



Princes Risborough Town Plan – Flood Risk Sequential Approach Report

February 2016



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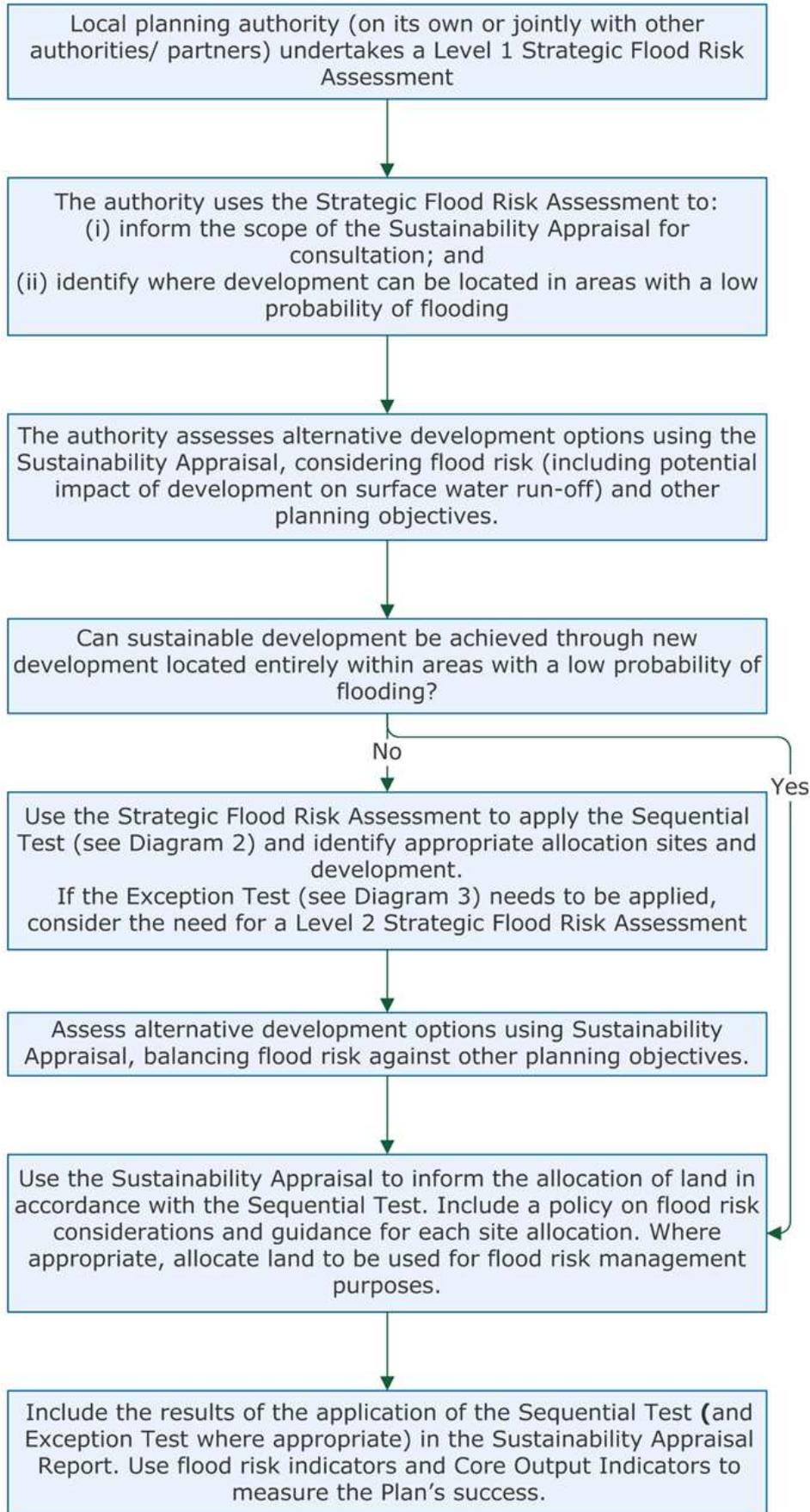
1. Introduction

- 1.1 This report sets out the sequential test relating to proposed site allocations as included in the draft Princes Risborough Town Plan (PRTP) (February 2016) consultation document. The PRTP is an Area Action Plan for the Princes Risborough area and as such this assessment focuses on this area only.
- 1.2 The methodology is based upon the guidance and requirements set out in the National Planning Policy Framework, the National Planning Practice Guidance on Flood Risk and Coastal Change and past discussions with the Environment Agency.
- 1.3 The PRTP seeks to allocate 7 sites, of which 5 are located solely within fluvial Flood risk zone 1, and 2 sites are partly within fluvial Flood Zone 2 and fluvial Flood Zones 3a and 3b. Five sites are also partly in medium and high surface water flood risk areas.
- 1.4 This sequential test is based upon the Strategic Flood Risk Assessment Update (2014) undertaken for the Council by Jacobs which has been agreed by the Environment Agency and contains information on the following:
 - Fluvial Flood Risk
 - Historical River Flooding
 - Winter 2013/2014 flooding locations
 - Incidents of sewer flooding
 - Risk of flooding from surface water
 - Groundwater emergence areas
 - Locations of vulnerable uses and vulnerable people
 - Flood risk management strategy action plan areas
 - Critical drainage areas
 - Potential Impacts of Climate Change upon flood risk
 - Residual risk of flooding

2. National Planning Policy Framework Context

- 2.1 The National Planning Policy Framework (NPPF) sets out the national policy in relation to development and flood risk. In producing development plans consideration needs to be given to the present and future levels of flood risk. A risk based approach to allocating land is required whereby the aim is to identify land for development that is in the lowest possible flood risk zone.
- 2.2 The NPPF requires that when allocating land for development the sequential test should be applied to demonstrate that there are no reasonably available sites with a lower probability of flooding for the type of development or land use proposed.
- 2.3 In applying the sequential test preference should be given to land that is located in Flood Zone 1, and if no reasonably available alternative is available for the type of development proposed, only then should consideration be given to locating development within Flood Zone 2 and then Flood Zone 3. If following the application of the sequential test it is not possible to allocate land for development on areas with a lower probability of flooding, subject to the application of the Exceptions Test, sites can be allocated in areas of higher flood risk dependent upon the vulnerability of use proposed as defined by the NPPG.

