional Floodplain. Following application of the Sequential Test, future development within this zone must be restricted to water compatible uses or essential infrastructure. Essential infrastructure may only be permitted if the Exception Test is passed. All development should be guided towards areas of lowest risk within the site, and development should be designed in strict accordance with the development control recommendations set out in Section 7.4 of the SFRA.					More Vulnerable	Proposed use cannot be developed on this site		Outside of urban fabric, site immediately next to A404 junction, generally non-PDL	F21 - A,B,C,D,E F22 - A, B(E), C, D, E F23a - A(E), C(E), D, E F23b - A(E), E	Y	F21 35% F22 30% F23a 35% F23b 5%	
ONP54	Land at Ferry Lane	Medmenham	(Residential) Option Not Proceeded	3b	100%	Y	Y	This site is situated wholly or partially within Zone 3b Functional Floodplain. Following application of the Sequential Test, future development within this zone must be restricted to water compatible uses or essential infrastructure. Essential infrastructure may only be permitted if the Exception Test is passed. All development should be guided towards areas of lowest risk within the site, and development should be designed in strict accordance with the development control recommendations set out in Section 7.4 of the SFRA.					More Vulnerable	Proposed use cannot be developed on this site		Edge of urban fabric, adjacent to major developed site in the countryside and rural hamlet, non-PDL	A(E), E	N	F23b 100%	
RES 35	Bassettbury Alotments	High Wycombe	Mixed Use	3b	10%	N	Y	This site is situated wholly or partially within Zone 3b Functional Floodplain. Following application of the Sequential Test, future development within this zone must be restricted to water compatible uses or essential infrastructure. Essential infrastructure may only be permitted if the Exception Test is passed. All development should be guided towards areas of lowest risk within the site, and development should be designed in strict accordance with the development control recommendations set out in Section 7.4 of the SFRA.					More Vulnerable	Y		Within urban fabric, UDP Green Space designation, surrounded by existing residential area and significant mixed use site, UCS identifies issues with re-location of allotments, ground conditions and access to site, non-PDL	F21 - A,B,C,D,E F22 - A, B(E), C, D, E F23b - A(E), E	Y	F21 85% F23b 10%	
GBA4	Meadow Bank, Furlong Road	Bourne End	General Business Area (B1, B2, B8, leisure and small retail uses)	3b	5%	N	Y	This site is situated wholly or partially within Zone 3b Functional Floodplain. Following application of the Sequential Test, future development within this zone must be restricted to water compatible uses or essential infrastructure. Essential infrastructure may only be permitted if the Exception Test is passed. All development should be guided towards areas of lowest risk within the site, and development should be designed in strict accordance with the development control recommendations set out in Section 7.4 of the SFRA.					Less Vulnerable	N		Within urban fabric, employment land, PDL, proposed policy A2 in Site Allocations DPD Preferred Options identifies primary uses a B1, B2, B8, leisure uses, small scale retail uses but not residential	F21 - A,B,C,D,E F22 - A, B(E), C, D, E F23a - A(E), C(E), D, E	Y	F21 70% F22 20% F23a 5% F23b 5%	
MU20	Picts Lane	Princes Risborough	Mixed Use	3b	10%	N	Y	This site is situated wholly or partially within Zone 3b Functional Floodplain. Following application of the Sequential Test, future development within this zone must be restricted to water compatible uses or essential infrastructure. Essential infrastructure may only be permitted if the Exception Test is passed. All development should be guided towards areas of lowest risk within the site, and development should be designed in strict accordance with the development control recommendations set out in Section 7.4 of the SFRA.					More Vulnerable	N		Edge of urban fabric, employment location, adjacent to existing residential area and green belt land, PDL, landowner indicated intention to relocate to other premises within Princes Risborough releasing this site, part of site cleared and available for development, larger area of site identified through the Employment Land Review as having potential for mixed use development and identified in Site Allocations DPD Preferred Options for mixed use including business, residential, open space and improved station interchange and car parking	F21 - A,B,C,D,E F22 - A, B(E), C, D, E F23a - A(E), C(E), D, E	N	F21 75% F22 5% F23a 10% F23b 10%	
ONP41	Land off Poppy Road	Princes Risborough	(Residential) Option not Proceeded	3b	5%	N	Y	This site is situated wholly or partially within Zone 3b Functional Floodplain. Following application of the Sequential Test, future development within this zone must be restricted to water compatible uses or essential infrastructure. Essential infrastructure may only be permitted if the Exception Test is passed. All development should be guided towards areas of lowest risk within the site, and development should be designed in strict accordance with the development control recommendations set out in Section 7.4 of the SFRA.					More Vulnerable	Y		Edge of urban fabric, Green Belt land, AONB, non-PDL	F21 - A,B,C,D,E F22 - A, B(E), C, D, E F23a - A(E), C(E), D, E	N	F21 60% F22 10% F23a 25% F23b 5%	
ONP47	Summerleys Road	Princes Risborough	(Residential) Option not Proceeded	3b	5%	N	Y	This site is situated wholly or partially within Zone 3b Functional Floodplain. Following application of the Sequential Test, future development within this zone must be restricted to water compatible uses or essential infrastructure. Essential infrastructure may only be permitted if the Exception Test is passed. All development should be guided towards areas of lowest risk within the site, and development should be designed in strict accordance with the development control recommendations set out in Section 7.4 of the SFRA.					More Vulnerable	Y		Edge / Outside of urban fabric, PDL	F21 - A,B,C,D,E F22 - A, B(E), C, D, E F23a - A(E), C(E), D, E	N	F21 75% F22 5% F23a 15% F23b 5%	
RES 24	Land to rear of 1 and 2 Hughenden Avenue	High Wycombe	Residential. Full planning permission in place	3b	40%	N	Y	This site is situated wholly or partially within Zone 3b Functional Floodplain. Following application of the Sequential Test, future development within this zone must be restricted to water compatible uses or essential infrastructure. Essential infrastructure may only be permitted if the Exception Test is passed. All development should be guided towards areas of lowest risk within the site, and development should be designed in strict accordance with the development control recommendations set out in Section 7.4 of the SFRA.					More Vulnerable	Y	Outline Planning Permission	Within urban fabric, existing residential area, good access, road improvement scheme designated to the south, non-PDL	F21 - A,B,C,D,E F22 - A, B(E), C, D, E F23a - A(E), C(E), D, E	Y	F21 0% F22 0% F23a 60% F23b 40%	
GBA22	Thames Estate	Marlow	General Business Area (B1, B2, B8, leisure and small retail uses)	3a	5%	Y	Y	This site is situated wholly or partially within Zone 3a High Probability. Following application of the Sequential Test, future development within this zone must be restricted to water compatible, less and more vulnerable uses and essential infrastructure. More vulnerable uses and essential infrastructure may only be permitted if the Exception Test is passed. All development should be guided towards areas of lowest risk within the site, and development should be designed in strict accordance with the development control recommendations set out in Section 7.4 of the SFRA.					Less Vulnerable	N		Inner town centre, employment area, PDL, proposed policy A2 in Site Allocations DPD Preferred Options identifies primary uses a B1, B2, B8, leisure uses, small scale retail uses but not residential	F21 - A,B,C,D,E F22 - A, B(E), C, D, E F23a - A(E), C(E), D, E	Y	F21 5% F22 90% F23a 5%	
ONP7	Lower Part of Holland Farm	Bourne End	(Residential) Option not Proceeded	3a	5%	N	N	This site is situated wholly or partially within Zone 3a High Probability. Following application of the Sequential Test, future development within this zone must be restricted to water compatible, less and more vulnerable uses and essential infrastructure. More vulnerable uses and essential infrastructure may only be permitted if the Exception Test is passed. All development should be guided towards areas of lowest risk within the site, and development should be designed in strict accordance with the development control recommendations set out in Section 7.4 of the SFRA.					More Vulnerable	Y		Within urban fabric, Green Belt land adjoining employment land, PDL	F22 - A, B(E), C, D, E F23a - A(E), C(E), D, E	Y	F22 95% F23a 5%	
PBA7	Globe Park	Marlow	Prime Business Area (Primary use - B1)	2	100%	Y	Y	This site is situated wholly within Zone 2 Medium Probability. Following application of the Sequential Test, all future uses are appropriate. Highly vulnerable uses may only be permitted if the Exception Test is passed. All development should be guided towards areas of lowest risk within the site, and development should be designed in strict accordance with the development control recommendations set out in Section 7.4 of the SFRA.					Less Vulnerable	N		Inner town location, business park, PDL, proposed policy A1 in Site Allocations DPD Preferred Options identifies primary use as B1	A, B(E), C, D, E	Y	F22 100%	