Flood risk management in plan making (NPPG flowchart)



- 2.4 Further detail on how to apply the national policy is also contained in the National Planning Practice Guidance¹ which sets out more detail on the sequential test, exceptions test, flood zones and vulnerability of different land uses.

3. Summary of Strategic Flood Risk Assessment level 1 update in relation to Princes Risborough

- 3.1 A number of small streams and watercourses flow through the Princes Risborough Town Plan area. This includes the Horsenden Stream which is a tributary of the Kingsey Cuttle Brook which flows west off the Chiltern Hills to Thame.

Fluvial Flood Risk

- 3.2 The district-wide SFRA has identified the probability of fluvial flood risk across the district as well as mapping other sources of flooding. The flood zones in the SFRA are based on the most recent Flood Zone Map produced by the Environment Agency. The SFRA has also modelled the impacts of climate change on the flood zones where modelling is available to identify if the area at risk from flooding will increase as a result of climate change.
- 3.3 In terms of fluvial flooding, the analysis of the data in the SFRA has identified that a relatively small part of the Princes Risborough Town Plan area is at risk of flooding (see Figure 1 of the SFRA 2014 level 1 update).

Impacts of Climate Change

- 3.4 Currently, there is no available climate change modelling for the area. The SFRA 2014 level 1 update recommends that, in the absence of further detailed flood modelling to define the impact of climate change on fluvial flood zones in the area, the following interpretation of mapping should be made:

¹ <http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/>

- the anticipated extent of Zone 3b (functional floodplain) at the end of this century may be approximated by the current zone 3a (the 1% AEP flood);
- the anticipated extent of zone 3a (the 1% AEP flood) at the end of this century may be approximated by the current Zone 2 (the 0.1% AEP flood); and
- the anticipated extent of zone 2 (1% - 0.1% AEP flood) at the end of the century should be determined by analysing local ground levels to establish which areas currently in Zone 1 would be re-classified as Zone 2.

3.5 The EA has advised that, in relation to areas of the District away from the River Thames and the River Wye where there is no detailed modelling, as a conservative estimate Flood Zone 2 should be used as an indication of the extent of Flood Zone 3 in 100 years' time.

4. Wycombe Development Plans

- 4.1 In 2008 Wycombe District Council adopted the Core Strategy, which set housing targets for the District, but did not make any allocations for development. In 2013, WDC adopted the Delivery and Site Allocations for Town Centres and Managing Development, which only allocated sites in High Wycombe, Marlow and Princes Risborough town centres. The Council is now reviewing the District's objectively assessed housing and economic development needs to produce a new Local Plan which will replace the 2004 Local Plan and 2008 Core Strategy, and is producing an Area Action Plan for the town of Princes Risborough for the period 2013 – 2033. It comes in advance of the preparation of a Local Plan for the remainder of Wycombe District so as to plan positively and proactively for the future of the town in the context of major speculative applications in the area.
- 4.2 The Princes Risborough Town Plan (Area Action Plan (AAP)), together with the new Wycombe District Local Plan and Delivery and Site Allocations Plan, will form the new local plan for the District.
- 4.3 The draft Princes Risborough Town Plan (PRTP) proposes the following:

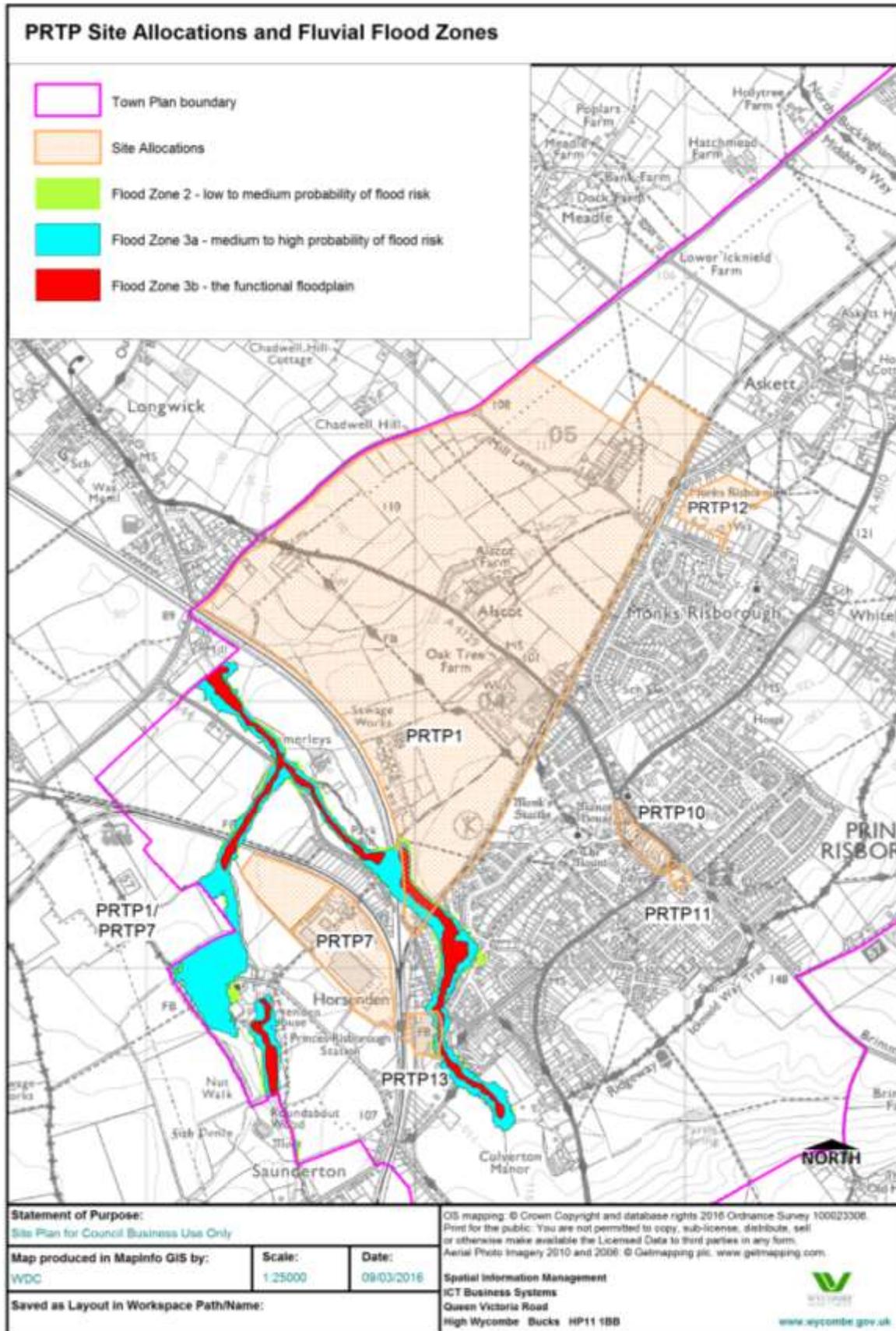
- An expansion area to the town for around 2000-2500 homes to contribute to meeting the District's objectively assessed needs;
- Land for business as an expansion to the Princes Estate;
- New and improved infrastructure to accompany the growth proposed, most significantly, major new road infrastructure which the plans depends on in the context of major development here;
- A strong green infrastructure framework for the growth of the town;
- Opportunities for improving the town centre and railway station area, including proposals for the public realm, retail and parking;
- Designates land at the Molins sports ground for sports and recreation.

4.4 A separate sequential test will be prepared to support the new Local.

4.5 This sequential assessment does not include existing developed sites such as scattered employment sites, as these are not proposed allocations. Any future proposals for their redevelopment will need to meet the requirements of existing development plan policies, including the sequential test where appropriate.

4.6 The PRTP proposed allocations are shown in figure 1; this also shows the extent of the fluvial flood zones as identified in the SFRA Level 1 update (2014).

Figure 1 Princes Risborough Town Plan allocations and Areas of Fluvial Flood Risk



4.7 Table 1 sets out the coverage of flood risk zones in the Princes Risborough Town Plan area, and shows that the overwhelming majority of the plan area is at low risk of fluvial flooding, with less than 2.5% in flood zones 2 or 3 and as such only a small area is subject to a high risk of flooding.

Table 1 Areas subject to fluvial flood risk in the AAP

Princes Risborough AAP area	1,260.196 ha	100%
Flood Zone 1 - low probability of river flooding	1,229.042	97.53
Flood Zone 2 - low to medium probability of river flooding	3.662	0.29
Flood Zone 3a - high probability of river flooding	19.091	1.51
Flood Zone 3b - the functional floodplain	8.401	0.67

4.8 Table 2 sets out the coverage of fluvial flood risk zones in the proposed expansion area, and shows that overall there is a relatively small area (less than 1%) that is subject to a high risk of flooding.

Table 2 Areas subject to fluvial flood risk in the expansion area (PRTP1)

PRTP1 Princes Risborough expansion area	179.463 ha	100%
Flood Zone 1 - low probability of river flooding	177.791	99.10
Flood Zone 2 - low to medium probability of river flooding	0.294	0.15
Flood Zone 3a - high probability of river flooding	0.637	0.35
Flood Zone 3b - the functional floodplain	0.741	0.40

4.9 One proposed allocation - PRTP13 Railway Station Site – is partly within flood zones 2 and 3; the majority (73%) is at low risk of fluvial flooding. Table 3 sets out coverage of the site by each fluvial flood risk zone.