GBA 21	Knaves Beech Way	High Wycombe	General Business Area (B1, B2, B8, leisure and small retail uses)	3a	5%	N	Y	This site is situated wholly or partially within Zone 3a High Probability. Following application of the Sequential Test, future development within this zone must be restricted to water compatible, less and more vulnerable uses and essential infrastructure. More vulnerable uses and essential infrastructure may only be permitted if the Exception Test is passed. All development should be guided towards areas of lowest risk within the site, and development should be designed in strict accordance with the development control recommendations set out in Section 7.4 of the SFRA.					Less Vulnerable	N	Existing Use	Within urban fabric, existing employment site, located next to J3 M40, PDL, proposed policy A2 in Site Allocations DPD Preferred Options identifies primary uses a B1, B2, B8, leisure uses, small scale retail uses but not residential	F21 - A,B,C,D,E F22 - A, B(E), C, D, E F23a - A(E), C(E), D, E	Y	F21 15% F22 80% F23a 5%	
ONP 53	Land off Kingsmead	High Wycombe	(Residential) Option not Proceeded	3a	5%	N	Y	This site is situated wholly or partially within Zone 3a High Probability. Following application of the Sequential Test, future development within this zone must be restricted to water compatible, less and more vulnerable uses and essential infrastructure. More vulnerable uses and essential infrastructure may only be permitted if the Exception Test is passed. All development should be guided towards areas of lowest risk within the site, and development should be designed in strict accordance with the development control recommendations set out in Section 7.4 of the SFRA.					More Vulnerable	Y		Within urban fabric, existing residential area, incorporates small part of UDP designated Green Space, PDL (small element of) non-PDL	F21 - A,B,C,D,E F22 - A, B(E), C, D, E F23a - A(E), C(E), D, E	Y	F21 70% F22 25% F23a 5%	
PBA2	Glory Park	High Wycombe	Prime Business Area (Primary use - B1)	2	60%	Y	Y	This site is situated wholly or partially within Zone 2 Medium Probability. Following application of the Sequential Test, all future uses are appropriate. Highly vulnerable uses may only be permitted if the Exception Test is passed. All development should be guided towards areas of lowest risk within the site, and development should be designed in strict accordance with the development control recommendations set out in Section 7.4 of the SFRA.					Less Vulnerable	N		Within urban fabric, employment land, close proximity to M40, PDL, proposed policy A1 in Site Allocations DPD Preferred Options identifies primary use as B1	F21 - A,B,C,D,E F22 - A, B(E), C, D, E F23b - A(E), E	Y	F21 40% F22 60%	
GBA31	Station Road	Loudwater & Woodburn Green	General Business Area (B1, B2, B8, leisure and small retail uses)	2	85%	N	N	This site is situated wholly or partially within Zone 2 Medium Probability. Following application of the Sequential Test, all future uses are appropriate. Highly vulnerable uses may only be permitted if the Exception Test is passed. All development should be guided towards areas of lowest risk within the site, and development should be designed in strict accordance with the development control recommendations set out in Section 7.4 of the SFRA.					Less Vulnerable	N	Existing Use	Within urban fabric, employment area, surrounded by existing residential area, PDL, proposed policy A2 in Site Allocations DPD Preferred Options identifies primary uses a B1, B2, B8, leisure uses, small scale retail uses but not residential	F21 - A,B,C,D,E F22 - A, B(E), C, D, E F23a - A(E), C(E), D, E	N	F21 15% F22 85%	
MU 21	Wycombe Marsh	High Wycombe	Mixed Use	2	30%	N	Y	This site is situated wholly or partially within Zone 2 Medium Probability. Following application of the Sequential Test, all future uses are appropriate. Highly vulnerable uses may only be permitted if the Exception Test is passed. All development should be guided towards areas of lowest risk within the site, and development should be designed in strict accordance with the development control recommendations set out in Section 7.4 of the SFRA.					More Vulnerable	Y	Planning Permission	Within urban fabric, PDL, site cleared and immediately available for development, Phase 1 comprising 133 dwellings complete, approval of Phase 2 for 465 dwellings subject to s106 agreement, proposed designation in Site Allocations DPD Preferred Options identifies residential, offices and open space uses	F21 - A,B,C,D,E F22 - A, B(E), C, D, E F23a - A(E), C(E), D, E	Y	F21 70% F22 30%	
GBA 10	Desborough Park Road	High Wycombe	General Business Area (B1, B2, B8, leisure and small retail uses)	2	80%	N	Y	This site is situated wholly or partially within Zone 2 Medium Probability. Following application of the Sequential Test, all future uses are appropriate. Highly vulnerable uses may only be permitted if the Exception Test is passed. All development should be guided towards areas of lowest risk within the site, and development should be designed in strict accordance with the development control recommendations set out in Section 7.4 of the SFRA.					Less Vulnerable	N	Existing Use	Within urban fabric, existing employment site, PDL, bounds existing residential area, proposed policy A2 in Site Allocations DPD Preferred Options identifies primary uses a B1, B2, B8, leisure uses, small scale retail uses but not residential	F21 - A,B,C,D,E F22 - A, B(E), C, D, E	Y	F21 20% F22 80%	
GBA 12	Verco	High Wycombe	General Business Area (B1, B2, B8, leisure and small retail uses)	2	50%	N	Y	This site is situated wholly or partially within Zone 2 Medium Probability. Following application of the Sequential Test, all future uses are appropriate. Highly vulnerable uses may only be permitted if the Exception Test is passed. All development should be guided towards areas of lowest risk within the site, and development should be designed in strict accordance with the development control recommendations set out in Section 7.4 of the SFRA.					Less Vulnerable	N	Existing Use	Within urban fabric, existing employment site, PDL, western side bounds AONB, historic parks and gardens and green belt designations, proposed policy A2 in Site Allocations DPD Preferred Options identifies primary uses a B1, B2, B8, leisure uses, small scale retail uses but not residential	F21 - A,B,C,D,E F22 - A, B(E), C, D, E	Y	F21 50% F22 50%	

ID <sup>1</sup>	Location	Town	Land Use	PPS25 Zone		Historical River Flooding Observed within Site <sup>2</sup>	Known Risk of Flooding from Other Sources (Overland Flow and/or Groundwater Emergence)	Specific Comments (NOTE: Please make reference to overview maps for risk assessment of Option Not Proceeded sites)	Essential Infrastructure	Highly Vulnerable	More Vulnerable	Less Vulnerable	Water Compatible	Proposed Land Use Vulnerability Classification	Exception Test Required	Planning Status	Planning Issues	Type of Development Suitable for Flood Zone	Predicted Increase in Zone 3a Extent due to Climate Change	% of site affected by Flood Zone
				Highest Risk Zone	Proportion of Site Affected															
GBA 13	Marborough Industrial Estate	High Wycombe	General Business Area (B1, B2, B8, leisure and small retail uses)	2	30%	N	Y							Less Vulnerable	N	Existing Use	Within urban fabric, existing employment site, PDL, bounds existing residential area, proposed policy A2 in Site Allocations DPD Preferred Options identifies primary uses a B1, B2, B8, leisure uses, small scale retail uses but not residential	F21 - A,B,C,D,E F22 - A, B(ET), C, D, E	Y	F21 70% F22 30%
GBA 14	Queen Victoria Road	High Wycombe	General Business Area (B1, B2, B8, leisure and small retail uses)	2	10%	N	N							Less Vulnerable	N	Existing Use	Town centre location, southern boundary bounds green space designation, PDL, proposed policy A2 in Site Allocations DPD Preferred Options identifies primary uses a B1, B2, B8, leisure uses, small scale retail uses but not residential	F21 - A,B,C,D,E F22 - A, B(ET), C, D, E	Y	F21 90% F22 10%
GBA 26	Gorm Road/Tannery Road Industrial Estate	High Wycombe	General Business Area (B1, B2, B8, leisure and small retail uses)	2	10%	N	Y							Less Vulnerable	N	Existing Use	Within urban fabric, surrounded by existing residential area, PDL, proposed policy A2 in Site Allocations DPD Preferred Options identifies primary uses a B1, B2, B8, leisure uses, small scale retail uses but not residential	F21 - A,B,C,D,E F22 - A, B(ET), C, D, E	Y	F21 80% F22 10%
GBA 27	Kingsmill, London Road	High Wycombe	General Business Area (B1, B2, B8, leisure and small retail uses)	2	100%	N	Y							Less Vulnerable	N	Existing Use	Within urban fabric, existing employment site, business park to the west, PDL, proposed policy A2 in Site Allocations DPD Preferred Options identifies primary uses a B1, B2, B8, leisure uses, small scale retail uses but not residential	A, B(ET), C, D, E	Y	F22 100%
GBA 29	Wye Industrial Estate	High Wycombe	General Business Area (B1, B2, B8, leisure and small retail uses)	2	10%	N	Y							Less Vulnerable	N	Existing Use	Within urban fabric, southern boundary bounds mixed use designation, existing residential area to north and east, PDL, proposed policy A2 in Site Allocations DPD Preferred Options identifies primary uses a B1, B2, B8, leisure uses, small scale retail uses but not residential	F21 - A,B,C,D,E F22 - A, B(ET), C, D, E	Y	F21 90% F22 10%
GBA2	Dukes Meadow, Millboard Road	Bourne End	General Business Area (B1, B2, B8, leisure and small retail uses)	2	20%	Y	Y							Less Vulnerable	N		Edge of urban fabric, employment land adjacent to green belt, existing use, PDL, proposed policy A2 in Site Allocations DPD Preferred Options identifies primary uses a B1, B2, B8, leisure uses, small scale retail uses but not residential	F21 - A,B,C,D,E F22 - A, B(ET), C, D, E	Y	F21 80% F22 20%
GBA3	Hotspur Lane	Bourne End	General Business Area (B1, B2, B8, leisure and small retail uses)	2	20%	Y	Y							Less Vulnerable	N		Edge of urban fabric, employment land adjacent to ACNB, existing use, PDL, proposed policy A2 in Site Allocations DPD Preferred Options identifies primary uses a B1, B2, B8, leisure uses, small scale retail uses but not residential	F21 - A,B,C,D,E F22 - A, B(ET), C, D, E	Y	F21 80% F22 20%
GBA30	Rapid House/Balfield Road	High Wycombe	General Business Area (B1, B2, B8, leisure and small retail uses)	2	10%	N	Y							Less Vulnerable	N		Town centre location, existing employment site, PDL, proposed policy A2 in Site Allocations DPD Preferred Options identifies primary uses a B1, B2, B8, leisure uses, small scale retail uses but not residential	F21 - A,B,C,D,E F22 - A, B(ET), C, D, E	N	F21 90% F22 10%
GBA5	Wessex Road Industrial Estate	Bourne End	General Business Area (B1, B2, B8, leisure and small retail uses)	2	30%	Y	Y							Less Vulnerable	N		Edge of urban fabric, employment land adjacent to green belt, existing use, PDL, proposed policy A2 in Site Allocations DPD Preferred Options identifies primary uses a B1, B2, B8, leisure uses, small scale retail uses but not residential	F21 - A,B,C,D,E F22 - A, B(ET), C, D, E	Y	F21 70% F22 30%
GBA6	Woburn Industrial Park	Bourne End	General Business Area (B1, B2, B8, leisure and small retail uses)	2	20%	Y	Y							Less Vulnerable	Y		Edge of urban fabric, employment land adjacent to green belt, existing use, PDL, proposed policy A2 in Site Allocations DPD Preferred Options identifies primary uses a B1, B2, B8, leisure uses, small scale retail uses but not residential	F21 - A,B,C,D,E F22 - A, B(ET), C, D, E	Y	F21 80% F22 20%
HE 1	Buckinghamshire Chilterns University College (BCUC)	High Wycombe	Higher Education Expansion, Full planning permission in place	2	30%	N	Y							More Vulnerable	N		Town centre location, existing employment/educational site, PDL	F21 - A,B,C,D,E F22 - A, B(ET), C, D, E	N	F21 70% F22 30%
MU 15	Swen Frontage (Fire Station, Police Station and Liberal Club)	High Wycombe	Mixed Use	2	90%	N	Y							More Vulnerable	N		Town centre location, proposed long term redevelopment opportunity identified in Site Allocations DPD Preferred Options for education or cultural/entertainment use, also scope for office or hotel redevelopment, a key gateway site to the town centre requiring a high quality landmark development, within Conservation Area, PDL	F21 - A,B,C,D,E F22 - A, B(ET), C, D, E	Y	F21 10% F22 90%
MU 16	Former Compar	High Wycombe	Mixed Use	2	10%	N	Y							More Vulnerable	N	Existing Use	Within urban fabric, PDL, buildings vacant, immediately available for development, site identified through the Employment Land Review as having potential for mixed use development and identified in Site Allocations DPD Preferred Options for mixed use including sports centre, college, business, residential, green corridor and new infrastructure	F21 - A,B,C,D,E F22 - A, B(ET), C, D, E	Y	F21 90% F22 10%
MU 2	Bartlett's, Gratton Street	High Wycombe	Mixed Use	2	20%	N	Y							More Vulnerable	N		Within urban fabric, proposed designation identified in Site Allocations DPD Preferred Options for residential, business, green / river corridor, riverside walk, PDL, bounded by existing residential area, buildings vacant for immediate development, site identified through Employment Land Review as having potential for a mixed use development	F21 - A,B,C,D,E F22 - A, B(ET), C, D, E	Y	F21 80% F22 20%
MU 24	Octagon Parade	High Wycombe	Mixed Use	2	20%	N	N							More Vulnerable	N		Town centre location, within UDP designated primary shopping zone, bounded by Conservation Area to the east, a small residential component could be included in the redevelopment of site, PDL, proposed designation identified in Site Allocations DPD Preferred Options for opportunity for long term redevelopment to enhance the sites retail offer with scope for mixed uses on upper floors	F21 - A,B,C,D,E F22 - A, B(ET), C, D, E	Y	F21 80% F22 20%
MU 6	Baker Street	High Wycombe	Mixed Use	2	90%	N	Y							More Vulnerable	N		Town centre location, proposed designation identified in Site Allocations DPD Preferred Options for longer term mixed use development for business, residential and substantial new open space, also option for multi-storey car park, PDL	F21 - A,B,C,D,E F22 - A, B(ET), C, D, E	Y	F21 10% F22 90%
MU 7	Bridge Street	High Wycombe	Mixed Use	2	80%	N	Y							More Vulnerable	N		Town centre location, local district centre, proposed designation identified in Site Allocations DPD Preferred Options for expansion of student accommodation, improved ground floor frontage retail, scope also for commercial leisure, offices, limited residential, possible scope for larger format retail subject to demonstrating need and assessing impact on town centre, essential to improving pedestrian links with surrounding area, provision of traffic link road between Westbourne Street and Oxford Road, PDL	F21 - A,B,C,D,E F22 - A, B(ET), C, D, E	N	F21 20% F22 80%
MU 8	Corner of Bridge St/Destonborough Rd	High Wycombe	Mixed use	2	100%	N	N							Less Vulnerable	N		Town centre location, proposed designation identified in Site Allocations DPD Preferred Options for town centre mix uses including ground floor retail, commercial leisure, community uses, hotel, offices, scope for residential on upper floors, PDL	F21 - A,B,C,D,E F22 - A, B(ET), C, D, E	N	F22 100%
MU 9	Dovecot Remainder	High Wycombe	Mixed Use	2	10%	N	N							More Vulnerable	N		Town centre location, PDL, proposed designation identified in Site Allocations DPD Preferred Options for town centre mix uses including possibility for residential	F21 - A,B,C,D,E F22 - A, B(ET), C, D, E	N	F21 90% F22 10%
MU1	Parade Court and Y Not Builders Yard	Bourne End	Mixed Use	2	80%	N	Y							Less Vulnerable	N		Within urban fabric, existing residential area, PDL, site identified through Employment Land Review as having potential for a change of use and identified in Site Allocations DPD Preferred Options for mixed use development	F21 - A,B,C,D,E F22 - A, B(ET), C, D, E	N	F21 20% F22 80%
ONP6	Land off East Wessex Road	Bourne End	(Residential) Option Not Proceeded	2	20%	Y	N							More vulnerable	N		Edge of urban fabric, Green Belt land adjoining employment land, PDL	F21 - A,B,C,D,E F22 - A, B(ET), C, D, E	N	F21 80% F22 20%
PBA 3	Kingsmead Business Park	High Wycombe	Prime Business Area (Primary use - B1)	2	70%	N	Y							Less Vulnerable	N	Existing Use	Within urban fabric, surrounded by existing residential area, UDP designated Green Space to north and west, employment area to east, PDL, proposed policy A1 in Site Allocations DPD Preferred Options identifies primary use as B1	F21 - A,B,C,D,E F22 - A, B(ET), C, D, E	Y	F21 30% F22 70%
PBA4	Mercury Park	High Wycombe	Prime Business Area (Primary use - B1)	2	80%	Y	Y							Less Vulnerable	N		Within urban fabric, employment land, existing use, PDL, proposed policy A1 in Site Allocations DPD Preferred Options identifies primary use as B1	F21 - A,B,C,D,E F22 - A, B(ET), C, D, E	Y	F21 20% F22 80%
RES 8	Greengate Furniture Factory, 14-16 Oakridge Road	High Wycombe	Residential	2	80%	N	N							More Vulnerable	N	Outline Planning Permission	Within urban fabric, PDL, outline permission for larger site, full application for no. 8 yet to be decided	F21 - A,B,C,D,E F22 - A, B(ET), C, D, E	N	F21 20% F22 80%

ID <sup>1</sup>	Location	Town	Land Use	PPS25 Zone		Historical River Flooding Observed within Site <sup>2</sup>	Known Risk of Flooding from Other Sources (Overland Flow and/or Groundwater Emergence)	Specific Comments (NOTE: Please make reference to overview maps for risk assessment of Option Not Proceeded sites)	Essential Infrastructure	Highly Vulnerable	More Vulnerable	Less Vulnerable	Water Compatible	Proposed Land Use Vulnerability Classification	Exception Test Required	Planning Status	Planning Issues	Type of Development Suitable for Flood Zone	Predicted Increase in Zone 3a Extent due to Climate Change	% of site affected by Flood Zone
				Highest Risk Zone	Proportion of Site Affected															
RET 1	Eden/Western Sector Redevelopment	High Wycombe	Retail (incl. Residential). Site under construction	2	70%	N	Y										Town centre location, proposed designation identified in Site Allocations DPD Preferred Options for major town centre expansion including retail, leisure, new bus station, library and residential development, site already under construction, PDL	F21 - A,B,C,D,E F22 - A, B(E), C, D, E	N	F21 30% F22 70%
RET 2	Sainsburys	High Wycombe	Retail. Full planning permission in place	2	10%	N	N										Town centre location, proposed designation identified in Site Allocations DPD Preferred Options for town centre mixed uses including commercial leisure, community uses, provision of road linking Bedford Road and Archway, PDL	F21 - A,B,C,D,E F22 - A, B(E), C, D, E	N	F21 90% F22 10%
SG1	Slate Meadow	Bourne End	Safeguarded	2	50%	Y	Y										Edge of urban fabric, safeguarded land for longer term development, non-PDL	F21 - A,B,C,D,E F22 - A, B(E), C, D, E	Y	F21 50% F22 50%
BSS1	RAF Daws Hill	High Wycombe	Brownfield Safeguarded Site	1	n/a	N	N										Edge of urban fabric, existing (military) residential use, bounded by Safeguarded site, Conservation Area, UDIP Green Space, Parks and Gardens of Historic Interest and Local Landscape Area designations. Trees may affect yield and some uses may need to be retained, suitable for mixed use (residential and business), PDL, proposed Policy A16 in Site Allocations DPD Preferred Options safeguards this land for longer term development	A,B,C,D,E	N	F21 100%
GB 1	Land off Lane End Road	High Wycombe	Green Belt	1	n/a	N	Y										Proposed Policy A15 in Site Allocations DPD Preferred Options restricts very limited uses on Green Belt land	A,B,C,D,E	N	F21 100%
GBA 11	Grafton Street South	High Wycombe	General Business Area (B1, B2, B8, leisure and small retail uses)	1	n/a	N	Y										Within urban fabric, existing employment site, bounds existing residential area, PDL, proposed designation in Site Allocations DPD Preferred Options identifies mixed use redevelopment including residential and business elements and protection of river corridor	A,B,C,D,E	N	F21 100%
GBA 15	Land south of Hughenden Avenue	High Wycombe	General Business Area (B1, B2, B8, leisure and small retail uses)	1	n/a	N	Y										Within urban fabric, bounds existing residential area, PDL, proposed policy A2 in Site Allocations DPD Preferred Options identifies primary uses as B1, B2, B8, leisure uses, small scale retail uses but not residential	A,B,C,D,E	N	F21 100%