Table 3 Areas subject to fluvial flood risk at PRTP13 Railway Station site

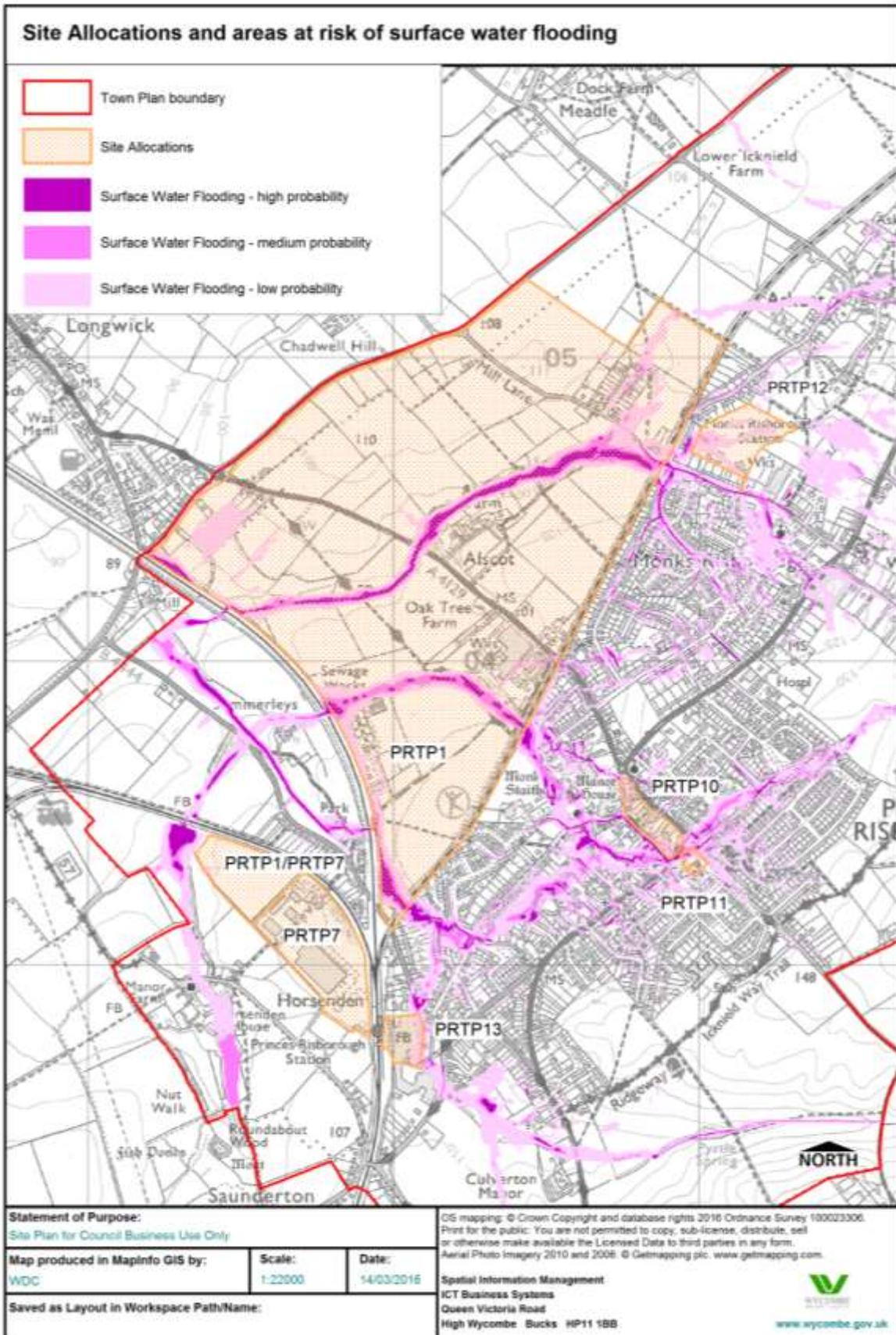
PRTP13 Railway station site	1.904 ha	100%
Flood Zone 1 - low probability of river flooding	1.394 ha	73.22
Flood Zone 2 - low to medium probability of river flooding	0.072 ha	3.78
Flood Zone 3a - high probability of river flooding	0.295 ha	15.49
Flood Zone 3b - the functional floodplain	0.143	7.51

4.10 All other sites are wholly within fluvial Flood Zone 1.

5. Other sources of flooding

- 5.1 The SFRA Level 1 update also assesses other sources of flooding; these include surface water, groundwater and ordinary watercourses (those not included in the Environment Agency's fluvial flood risk mapping).
- 5.2 The SFRA does not provide detailed assessments of groundwater flood risk at a site specific level and as such it has not been dealt with in the same way as fluvial flood risk by this sequential assessment.
- 5.3 The SFRA Level 1 update identifies that the Environment Agency's "Risk of Flooding from Surface Water" data best represents those areas which are susceptible to local flooding, specifically areas where flooding from surface water, groundwater and ordinary watercourses is likely to be most severe.
- 5.4 The area covered by the PRTP is identified in level 1 update as being at risk of groundwater flooding, however, it is not possible to assess the exact level of risk presented by groundwater at this stage due to the coarse / high level of information available from the Environment Agency, more detailed assessment of risk and necessary mitigation measures will be required as part of any site specific flood risk assessments at the planning application stage.
- 5.5 Surface Water Flooding has been identified as a specific potential issue within the Princes Risborough area. The PRTP proposed allocations are shown in figure 2; this also shows the extent of the areas at risk of surface water flooding as identified in the SFRA Level 1 update (2014).

Figure 2 Princes Risborough Town Plan allocations and Areas of Surface Water Flood Risk



- 5.6 Tables 4 to 11 below set out how the sites proposed for allocations in the PRTP are impacted by surface water flood risk.

Table 4 Areas subject to surface water flooding in the AAP

Princes Risborough AAP	1 260.196 ha	100%
Very Low Risk	1 137 ha	90.22
Low Risk of Surface Water Flooding	91.167 ha	7.24
Medium Risk of Surface Water Flooding	18.871 ha	1.50
High Risk of Surface Water Flooding	13.158	1.04

- 5.7 Table 4 sets out the coverage of areas at risk of surface water flooding in the Princes Risborough Town Plan area, and shows that the overwhelming majority of the plan area is at low risk of surface water flood risk, with less than 2.6% in Medium and High Risk of Surface Water Flooding and as such only a small area is subject to a high risk of flooding.

Table 5 Areas subject to surface water flooding in the expansion area

Princes Risborough expansion area	179.463 ha	100%
Very Low Risk	155.908	86.874
Low Risk of Surface Water Flooding	14.742 ha	8.214
Medium Risk of Surface Water Flooding	4.814 ha	2.682
High Risk of Surface Water Flooding	3.999 ha	2.23

- 5.8 As set out in paragraph 5.3 above, groundwater emergence and therefore groundwater flood risk can be best assessed using the surface water flooding map. However it is important to note that groundwater flooding behaves differently from surface water flooding, lasting potentially for days or even weeks.

5.9 Table 5 sets out the coverage of areas at risk of surface water flooding in the proposed expansion area, and shows that overall there is a relatively small area (less than 5%) that is subject to a medium to high risk of surface water flooding.

Table 6 Areas subject to surface water flooding – existing Princes Estate

Princes Risborough PRTP7	10.377 ha	100%
Very Low Risk	10.369 ha	99.92
Low Risk of Surface Water Flooding	0.008 ha	0.08
Medium Risk of Surface Water Flooding	0	0
High Risk of Surface Water Flooding	0	0

5.10 Table 6 sets out the coverage of areas at risk of surface water flooding in the existing Princes Estate, and shows that none of the area is subject to a medium to high risk of surface water flooding.

Table 7 Areas subject to surface water flooding – Princes Estate expansion

PRTP7	5.353 ha	100%
Very Low risk	5.21 ha	97.33
Low Risk of Surface Water Flooding	0.143 ha	2.67
Medium Risk of Surface Water Flooding	0	0
High Risk of Surface Water Flooding	0	0

5.11 Table 7 sets out the coverage of areas at risk of surface water flooding in the Princes Estate expansion, and shows that none of the area is subject to a medium to high risk of surface water flooding.

Table 8 Areas subject to surface water flooding – PRTP10

PRTP10 – Town Centre site – Land fronting New Road	2.065 ha	100%
Very Low Risk	1.498 ha	72.54
Low Risk of Surface Water Flooding	0.458 ha	22.18
Medium Risk of Surface Water Flooding	0.098 ha	4.75
High Risk of Surface Water Flooding	0.011 ha	0.53

5.12 Table 8 sets out the coverage of areas at risk of surface water flooding in Town Centre site: Land fronting New Road, and shows that overall there is a relatively small area (less than 5%) that is subject to a medium to high risk of surface water flooding. However a quarter of the site is at low risk of surface water flooding.

Table 9 Areas subject to surface water flooding – PRTP11

PRTP11 – Town Centre site – Land south of Horns Lane	0.479 ha	100%
Very Low Risk	0.217	45.30
Low Risk of Surface Water Flooding	0.157	32.78
Medium Risk of Surface Water Flooding	0.082	17.12
High Risk of Surface Water Flooding	0.023	4.80

5.13 Table 9 sets out the coverage of areas at risk of surface water flooding in Town Centre site: Land south of Horns Lane, and shows that part of the site (21.92%) is subject to a medium to high risk of surface water flooding (albeit the high risk being below 5%). Furthermore a third of the site overall is at low risk of surface water flooding and 45% is at very low risk.

5.14 The site is previously developed land and is currently used as a car park. The site was already allocated in the Delivery and Site Allocations Plan in 2013. Redeveloping the site represents an opportunity to better manage on-site drainage through SuDS.

Table 10 Areas subject to surface water flooding – PRTP12

PRTP12 Molins Sports Ground	4.294 ha	100%
Very Low Risk	2.950	68.70
Low Risk of Surface Water Flooding	1.300 ha	30.28
Medium Risk of Surface Water Flooding	0.044	1.02
High Risk of Surface Water Flooding	0	0

5.15 Table 10 sets out the coverage of areas at risk of surface water flooding in Molins Sports Ground, and shows that overall there is a very small area (1%) that is subject to a medium risk of surface water flooding. However a third of the site is at low risk of surface water flooding.

Table 11 Areas subject to surface water flooding PRTP13

PRTP13 Railway station site	1.905 ha	100%
Very Low Risk	1.475 ha	77.43
Low Risk of Surface Water Flooding	0.39 ha	20.47
Medium Risk of Surface Water Flooding	0.035 ha	1.84
High Risk of Surface Water Flooding	0.005 ha	0.26

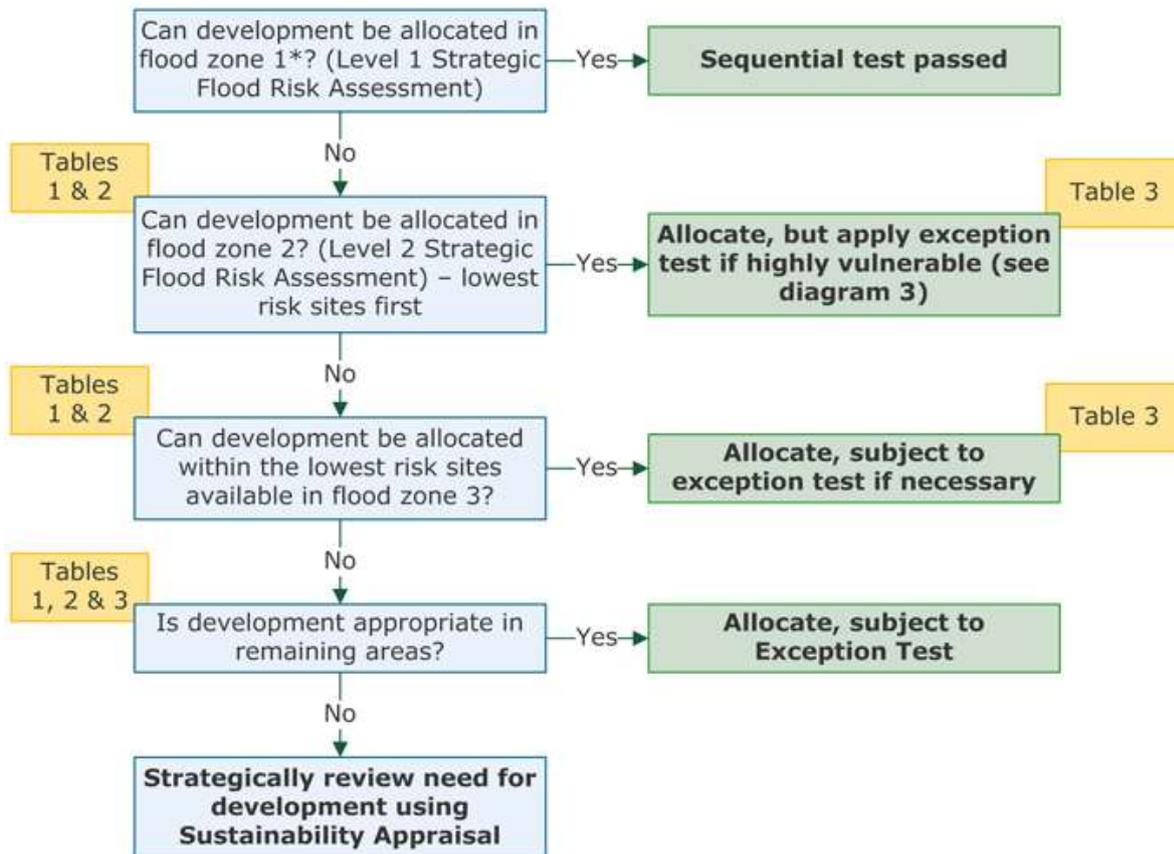
5.16 Table 11 sets out the coverage of areas at risk of surface water flooding at the Railway station site, and shows that overall there is a very small area (2%) that is subject to a medium or high risk of surface water flooding. However just under 23% of the site is at low risk of surface water flooding.