GBA 16	Central Park Business Centre	High Wycombe	General Business Area (B1, B2, B8, leisure and small retail uses)	1	n/a	N	Y										Within urban fabric, existing employment site, bounds existing residential area, PDL, proposed policy A2 in Site Allocations DPD Preferred Options identifies primary uses as B1, B2, B8, leisure uses, small scale retail uses but not residential	A,B,C,D,E	N	F21 100%
GBA 17	Lisle Road	High Wycombe	General Business Area (B1, B2, B8, leisure and small retail uses)	1	n/a	N	Y										Within urban fabric, PDL, proposed policy A2 in Site Allocations DPD Preferred Options identifies primary uses as B1, B2, B8, leisure uses, small scale retail uses but not residential	A,B,C,D,E	N	F21 100%
GBA 19	Spring Bark House, High St	Lane End	General Business Area (B1, B2, B8, leisure and small retail uses)	1	n/a	N	N										Within urban fabric, employment site, UDIP designated Green Space to north and west, Conservation Area to west, PDL, proposed policy A2 in Site Allocations DPD Preferred Options identifies primary uses as B1, B2, B8, leisure uses, small scale retail uses but not residential	A,B,C,D,E	N	F21 100%
GBA 20	T & L Works, Lane End Industrial Park	Lane End	General Business Area (B1, B2, B8, leisure and small retail uses)	1	n/a	N	N										Within urban fabric, existing employment site, Conservation Area and UDIP designated Green Space to west, existing residential area to north, east and south, PDL, proposed policy A2 in Site Allocations DPD Preferred Options identifies primary uses as B1, B2, B8, leisure uses, small scale retail uses but not residential	A,B,C,D,E	N	F21 100%
GBA 25	Stockwells Timber Yard	Stokenchurch	General Business Area (B1, B2, B8, leisure and small retail uses)	1	n/a	N	N										Edge of urban fabric, existing residential area to east, within ACNB, immediately next to J5 M40, PDL, proposed designation in Site Allocations DPD Preferred Options for low intensity B1, B2 and B8 uses with ancillary office development, also scope for running home provision	A,B,C,D,E	N	F21 100%
GBA 28	The Valley Centre	High Wycombe	General Business Area (B1, B2, B8, leisure and small retail uses)	1	n/a	N	Y										Within urban fabric, surrounded by existing residential area, close proximity to rail station, PDL, proposed policy A2 in Site Allocations DPD Preferred Options identifies primary uses as B1, B2, B8, leisure uses, small scale retail uses but not residential	A,B,C,D,E	N	F21 100%
GBA 7	Cressax Business Park	High Wycombe	General Business Area (B1, B2, B8, leisure and small retail uses)	1	n/a	N	Y										Within urban fabric, surrounded by existing residential area and some UDIP designated Green Space, PDL, proposed policy A2 in Site Allocations DPD Preferred Options identifies primary uses as B1, B2, B8, leisure uses, small scale retail uses but not residential	A,B,C,D,E	N	F21 100%
GBA 8	Sands Industrial Estate	High Wycombe	General Business Area (B1, B2, B8, leisure and small retail uses)	1	n/a	N	Y										Edge of urban fabric, Green Belt and ACNB to north, west and south, UDIP designated Green Space to north, UDIP designated Local Landscape Area to south and east, PDL, proposed policy A2 in Site Allocations DPD Preferred Options identifies primary uses as B1, B2, B8, leisure uses, small scale retail uses but not residential	A,B,C,D,E	N	F21 100%
GBA 9	Dashwood Avenue	High Wycombe	General Business Area (B1, B2, B8, leisure and small retail uses)	1	n/a	N	Y										Within urban fabric, PDL, residential area, proposed policy A2 in Site Allocations DPD Preferred Options identifies primary uses as B1, B2, B8, leisure uses, small scale retail uses but not residential	A,B,C,D,E	N	F21 100%
GBA1	Bourne End Business Park	Bourne End	General Business Area (B1, B2, B8, leisure and small retail uses)	1	n/a	N	Y										Within urban fabric, employment land, PDL, proposed policy A2 in Site Allocations DPD Preferred Options identifies primary uses as B1, B2, B8, leisure uses, small scale retail uses but not residential	A,B,C,D,E	N	F21 100%
GBA23	Longwick Road	Princes Risborough	General Business Area (B1, B2, B8, leisure and small retail uses)	1	n/a	N	Y										Edge of urban fabric site, existing use, PDL, proposed policy A2 in Site Allocations DPD Preferred Options identifies primary uses as B1, B2, B8, leisure uses, small scale retail uses but not residential	A,B,C,D,E	N	F21 100%
GBA24	Princes Estate	Princes Risborough	General Business Area (B1, B2, B8, leisure and small retail uses)	1	n/a	N	Y										Edge of urban fabric, adjacent to railway, existing use, PDL, proposed policy A2 in Site Allocations DPD Preferred Options identifies primary uses as B1, B2, B8, leisure uses, small scale retail uses but not residential	A,B,C,D,E	N	F21 100%
LIB 1	Molins	Saunderton	Low Intensity Business	1	n/a	N	Y										Outside of urban fabric, in Green Belt and ACNB, PDL, proposed designation identified in Site Allocations DPD Preferred Options for low density B1 and B2 uses which have minimum impact on the ACNB/Green Belt	A,B,C,D,E	N	F21 100%
MU 10	Easton Street	High Wycombe	Mixed Use	1	n/a	N	Y										Town centre location, proposed designation identified in Site Allocations DPD Preferred Options for predominantly offices with scope for limited residential/leisure, currently within a business zone, partly within Conservation Area, contains Green Space designation, close proximity to rail station, PDL	A,B,C,D,E	N	F21 100%
MU 11	Llys Walk Gas Works	High Wycombe	Mixed Use	1	n/a	N	Y										Town centre location, proposed designation in Site Allocations DPD Preferred Options identifies town centre mixed uses including large format retail restricted to goods associated with retail warehousing subject to demonstrating need and assessing impact on town centre, residential and some scope for commercial leisure, community uses, hotel and offices, provision for link road linking Queen Alexandra Road and Llys Walk, existing outline planning permission but scope for better use to be made of site, PDL	A,B,C,D,E	N	F21 100%
MU 12	Railway Station	High Wycombe	Mixed Use	1	n/a	N	Y										Town centre location, proposed designation in Site Allocations DPD Preferred Options identifies improved PT interchange and provision of some office development/parking (also scope for some residential, retail and hotel), potential to accommodate Ayrham and Wycombe College, partly within Conservation Area, PDL	A,B,C,D,E	N	F21 100%
MU 13	Royal Mail Sorting Office	High Wycombe	Mixed Use	1	n/a	N	N										Town centre location, proposed designation in Site Allocations DPD Preferred Options identifies mixed use development to include ground floor retail/restaurant, with office above, close proximity to rail station, PDL	A,B,C,D,E	N	F21 100%
MU 14	West End Road/ Desborough Road	High Wycombe	Mixed Use	1	n/a	N	Y										Town centre location, proposed designation in Site Allocations DPD Preferred Options identifies town centre mixed uses including ground floor retail restricted to goods typically associated with retail warehousing subject to demonstrating need and assessing impact on town centre, commercial leisure, community uses, hotel, offices, residential on upper floors, PDL	A,B,C,D,E	N	F21 100%
MU 17	Former De la Rue	High Wycombe	Mixed Use	1	n/a	N	Y										Within urban fabric, existing employment site, northern tip adjacent to ANOB, UDIP Historic Parks and Gardens designation and Green Belt, wedged between existing residential areas, PDL, buildings vacant, immediately available for development, site identified through the Employment Land Review as having potential for mixed use development and identified in the Site Allocations DPD Preferred Options for mixed use including business, residential, green corridor and new road infrastructure	A,B,C,D,E	N	F21 100%
MU 18	Cressax Island	High Wycombe	Mixed use	1	n/a	N	Y										Edge of urban fabric, existing residential area to north, Green Space to west, M40 to south, immediately next to J4 M40, proposed designation identified in Site Allocations DPD Preferred Options for commercial mixed use for large leisure format, hotel, car showrooms, small residential component and interim park and ride pending the provision on the sports centre site	A,B,C,D,E	N	F21 100%
MU 19	Sports Centre Site	High Wycombe	Mixed Use	1	n/a	N	Y										Edge of urban fabric, bounded by M40 to south, existing residential area to north east, 'A' road to north and west, immediately next to J4 M40, PDL, availability of site requires relocation of sports centre, proposed designation identified in the Site Allocations DPD Preferred Options for mixed use proposal includes attractive landmark gateway development comprising residential, business, hotel, coachway/park and ride, noise constraints related to m-way	A,B,C,D,E	N	F21 100%
MU 22	Desborough Road Car Park	High Wycombe	Mixed Use	1	n/a	N	Y										Town centre location, proposed designation in Site Allocations DPD Preferred Options identifies town centre mixed uses including ground floor retail, commercial leisure, community uses, hotel, offices, residential on upper floors, PDL	A,B,C,D,E	N	F21 100%
MU 23	Duke Street Car Park	High Wycombe	Mixed Use	1	n/a	N	Y										Town centre location, PDL, redevelopment opportunity potentially linked to rail station, site identified in Site Allocations DPD Preferred Options to improve PT interchange and provide some office development/parking	A,B,C,D,E	N	F21 100%
MU 3	Green Street School	High Wycombe	Mixed Use	1	n/a	N	Y										Within urban fabric, PDL/non-PDL school use ceased, site immediately available for development, identified in Site Allocations DPD Preferred Options for mixed use scheme comprising residential and community uses	A,B,C,D,E	N	F21 100%
MU 4	Leigh Street	High Wycombe	Mixed Use	1	n/a	N	Y										Within urban fabric, existing employment site, bounds existing residential area, PDL, whole area not available for redevelopment, site identified through Employment Land Review as having potential for mixed use development and proposed designation identified in the Site Allocations DPD Preferred Options for mixed use, including business, residential, public realm improvements, protection of Conservation Area including conversion of key buildings	A,B,C,D,E	N	F21 100%