5.17 Overall, no site is wholly within an area at medium or high risk of surface water flooding. Where sites are partly within medium or high risk of surface water flooding, this does not represent more than 6% of the site area, apart from PRTP11 (21.92%).

- 5.18 There is currently no local flood risk management strategy prepared by the Lead Local Flood Risk Authority (BCC) for the Princes Risborough area.
- 5.19 Although not identified by the Environment agency, Critical Drainage Areas have been identified by Wycombe District Council in the SFRA level 1 update. Para 3.4 of the SFRA level 1 update states that the outline of the Medium Risk of Flooding from Surface Water is used as a basis to define WCDA in Wycombe District.

6. Sequential Test

- 6.1 The NPPG sets out how the sequential test should be applied to allocating land. This is set out in the flow chart below.



- 6.2 In order to identify levels of flood risk and compare different sites the flood risk data contained within the SFRA has been used.
- 6.3 In addition to following this methodology where sites overlapped more than one Flood Risk Zone, 20% of the site should be located within the higher risk zone for it to be considered as being at that level of risk². For example, if it was calculated that a site had 5% of the area in Flood Zone 3a, 10% in Flood Zone 2 and the remainder

² This approach was agreed with the Environment Agency for the Delivery and Site Allocations for Town Centres and Managing Development Plan, adopted in 2013, and the same approach has been used here.

in Flood Zone 1- in terms of the sequential test it would be considered to be in Flood Zone 1.

- 6.4 It is important to note that fluvial flood risk zones are not mutually exclusive as they overlap. Any land that is in zone 3b is also zone 3a and zone 2, any land in zone 3a is also zone 2. Therefore in calculating the percentage of a site within any given flood risk zone this needs to be considered e.g. a site that is 5% in zone 3b, 15% in zone 3a and 5% in zone 2 would be 20% zone 3a and 25% zone 2 and as such considered as being 3a for the purposes of this sequential test.
- 6.5 Sites that have been assessed using the 20% threshold will still require a Flood Risk Assessment to accompany the Planning Application. This would need to adopt a sequential approach within the site to ensure that any development taking place was directed to the parts of the site with a lower level of flood risk. The level of complexity of the document will be tailored to the risk associated with the site.

Question 1) is the proposed site in Flood Zone 1 – Low Probability of Flood Risk?

- 6.6 Five sites are located wholly within flood zone 1. One site, the expansion area (PRTP1) also overlaps with a higher flood risk zone 2 (0.9% of site area) but as this represents lower than 20% it is dealt with as being in flood Zone 1.

Question 2) which sites are in Zone 2 Medium Probability of flood risk?

- 6.7 PRTP13 is partly located in Zone 2 (26.78%)

Question 3) which sites are in Zone 3a High Probability of flood risk?

- 6.8 PRTP13 is partly located within Zone 3a (23%)

Question 4) could the development proposals for allocated sites in zones 2 and 3a alternatively be located in a Flood Zone of lower probability of Flood Risk?

- 6.9 The development proposals for this site (PRTP13) could not be located elsewhere as it is a brownfield site that is to be redeveloped. However, the site can be redeveloped in such a way that development avoids the medium and high risk areas as they account for a small proportion of the site.

Question 5) Are the proposed uses for sites within Zone 2 compatible with the Flood Risk Vulnerability Classification (reference Tables 2 and 3 of the National Planning

Practice Guidance) i.e. are they essential infrastructure, water compatible, more vulnerable or less vulnerable classified uses?

6.10 The proposed uses are compatible in terms of being within flood zone 2; the site can be redeveloped in such a way that development avoids the medium risk flood areas.

Question 6) Are the proposed uses for sites within Zone 3a compatible with the Flood Risk Vulnerability Classification (reference Tables 2 and 3 of the National Planning Practice Guidance) i.e. are they water compatible, or less vulnerable classified uses?

6.11 The proposed uses are compatible in terms of being within flood zone 3a; however the exceptions test will need to be passed for the site to be allocated. The site can be redeveloped in such a way that development avoids the high risk flood areas.

Question 7) which sites are in Zone 3b Functional Floodplain?

6.12 PRTP13 is partially located in Flood Zone 3b but as this represents 7.51% of the proposed development area, the site is treated as 3a.

Question 8) Can the development proposals in Zone 3b be redirected to Zone 2 Medium probability or Zone 3a High Probability?

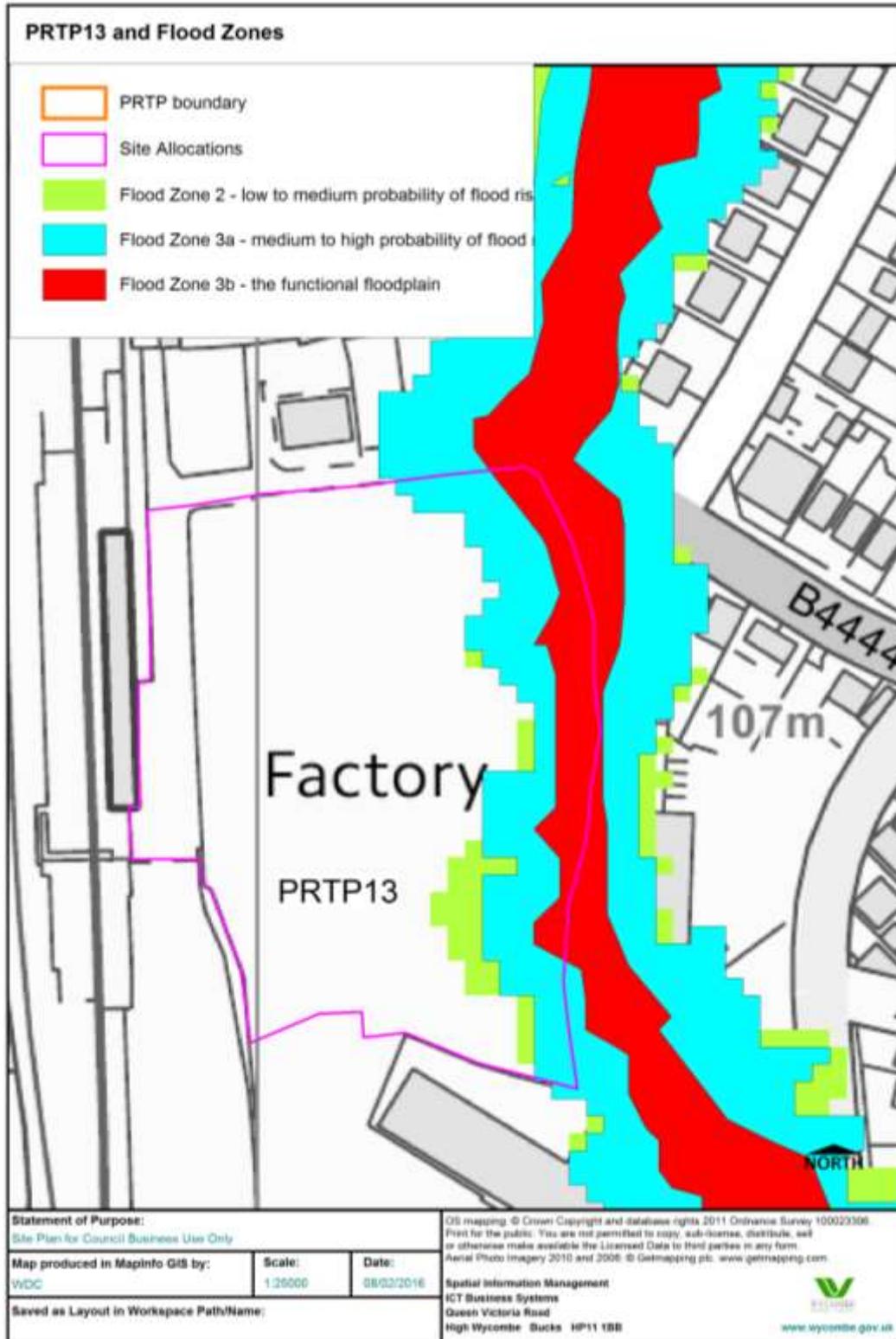
6.13 The site can be redeveloped in such a way that development avoids the high risk flood areas.

Question 9) Are the proposed uses for the site within Zone 3b Functional Floodplain compatible with the Flood Risk Vulnerability Classification (reference Tables 2 and 3 of the National Planning Practice Guidance) i.e. are they water compatible?

6.14 This does not apply.

7. Exceptions Test

PRTP13 Railway Station site



- 7.1 PRTP13 is a brownfield site which formerly had a manufacturing use. It is located on the southern edge of Princes Risborough adjacent to the Railway Station. The majority of the factory has been demolished and the site is currently derelict.
- 7.2 PRTP13 is a mixed use proposal for residential, employment and commercial activities. It is also proposed that it will accommodate a new link road between Summerleys Road and Picts Lane to relieve traffic on Poppy Road and create more legible connections between the station and the wider road network. The Housing and Economic Land Availability Assessment (HELAA) identifies the site as having the potential to deliver a maximum of 90 dwellings.
- a)** A small watercourse runs under the eastern part of the site, the Pyrtle spring, which results in the site having the following percentages in each flood zone: FZ2 26.8; FZ3a 23; FZ3b 7.51%³ It is important to note that this watercourse is currently culverted under the site.
- b) *PDL or lack of alternatives on PDL***
- 7.3 The site is previously developed land.
- c) *Wider sustainability benefits***
- 7.4 This site is a brownfield site, the proposed allocation of this site for redevelopment makes effective use of land as set out in the NPPF. It provides an opportunity to create local housing near facilities and transport networks, and to better integrate the station with the town, support the town's economy by providing new retail and commercial space in a location with good access to public transport, and provide new residential development.
- 7.5 It also provides an opportunity for visual improvements, with the creation of a station square which will gather up the approaches to the station and provide facilities for cars and car parking and for public transport to the station, and for walking and cycling routes to and through the station. Re-development of this site could also provide:
- Improved and enlarged forecourt with integrated bus facilities for interchange and onward travel.