ID <sup>1</sup>	Location	Town	Land Use	PPS25 Zone		Historical River Flooding Observed within Site <sup>2</sup>	Known Risk of Flooding from Other Sources (Overland Flow and/or Groundwater Emergence)	Specific Comments (NOTE: Please make reference to overview maps for risk assessment of Option Not Proceeded sites)	Essential Infrastructure	Highly Vulnerable	More Vulnerable	Less Vulnerable	Water Compatible	Proposed Land Use Vulnerability Classification	Exception Test Required	Planning Status	Planning Issues	Type of Development Suitable for Flood Zone	Predicted Increase in Zone 3a Extent due to Climate Change	% of site affected by Flood Zone
				Highest Risk Zone	Proportion of Site Affected															
MU 5	Dowley Court	High Wycombe	Mixed Use	1	n/a	N	N	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process					More Vulnerable	N		Within urban fabric, PDL, proposed designation in Site Allocations DPD Preferred Options identifies mixed use redevelopment including additional residential development and shops	A,B,C,D,E	N	FZ1 100%	
MU25	South of Horns Lane	Princes Risborough	Mixed Use	1	n/a	N	Y	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process					Less Vulnerable	N		Within urban fabric, part UDP designated green space, part existing residential area, non-PDL/PDL, proposed designation in Site Allocations DPD Preferred Options identifies retail let mixed use, parking and residential, requires appropriate relocation of fire station	A,B,C,D,E	N	FZ1 100%	
ONP 10	Land off West End Street	High Wycombe	(Residential) Option Not Proceeded	1	n/a	N	N	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process					More Vulnerable	N		Within urban fabric, surround by existing residential area, non-PDL	A,B,C,D,E	N	FZ1 100%	
ONP 11	Staples	High Wycombe	(Residential) Option Not Proceeded	1	n/a	N	Y	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process					More Vulnerable	N		Town centre location, PDL	A,B,C,D,E	N	FZ1 100%	
ONP 12	Causeway Stadium (Adams Park)	High Wycombe	(Residential) Option Not Proceeded	1	n/a	N	Y	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process					More Vulnerable	N		Edge of urban fabric, within Green Belt and AONB, Employment Area to east, non-PDL	A,B,C,D,E	N	FZ1 100%	
ONP 13	Land off Lane End Road	High Wycombe	(Residential) Option Not Proceeded	1	n/a	N	N	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process					More Vulnerable	N		Within urban fabric, employment land, PDL, now proposed for general business (GBA1) in Site Allocations DPD Preferred Options	A,B,C,D,E	N	FZ1 100%	
ONP 14	Sands County First School	High Wycombe	(Residential) Option Not Proceeded	1	n/a	N	Y	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process					More Vulnerable	N		Within urban fabric, existing residential area, PDL, UCS identified as suitable for residential development	A,B,C,D,E	N	FZ1 100%	
ONP 15	Land off Kingswood	High Wycombe	(Residential) Option Not Proceeded	1	n/a	N	Y	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process					More Vulnerable	N		Edge of urban fabric, UDP designated Local Landscape Area, surrounded by existing residential area to north, east and south, non-PDL	A,B,C,D,E	N	FZ1 100%	
ONP 16	Land at Penn Road	High Wycombe	(Residential) Option Not Proceeded	1	n/a	N	Y	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process					More Vulnerable	N		Edge of urban fabric, within green belt and AONB, crosses into neighbouring Ipa's area, non-PDL	A,B,C,D,E	N	FZ1 100%	
ONP 17	Land off Amersham Road	High Wycombe	(Residential) Option Not Proceeded	1	n/a	N	Y	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process					More Vulnerable	N		Edge of urban fabric, adjoins existing residential area, within green belt, non-PDL	A,B,C,D,E	N	FZ1 100%	
ONP 18	Land at Grange Farm	High Wycombe	(Residential) Option Not Proceeded	1	n/a	N	N	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process					More Vulnerable	N		Edge of urban fabric, within green belt and AONB, safeguarded for unspecified development (acts as landbank), bounded by Conservation Area, non-PDL	A,B,C,D,E	N	FZ1 100%	
ONP 19	Land at Beech Avenue, Lane End	Lane End	(Residential) Option Not Proceeded	1	n/a	N	Y	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process					More Vulnerable	N		Edge of urban fabric, within Green Belt and AONB, non-PDL	A,B,C,D,E	N	FZ1 100%	
ONP 2	Land off Heavens Lea/Hedder Road	Bourne End & Cores End	(Residential) Option Not Proceeded	1	n/a	N	Y	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process					More Vulnerable	N		Edge of urban fabric, UDP designated Green Space and Area of Attractive Landscape, non-PDL	A,B,C,D,E	N	FZ1 100%	
ONP 20	Land rear of Church Rd/High St, Lane End	Lane End	(Residential) Option Not Proceeded	1	n/a	N	Y	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process					More Vulnerable	N		Edge of urban fabric, within AONB, non-PDL	A,B,C,D,E	N	FZ1 100%	
ONP 24 / GBS	Gomm Valley	High Wycombe	(Residential) Option Not Proceeded	1	n/a	N	Y	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process					More Vulnerable	N		Edge of urban fabric, safeguarded for unspecified development (acts as landbank), bounded by existing residential area, employment site to south, UDP designated Local Landscape Area and Green Belt, non-PDL	A,B,C,D,E	N	FZ1 100%	
ONP 25	Orchard House	High Wycombe	(Residential) Option Not Proceeded	1	n/a	N	Y	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process					More Vulnerable	N		Within urban fabric, existing residential area, close proximity to J4 M40, PDL	A,B,C,D,E	N	FZ1 100%	
ONP 26	Land South West of Hardy Cross Junction	High Wycombe	(Residential) Option Not Proceeded	1	n/a	N	Y	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process					More Vulnerable	N		Edge of urban fabric, within Green Belt and AONB, immediately next to J4 M40, non-PDL	A,B,C,D,E	N	FZ1 100%	
ONP 27	Highways Depot	High Wycombe	(Residential) Option Not Proceeded	1	n/a	N	N	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process					More Vulnerable	N		Edge of urban fabric, bounded by M40 to south, existing residential area to north east and UDP designated Green Space to east, immediately next to J4 M40, PDL	A,B,C,D,E	N	FZ1 100%	
ONP 28	Merryfields School	High Wycombe	(Residential) Option Not Proceeded	1	n/a	N	N	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process					More Vulnerable	N		Within urban fabric, existing residential area, close proximity to J4 M40, PDL	A,B,C,D,E	N	FZ1 100%	
ONP 29	Buckmaster Road Playing Fields	High Wycombe	(Residential) Option Not Proceeded	1	n/a	N	Y	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process					More Vulnerable	N		Edge of urban fabric, UDP designated Green Space, non-PDL	A,B,C,D,E	N	FZ1 100%	
ONP 3	Thames Water Control Centre	Bourne End	(Residential) Option Not Proceeded	1	n/a	N	Y	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process					More Vulnerable	N		Within urban fabric, existing residential area, Green Belt to north, UDP designated Green Space to west, PDL	A,B,C,D,E	N	FZ1 100%	
ONP 42	Molins Sports Ground off Mill Lane, Monks Risborough	Princes Risborough	(Residential) Option Not Proceeded	1	n/a	N	Y	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process					More Vulnerable	N		Edge of urban fabric, surrounded by existing residential area, within AONB and Green Belt, non-PDL	A,B,C,D,E	N	FZ1 100%	
ONP 43	Ninewood Farm	Great Kinghill	(Residential) Option Not Proceeded	1	n/a	N	N	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process					More Vulnerable	N		Outside of urban fabric, within green belt and AONB, non-PDL	A,B,C,D,E	N	FZ1 100%	
ONP 46	Park Mill Farm	Princes Risborough	(Residential) Option Not Proceeded	1	n/a	N	Y	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process					More Vulnerable	N		Edge of urban fabric, bounded by employment area to east, railway lines to south (UDP designated Green Space and existing residential area beyond this) and west, PDL	A,B,C,D,E	N	FZ1 100%	
ONP 48	Hollytree Farm	Princes Risborough	(Residential) Option Not Proceeded	1	n/a	N	Y	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process					More Vulnerable	N			A,B,C,D,E	N	FZ1 100%	
ONP 49	Greenhill Allotments	High Wycombe	(Residential) Option Not Proceeded	1	n/a	N	Y	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process					More Vulnerable	N		Within urban fabric, part UDP designated Green Space, non-PDL	A,B,C,D,E	N	FZ1 100%	
ONP 50	Land fronting Herbert Road	High Wycombe	(Residential) Option Not Proceeded	1	n/a	N	Y	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process					More Vulnerable	N		Edge of urban fabric, Green Space designation, bounded by Local Landscape Area UDP designation, non-PDL	A,B,C,D,E	N	FZ1 100%	
ONP 51	Micklefield Road/Woods	High Wycombe	(Residential) Option Not Proceeded	1	n/a	N	Y	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process					More Vulnerable	N		Within urban fabric, existing residential area, bounded by Local Landscape Area UDP designation, PDL	A,B,C,D,E	N	FZ1 100%	
ONP 52	Land off Tyzack Road	High Wycombe	(Residential) Option Not Proceeded	1	n/a	N	N	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process					More Vulnerable	N		Edge of urban fabric, UDP designated Green Space, surrounded by existing residential area, Local Landscape Area to the east, non-PDL	A,B,C,D,E	N	FZ1 100%	
ONP 55	West's Yard	Saunderton	(Residential) Option Not Proceeded	1	n/a	N	N	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process					More Vulnerable	N		Outside of urban fabric site, in Green Belt and AONB, PDL	A,B,C,D,E	N	FZ1 100%	
ONP 56	Syner Garage	Hughenden Valley	(Residential) Option Not Proceeded	1	n/a	N	Y	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process					More Vulnerable	N		Within urban fabric, some development restricted due to location, PDL	A,B,C,D,E	N	FZ1 100%	
ONP 8	Area of land off Lane End Road	High Wycombe	(Residential) Option Not Proceeded	1	n/a	N	Y	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process					More Vulnerable	N		Within urban fabric, UDP designated Local Landscape Area, non-PDL	A,B,C,D,E	N	FZ1 100%	
ONP 9	Land off Dashwood Avenue	High Wycombe	(Residential) Option Not Proceeded	1	n/a	N	Y	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process					More Vulnerable	N		Within urban fabric, non-PDL	A,B,C,D,E	N	FZ1 100%	
ONP1	Land off Chestnut Avenue	Bourne End	(Residential) Option Not Proceeded	1	n/a	N	Y	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process					More Vulnerable	N		Edge of urban fabric, Green belt, Adjacent to existing residential area & AONB, non-PDL	A,B,C,D,E	N	FZ1 100%	
ONP21	Land at Woodburn Moor	High Wycombe	(Residential) Option Not Proceeded	1	n/a	N	Y	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process					More Vulnerable	N		Green belt, UDP designated Local Landscape Area, adjacent to existing residential area and close proximity to M40	A,B,C,D,E	N	FZ1 100%	
ONP22	Land at SRS Joinery Limited	High Wycombe	(Residential) Option Not Proceeded	1	n/a	N	Y	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process					More Vulnerable	N		Existing residential area	A,B,C,D,E	N	FZ1 100%	

ID <sup>1</sup>	Location	Town	Land Use	PPS25 Zone		Historical River Flooding Observed within Site <sup>2</sup>	Known Risk of Flooding from Other Sources (Overland Flow and/or Groundwater Emergence)	Specific Comments (NOTE: Please make reference to overview maps for risk assessment of Option Not Proceeded sites)	Essential Infrastructure	Highly Vulnerable	More Vulnerable	Less Vulnerable	Water Compatible	Proposed Land Use Vulnerability Classification	Exception Test Required	Planning Status	Planning Issues	Type of Development Suitable for Flood Zone	Predicted Increase in Zone 3a Extent due to Climate Change	% of site affected by Flood Zone
				Highest Risk Zone	Proportion of Site Affected															
ONP23	Land off Woodburn Mead	High Wycombe	(Residential) Option Not Proceeded	1	n/a	N	Y							More Vulnerable	N		Existing residential area	A,B,C,D,E	N	FZ1 100%
ONP30	Marlow Football Club	Marlow	(Residential) Option Not Proceeded	1	n/a	N	Y							More Vulnerable	N		Within urban fabric, UDP Green Space designation, non-PDL	A,B,C,D,E	N	FZ1 100%
ONP31	Land at Foxes Piece	Marlow	(Residential) Option Not Proceeded	1	n/a	N	Y							More Vulnerable	N		Within urban fabric, existing residential area, non-PDL	A,B,C,D,E	N	FZ1 100%
ONP33	Land at Liston Road SCP	Marlow	(Residential) Option Not Proceeded	1	n/a	N	Y							More Vulnerable	N		Within urban fabric, town centre location, good public transport access, non-PDL	A,B,C,D,E	N	FZ1 100%
ONP35	Land south of Chalkpit Lane	Marlow	(Residential) Option Not Proceeded	1	n/a	N	N							More Vulnerable	N		Outside of urban fabric, Green Belt and UDP designated Area of Attractive Landscape, non-PDL	A,B,C,D,E	N	FZ1 100%
ONP37	Wilton Farm	Little Marlow	(Residential) Option Not Proceeded	1	n/a	N	Y							More Vulnerable	N		Edge of urban fabric, Green Belt, AONB, PDL	A,B,C,D,E	N	FZ1 100%
ONP38	Land at Little Marlow Road Brook Furniston Place	Marlow	(Residential) Option Not Proceeded	1	n/a	N	Y							More Vulnerable	N		Within urban fabric, part UDP designated Green Space, part existing residential area, non-PDL	A,B,C,D,E	N	FZ1 100%
ONP39	Quottings Square/Christchurch, Oxford Road	Marlow	(Residential) Option Not Proceeded	1	n/a	N	Y							More Vulnerable	N		Within urban fabric, town centre location, good transport links, adjacent to UDP designated Green Space, PDL	A,B,C,D,E	N	FZ1 100%
ONP4	Land at Hawks Hill, Kih Lane	Bourne End	(Residential) Option Not Proceeded	1	n/a	N	N							More Vulnerable	N		Edge of urban fabric, adjacent to UDP designated Green Spaces and AONB, non-PDL	A,B,C,D,E	N	FZ1 100%
ONP40	Land alongside New Road	Princes Risborough	(Residential) Option Not Proceeded	1	n/a	N	Y							More Vulnerable	N		Within urban fabric, UDP designated Green Space, non-PDL	A,B,C,D,E	N	FZ1 100%
ONP44	North of Longwick Road	Princes Risborough	(Residential) Option Not Proceeded	1	n/a	N	Y							More Vulnerable	N		Edge of urban fabric, adjacent to conservation area, mostly non-PDL though small PDL element	A,B,C,D,E	N	FZ1 100%
ONP45	Oak tree Farm	Princes Risborough	(Residential) Option Not Proceeded	1	n/a	N	Y							More Vulnerable	N		Outside of urban fabric, non-PDL	A,B,C,D,E	N	FZ1 100%
ONP5	Jacksons Field	Bourne End	(Residential) Option Not Proceeded	1	n/a	N	Y							More Vulnerable	N		Edge of urban fabric, Green belt adjacent to existing housing, non-PDL	A,B,C,D,E	N	FZ1 100%
PBA 1	Cressax Business Park	High Wycombe	Prime Business Area (Primary use - B1)	1	n/a	N	Y							Less Vulnerable	N	Existing Use	Within urban fabric, surrounded by existing residential area and some UDP designated Green Space, PDL, proposed policy A1 in Site Allocations DPD Preferred Options identifies primary use as B1	A,B,C,D,E	N	FZ1 100%
PBA 5	Peregrine Business Park	High Wycombe	Prime Business Area (Primary use - B1)	1	n/a	N	Y							Less Vulnerable	N	Existing Use	Outside of urban fabric, surrounded by safeguarded land, PDL, proposed policy A1 in Site Allocations DPD Preferred Options identifies primary use as B1	A,B,C,D,E	N	FZ1 100%
PBA 6	Johnson and Johnson	High Wycombe	Prime Business Area (Primary use - B1)	1	n/a	N	Y							Less Vulnerable	N	Existing Use	Edge of urban fabric, UDP designated Green Space to north and east, M40 to south, PDL, proposed policy A1 in Site Allocations DPD Preferred Options identifies primary use as B1	A,B,C,D,E	N	FZ1 100%
PBA 9	Bstone Road	Stokenchurch	Prime Business Area (Primary use - B1)	1	n/a	N	N							Less Vulnerable	N	Existing Use	Edge of urban fabric, proposed business park, existing residential area to east, within AONB, immediately next to J5 M40, PDL, non-PDL, proposed policy A1 in Site Allocations DPD identifies primary use as B1	A,B,C,D,E	N	FZ1 100%
PBA8	Marlow International	Marlow	Prime Business Area	1	n/a	N	Y							Less Vulnerable	N		Edge of urban fabric, current business park, site found immediately next to A404 junction, PDL, proposed policy A1 in Site Allocations DPD Preferred Options identifies primary use as B1	A,B,C,D,E	N	FZ1 100%
PC1	Avon Works	High Wycombe	Potential Change Site	1	n/a	N	Y										Within urban fabric, existing residential area, PDL	A,B,C,D,E	N	FZ1 100%
PC10	Gordons Builders Merchants	High Wycombe	Potential Change Site	1	n/a	N	N										Within urban fabric, surrounded by existing residential area, UDP designated existing user as poor for location, incorporates some land designated Green Space in UDP, PDL	A,B,C,D,E	N	FZ1 100%
PC11	Place Farm Way	Princes Risborough	Potential Change Site	1	n/a	N	Y										Within urban fabric, existing residential area, PDL	A,B,C,D,E	N	FZ1 100%
PC2	Marsh Works	High Wycombe	Potential Change Site	1	n/a	N	N										Within urban fabric, UDP designated user as poor for site, surrounded by existing residential use, PDL	A,B,C,D,E	N	FZ1 100%
PC3	Springwell Flat Services	High Wycombe	Potential Change Site	1	n/a	N	Y										Within urban fabric, UDP designated user as poor for site, within existing residential area, PDL	A,B,C,D,E	N	FZ1 100%
PC4	Hazlemere Telephone Exchange	High Wycombe	Potential Change Site	1	n/a	N	Y										Within urban fabric, existing residential area, PDL	A,B,C,D,E	N	FZ1 100%
PC5	Hazlemere Upholstery	High Wycombe	Potential Change Site	1	n/a	N	N										Within urban fabric, existing residential area, bounded by UDP designated Green Space to south, within Conservation Area, PDL	A,B,C,D,E	N	FZ1 100%
PC6	J. Dewley Ltd	High Wycombe	Potential Change Site	1	n/a	N	N										Within urban fabric, surrounded by existing residential area, PDL	A,B,C,D,E	N	FZ1 100%
PC7	Bcc Highways Depot, Longwick Road	Princes Risborough	Potential Change Site	1	n/a	N	Y										Within urban fabric, existing residential area, PDL	A,B,C,D,E	N	FZ1 100%
PC9	Wharf Business Centre	Bourne End	Potential Change Site	1	n/a	N	Y										Within urban fabric, UDP designated Town Centre Primary Shopping Area, PDL	A,B,C,D,E	N	FZ1 100%
RES 10	Jubilee Works	High Wycombe	Residential	1	n/a	N	Y							More Vulnerable	N		Within urban fabric, PDL site identified through Employment Land Review as having potential for change of use and identified in Site Allocations DPD Preferred Options for residential	A,B,C,D,E	N	FZ1 100%
RES 11	Belfield First and Middle School	High Wycombe	Residential	1	n/a	N	N							More Vulnerable	N		Within urban fabric, loss of educational space, PDL, non-PDL, past Outline Permission lapsed, site cleared and immediately available for development, development brief in place which comprises provision of a care home and informal and recreational open space	A,B,C,D,E	N	FZ1 100%
RES 12	Downley County Middle School	High Wycombe	Residential	1	n/a	N	N							More Vulnerable	N		Within urban fabric, PDL, non-PDL, school vacant and immediately available for development, full application for 64 dwellings + open space refused, development brief in place for site which comprises mix of dwellings and provision of informal and recreation open space requirements	A,B,C,D,E	N	FZ1 100%
RES 13	Amersham and Wycombe College	Flackwell Heath	Residential	1	n/a	N	Y							More Vulnerable	N	Outline Planning Permission	Outside of urban fabric, in Green Belt, AONB lies to the south, loss of educational facilities, PDL, non-PDL, Outline Permission with s106 agreement, new site for college still to be identified	A,B,C,D,E	N	FZ1 100%
RES 14	Royal Oak Public House	Great Kinghill	Residential	1	n/a	N	N							More Vulnerable	N	Planning Permission	Within urban fabric, existing residential area, bounds UDP designated Green Space, PDL, site cleared ready for commencement soon	A,B,C,D,E	N	FZ1 100%
RES 15	Hazlemere Coach Works	High Wycombe	Residential	1	n/a	N	N							More Vulnerable	N		Within urban fabric, surrounded by existing residential area, UDP designated existing user as poor for location, suitable for residential development, PDL	A,B,C,D,E	N	FZ1 100%
RES 16	Katherine Krapp Home	High Wycombe	Residential	1	n/a	N	N							More Vulnerable	N		Within urban fabric, existing residential area, bounded by UDP designated Green Space to north west and safeguarded land to south, PDL	A,B,C,D,E	N	FZ1 100%
RES 17	Land off Elmshott Close	High Wycombe	Residential	1	n/a	N	Y							More Vulnerable	N	Planning Permission	Within urban fabric, existing residential area, UDP designated Local Landscape Area to the west, PDL	A,B,C,D,E	N	FZ1 100%

ID	Location	Town	Land Use	PPS25 Zone		Historical River Flooding Observed within Site²	Known Risk of Flooding from Other Sources (Overland Flow and/or Groundwater Emergence)	Specific Comments (NOTE: Please make reference to overview maps for risk assessment of Option Not Proceeded sites)	Essential Infrastructure	Highly Vulnerable	More Vulnerable	Less Vulnerable	Water Compatible	Proposed Land Use Vulnerability Classification	Exception Test Required	Planning Status	Planning Issues	Type of Development Suitable for Flood Zone	Predicted Increase in Zone 3a Extent due to Climate Change	% of site affected by Flood Zone
				Highest Risk Zone	Proportion of Site Affected															
RES 18	Old Kiln (Chilters Print Services), Willow Chase	High Wycombe	Residential	1	n/a	N	N	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process.					More Vulnerable	N		Within urban fabric, existing residential area, PDL identified in UCS as suitable for residential development, available for immediate development	A,B,C,D,E	N	FZ1 100%	
RES 19	Boston House	High Wycombe	Residential	1	n/a	N	Y	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process.					More Vulnerable	N	Planning Permission	Town centre location, existing employment/shopping site, close proximity to rail station, PDL	A,B,C,D,E	N	FZ1 100%	
RES 2	Sandown Works	High Wycombe	Residential	1	n/a	N	Y	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process.					More Vulnerable	N	Planning Permission Implemented	Within urban fabric, existing residential area, UDP designated existing user as poor for location, PDL 20 dwellings nearly complete	A,B,C,D,E	N	FZ1 100%	
RES 20	Edric House, Castle Street	High Wycombe	Residential	1	n/a	N	Y	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process.					More Vulnerable	N	Planning Permission Implemented	Town centre location, UDP Shopping designation and Conservation Area, close proximity to rail station, PDL, construction of 24 dwellings started Aug/Sept 2007	A,B,C,D,E	N	FZ1 100%	
RES 21	Former Loyds Bank	High Wycombe	Residential	1	n/a	N	Y	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process.					More Vulnerable	N	Planning Permission	Town centre location, UDP Shopping designation, close proximity to rail station, PDL	A,B,C,D,E	N	FZ1 100%	
RES 22	Sangria, West End Road	High Wycombe	Residential	1	n/a	N	Y	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process.					More Vulnerable	N	Planning Permission	Town centre location, PDL	A,B,C,D,E	N	FZ1 100%	
RES 23	Land between 236-244 & Glynwood, Hughenden Road	High Wycombe	Residential	1	n/a	N	Y	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process.					More Vulnerable	N	Planning Permission Implemented	Edge of urban fabric, non-PDL, construction of 4 dwellings started Feb 2007	A,B,C,D,E	N	FZ1 100%	
RES 25	Former Bucks Free Press	High Wycombe	Residential	1	n/a	N	Y	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process.					More Vulnerable	N	Planning Permission Implemented	Edge of urban fabric, surrounded by existing residential area, safeguarded land to the north, PDL, under construction with some completions by 31.03.07, additional application for additional 20 dwellings approved	A,B,C,D,E	N	FZ1 100%	
RES 26	John North Hall of Residence	High Wycombe	Residential	1	n/a	N	N	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process.					More Vulnerable	N		Within urban fabric, existing residential area, close proximity to J4 M40, PDL, BCUIC are consolidating facilities in and around the town centre making site available, site identified for residential in Site Allocations DPD Preferred Options subject to student accommodation being provided elsewhere (Bridge St earmarked for this)	A,B,C,D,E	N	FZ1 100%	
RES 3	42-52 Abercromby Avenue	High Wycombe	Residential	1	n/a	N	N	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process.					More Vulnerable	N	Planning Permission Implemented	Within urban fabric, PDL, construction of 19 dwellings started Aug 2006	A,B,C,D,E	N	FZ1 100%	
RES 30	Land off Quotings Drive	Marlow	Residential	1	n/a	N	Y	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process.					More Vulnerable	N	Planning Permission Implemented	Within urban fabric, within Conservation Area, bounded by UDP designated Green Space to east and south and existing residential area to north and west, non-PDL, construction of 24 dwellings started Sept 2006	A,B,C,D,E	N	FZ1 100%	
RES 31	Portlands	Marlow	Residential	1	n/a	N	Y	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process.					More Vulnerable	N		Within urban fabric, within conservation area, bounded by UDP designated primary and secondary shopping frontage zones and existing residential areas, PDL, development brief in place for site which comprises mix of dwellings and open space provision requirements	A,B,C,D,E	N	FZ1 100%	
RES 32	Embrook & Adjacent Padlock and Hubbard Works, Mill Lane	Princes Risborough	Residential	1	n/a	N	Y	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process.					More Vulnerable	N		Edge of urban fabric, existing residential area, close proximity to rail station, bounded by ACNB and Green Belt, PDL, non-PDL, school use ceased, immediately available for development, only built footprint should be available for residential development, site identified for residential in Site Allocations DPD Preferred Options for residential development	A,B,C,D,E	N	FZ1 100%	
RES 34	Stokenchurch County First School	Stokenchurch	Residential	1	n/a	N	N	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process.					More Vulnerable	N		Within urban fabric, existing residential area, UDP designated Green Space to east, loss of educational land, PDL/non-PDL, school use ceased, immediately available for development, development brief in place for site which comprises mix of dwellings and provision of informal and recreation open space requirements	A,B,C,D,E	N	FZ1 100%	
RES 36	BCP Site, Bassetsbury Lane	High Wycombe	Residential	1	n/a	N	Y	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process.					More Vulnerable	N	Outline Planning Permission	Within urban fabric, existing residential area, significant mixed use site to north, PDL, Outline Planning Permission - factory still occupied	A,B,C,D,E	Y	FZ1 100%	
RES 37	Former Ercol Factory	High Wycombe	Residential	1	n/a	N	Y	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process.					More Vulnerable	N	Planning Permission Implemented	Within urban fabric, surrounded by existing residential area and general development, PDL, construction for 205 dwellings started with some completions by 31.03.07	A,B,C,D,E	N	FZ1 100%	
RES 38	Former Express Dairy	High Wycombe	Residential	1	n/a	N	Y	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process.					More Vulnerable	N		Within urban fabric, existing residential area, bounded by UDP designated Green Space and Conservation Area to north and east, PDL, UCS identified as suitable for residential, vacant and immediately available for development	A,B,C,D,E	N	FZ1 100%	
RES 39	Former Terriers First School	High Wycombe	Residential	1	n/a	N	N	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process.					More Vulnerable	N		Within urban fabric, north west boundary opposite Conservation Area and UDP designated Local Landscape area, PDL/non-PDL, site cleared and immediately available for development, development brief in place for site which comprises mix of dwellings and provision of informal and recreation open space requirements	A,B,C,D,E	N	FZ1 100%	
RES 4	Association of Project Management, 150 West Wycombe Road	High Wycombe	Residential	1	n/a	N	Y	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process.					More Vulnerable	N		Within urban fabric, existing residential area, UCS identified as suitable for residential development, PDL	A,B,C,D,E	N	FZ1 100%	
RES 40	Grove Furniture North, Ricketts Road	High Wycombe	Residential	1	n/a	N	Y	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process.					More Vulnerable	N		Within urban fabric, PDL, site identified through the Employment Land Review as having potential for a change of use and identified in Site Allocations DPD Preferred Options for residential	A,B,C,D,E	N	FZ1 100%	
RES 41	Grove Furniture South, Ricketts Road	High Wycombe	Residential	1	n/a	N	Y	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process.					More Vulnerable	N		Within urban fabric, PDL, site currently in employment use, site identified through the Employment Land Review as having potential for a change of use and identified in Site Allocations PD for residential	A,B,C,D,E	N	FZ1 100%	
RES 42	Land to rear of Quebec Road	High Wycombe	Residential	1	n/a	N	Y	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process.					More Vulnerable	N		Within urban fabric, within existing residential area, non-PDL, site identified in UCS as having potential to accommodate additional residential alongside Ercol LP housing allocation	A,B,C,D,E	N	FZ1 100%	
RES 43	Nesley Works, Queens Road	High Wycombe	Residential	1	n/a	N	Y	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process.					More Vulnerable	N		Within urban fabric, PDL, vacant site, site identified through the Employment Land Review as having the potential for a change of use and identified in Site Allocations DPD Preferred Options for residential development	A,B,C,D,E	N	FZ1 100%	
RES 44	Part of Ercol Strategic Housing Allocation	High Wycombe	Residential	1	n/a	N	N	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process.					More Vulnerable	N		Within urban fabric, surrounded by existing residential area, PDL, vacant land, site identified in UCS as having potential to accommodate additional residential alongside Ercol LP housing allocation, mitigation measures are likely to be required due to proximity to rail line	A,B,C,D,E	N	FZ1 100%	
RES 45	Rear of 42-58 Tenzing Drive	High Wycombe	Residential	1	n/a	N	N	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process.					More Vulnerable	N		Within urban fabric, existing residential area, non-PDL, site identified in UCS as having potential to accommodate additional residential alongside Ercol LP housing allocation	A,B,C,D,E	N	FZ1 100%	
RES 46	Riverlock House, Spring Gardens Road	High Wycombe	Residential	1	n/a	N	Y	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process.					More Vulnerable	N	Planning Permission	Within urban fabric, existing residential area, PDL	A,B,C,D,E	N	FZ1 100%	
RES 47	Selton House, 113 Tottenham Road	High Wycombe	Residential	1	n/a	N	Y	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process.					More Vulnerable	N	Planning Permission Implemented	Within urban fabric, existing residential area, PDL, construction of 9 dwellings started Jan 2007	A,B,C,D,E	N	FZ1 100%	
RES 48	Simbeck Furniture Ltd (Cherry Orchard Works)	High Wycombe	Residential	1	n/a	N	Y	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process.					More Vulnerable	N	Planning Permission	Within urban fabric, PDL	A,B,C,D,E	N	FZ1 100%	
RES 49	Spring Gardens Art Centre	High Wycombe	Residential	1	n/a	N	Y	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process.					More Vulnerable	N	Planning Permission	Within urban fabric, existing residential area, PDL	A,B,C,D,E	N	FZ1 100%	
RES 5	ConstantAir Systems	High Wycombe	Residential	1	n/a	N	Y	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process.					More Vulnerable	N	Planning Permission	Within urban fabric, PDL, S106 agreement concluded Nov 2006	A,B,C,D,E	N	FZ1 100%	
RES 50	St Marks Methodist Church	High Wycombe	Residential	1	n/a	N	Y	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process.					More Vulnerable	N	Planning Permission	Within urban fabric, existing residential area, northeast boundary bounds UDP Green Space designation, PDL, construction of 25 dwellings expected to start soon	A,B,C,D,E	N	FZ1 100%	
RES 51	Starlocks	High Wycombe	Residential	1	n/a	N	N	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process.					More Vulnerable	N	Planning Permission Implemented	Within urban fabric, existing residential area, bounded by UDP designated Green Space to the north, PDL, 300 dwellings expected completion Spring 2008	A,B,C,D,E	N	FZ1 100%	
RES 52	The Mickfield Inn	High Wycombe	Residential	1	n/a	N	Y	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process.					More Vulnerable	N	Planning Permission Implemented	Within urban fabric, existing residential area, PDL, construction of 22 dwellings started March 2007	A,B,C,D,E	N	FZ1 100%	
RES 53	Wellesbourne Campus	High Wycombe	Residential	1	n/a	N	N	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process.					More Vulnerable	N		Edge of urban fabric, bounded by UDP designated Green Space to west and south and ACNB and Green Belt to north, loss of educational land, PDL, BCUIC consolidating facilities in town centre making site available, current developed footprint suitable for residential use	A,B,C,D,E	N	FZ1 100%	
RES 54	Kingwood County First School	High Wycombe	Residential	1	n/a	N	N	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process.					More Vulnerable	N		Within urban fabric, surrounded by existing residential area, western boundary bounds Conservation Area, PDL/non-PDL, school use ceased, site immediately available for development, development limited by open space and protected trees and retention of some land off community use	A,B,C,D,E	N	FZ1 100%	
RES 55	Beechlands	High Wycombe	Residential	1	n/a	N	N	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process.					More Vulnerable	N	Planning Permission	Within urban fabric, existing residential area, PDL	A,B,C,D,E	N	FZ1 100%	

ID <sup>1</sup>	Location	Town	Land Use	PPS25 Zone		Historical River Flooding Observed within Site <sup>2</sup>	Known Risk of Flooding from Other Sources (Overland Flow and/or Groundwater Emergence)	Specific Comments (NOTE: Please make reference to overview maps for risk assessment of 'Option Not Proceeded' sites)	Essential Infrastructure	Highly Vulnerable	More Vulnerable	Less Vulnerable	Water Compatible	Proposed Land Use Vulnerability Classification	Exception Test Required	Planning Status	Planning Issues	Type of Development Suitable for Flood Zone	Predicted Increase in Zone 3a Extent due to Climate Change	% of site affected by Flood Zone
				Highest Risk Zone	Proportion of Site Affected															
RES 6	Coppyground Lane Depot	High Wycombe	Residential	1	n/a	N	Y	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process.						More Vulnerable	N		Within urban fabric, existing residential area, PDL site identified in Employment Land Review as having potential for a change of use for residential	A,B,C,D,E	N	FZ1 100%
RES 7	Foly Works	High Wycombe	Residential	1	n/a	N	Y	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process.						More Vulnerable	N		Within urban fabric, PDL site identified through Employment Land Review as having potential for change of use and identified in Site Allocations DPD Preferred Options for residential	A,B,C,D,E	N	FZ1 100%
RES 9	Guldmaster Works	High Wycombe	Residential	1	n/a	N	Y	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process.						More Vulnerable	N	Planning Permission	Town centre location, PDL	A,B,C,D,E	N	FZ1 100%
RES1	Well End farm	Bourne End	Residential	1	n/a	N	Y	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process.						Less Vulnerable	N	Planning Permission	Edge of urban fabric, existing residential area surrounded by UDP designated Green Space, PDL	A,B,C,D,E	N	FZ1 100%
RES28	Clean Linen Services	Marlow	Residential	1	n/a	N	Y	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process.						Less Vulnerable	N		Within urban fabric, existing residential area, PDL suitable for residential development (up to 20 dwellings)	A,B,C,D,E	N	FZ1 100%
RES29	Great Marlow School	Marlow	Residential	1	n/a	N	Y	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process.						Less Vulnerable	N		Within urban fabric, loss of educational space, PDL/non-PDL, site immediately available for development, outline application for 60 dwellings received May 2007	A,B,C,D,E	N	FZ1 100%
RES33	icknield Court	Princes Risborough	Residential	1	n/a	N	Y	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process.						Less Vulnerable	N		Within urban fabric, existing residential area, PDL, available for redevelopment on completion of extra care facility at Berryfields First School site, identified in Site Allocations DPD Preferred Options for residential, resolution to grant full permission subject to S106 agreement	A,B,C,D,E	N	FZ1 100%
RET3	Riley Road Car Park	Marlow	Retail	1	n/a	N	Y	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process.						Less Vulnerable	N		Within urban fabric, town centre UDP designated Primary Shopping Area, PDL, proposed designation in Site Allocations DPD Preferred Options identifies expansion of foodstore as part of a mixed use development	A,B,C,D,E	N	FZ1 100%
SG 2	Terriers Farm	High Wycombe	Safeguarded	1	n/a	N	Y	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process.									Edge of urban fabric, safeguarded for unspecified development (acts as landmark), bounded by existing residential area, Conservation Area, UDP Green Space designation, Green Belt, ANCS and safeguarded land, non-PDL, proposed Policy A16 in Site Allocations DPD Preferred Options safeguards this land for longer term development	A,B,C,D,E	N	FZ1 100%
SG 3	Abbey Barn North	High Wycombe	Safeguarded	1	n/a	N	Y	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process.									Edge of urban fabric, safeguarded for unspecified development (acts as landmark), bounded by existing residential area, UDP Local Landscape Area designation and Green Belt, non-PDL, proposed Policy A16 in Site Allocations DPD Preferred Options safeguards this land for longer term development	A,B,C,D,E	N	FZ1 100%
SG 4	Abbey Barn South	High Wycombe	Safeguarded	1	n/a	N	Y	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process.									Edge of urban fabric, safeguarded for unspecified development (acts as landmark), bounded by existing residential area, UDP Green Space and Local Landscape Area designations, and Green Belt, non-PDL, proposed Policy A16 in Site Allocations DPD Preferred Options safeguards this land for longer term development	A,B,C,D,E	N	FZ1 100%
SR 1	Heights County First School	Downley	Special Residential	1	n/a	N	N	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process.						More Vulnerable	N		Within urban fabric, loss of educational space, PDL/non-PDL, site cleared and immediately available for development, proposed designation in Site Allocations DPD Preferred Options identifies for care home	A,B,C,D,E	N	FZ1 100%
SR 2	erryfield County First Sch	Princes Risborough	Special Residential	1	n/a	N	Y	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process.						More Vulnerable	N		Within urban fabric, existing residential area, bounded by UDP designated Green Space to north west, loss of educational land, PDL, potential for community use and residential development	A,B,C,D,E	N	FZ1 100%
SR 3	Stockwells (former timber yard)	Stokenchurch	Special Residential	1	n/a	N	N	This site is situated wholly within Zone 1 Low Probability. There are no pressing planning constraints placed on this site by PPS25 as a result of fluvial flood risk, however it is essential that the potential risk of flooding from other sources is thoroughly understood, and mitigated as an integral part of the design process.						More Vulnerable	N	Existing Use	Edge of urban fabric, existing residential area to east, within ACNB, immediately next to J5 M40, PDL, proposed designation in Site Allocations DPD Preferred Options for low intensity B1, B2 and B8 uses with ancillary office development, also scope for nursing home provision	A,B,C,D,E	N	FZ1 100%

<sup>1</sup> NOTE: Sites that have a 'GBA' or 'PBA' prefix are sites that are currently in use and will undergo redevelopment.

<sup>2</sup> Evidence of historical river flooding taken from Figure B in Level 1 SFRA.