³ These are cumulative percentages as per para 6.4

- A convenience retail space
- Integrated car parking.
- Improved footbridge facilities to provide access to the station from both sides of the track and to create a pedestrian route to the Princes Estate.
- Opportunities for related retailing and refreshments.
- Interpretation facilities for the railway system in general and the steam railway in particular.
- The provision of a hotel would also contribute to the local economy.

7.6 The redevelopment of the site also provides ecological improvements, as the implementation of SuDS, for example green roofs, would contribute to reduce run offs. Furthermore, it would provide an opportunity to deculvert the Pyrtle spring, encouraging habitats creation. This would meet the objectives set out by the Delivery and Site Allocations Plan policy DM15 and is in line with the EA's approach to river deculverting.

7.7 The draft Princes Risborough Town Plan Sustainability Appraisal concludes overall that the site scores positively in terms of meeting the SA objectives.

d) Safe development

- 7.8 The Level 2 assessment of this site has concluded that “overall the risk to life from flooding within the site is therefore considered to be low.”
- 7.9 Individual applications will need to carry out a site specific FRA and direct development away from the medium and high risk areas of flooding located to the east of the site, in particular any residential element of the mixed use site. The site specific FRA must demonstrate that the development will be safe for its lifetime, taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall (NPPF para 102).

Appendix 1 – Sites proposed for allocation in Princes Risborough Town Plan - summary of assessment

ID	Location	Town	Land Use	Land Use 2	Ha	Zone (fluvial)			% of site affected by Flood Zone	Other sources of flooding	Comments	Site Capacity
						SFRA Zone for Seq. Test ⁴	Highest risk zone	Proportion of Site Affected				
PRTP1	Expansion area	Princes Risborough	Housing	Mixed use	179.463	Zone 1	Zone 3b	0.41%	FZ1 99.09% FZ2 0.15 % FZ3a 0.35% FZ3b 0.41 %	<ul style="list-style-type: none"> • Very small area of medium or high surface water flood risk (4.91%) on part of site. • Very small part of the site also shown as Wycombe Critical Drainage Area • Some risk related to groundwater emergence 	<ul style="list-style-type: none"> • steer development away from medium and high surface water flood risk zones • undertake FRA at application stage to assess groundwater / drainage issues and mitigations. • implement SuDS 	2000-2500
PRTP7	Existing Princes Estate	Princes Risborough	Employment		10.377	Zone 1	Zone 1	n/a	FZ1 100%	<ul style="list-style-type: none"> • No area of medium or high surface water flood risk • Some risk related to groundwater emergence 	<ul style="list-style-type: none"> • steer development away from medium and high surface water flood risk zones • undertake FRA at application stage to assess groundwater / drainage issues and mitigations. • implement SuDS • 	5 ha
PRTP7	Princes Estate expansion	Princes Risborough	Employment		5.353	Zone 1	Zone 1	n/a	FZ1 100%	<ul style="list-style-type: none"> • No area of medium or high surface water flood risk • Some risk related to groundwater emergence 	<ul style="list-style-type: none"> • steer development away from medium and high surface water flood risk zones • undertake FRA at application stage to assess groundwater / drainage issues and mitigations. • implement SuDS • 	tbc
PRTP10	Town Centre site: Land fronting New	Princes Risborough	Retail	Mixed use	2.065	Zone 1	Zone 1	n/a	FZ1 100%	<ul style="list-style-type: none"> • Small area of medium or high surface water flood risk on part of site (5.28%). 	<ul style="list-style-type: none"> • steer development away from medium and high surface water flood risk zones • Undertake FRA to assess 	tbc

⁴ The flood zones as refined in the Strategic Flood Risk Assessment for the area provide the basis for applying the test. (NPPG section 5 Paragraph: 019 Reference ID: 7-019-20140306)

ID	Location	Town	Land Use	Land Use 2	Ha	Zone (fluvial)			% of site affected by Flood Zone	Other sources of flooding	Comments	Site Capacity
						SFRA Zone for Seq. Test ⁴	Highest risk zone	Proportion of Site Affected				
	Road									<ul style="list-style-type: none"> Part of the site is shown as Wycombe Critical Drainage Area Some risk related to groundwater emergence 	groundwater / drainage issues and mitigations <ul style="list-style-type: none"> implement SuDS 	
PRTP11	Town Centre site: Land south of Horns Lane	Princes Risborough	Retail	Mixed use	0.479	Zone 1	Zone 1	n/a	FZ1 100%	<ul style="list-style-type: none"> Medium or high surface water flood risk on part of site (21.92%) Part of the site is also shown as Wycombe Critical Drainage Area Some risk related to groundwater emergence 	<ul style="list-style-type: none"> steer development away from medium and high surface water flood risk zones Undertake FRA at application stage to assess groundwater / drainage issues and mitigations. implement SuDS 	tbc
PRTP12	Molins Sports Ground	Princes Risborough	Outdoor Sports		4.294	Zone 1	Zone 1	n/a	FZ1 100%	<ul style="list-style-type: none"> Very small part of site in medium surface water flood risk area (1.02%). very small part of the site is shown as Wycombe Critical Drainage Area Some risk related to groundwater emergence 	<ul style="list-style-type: none"> Use proposed in the allocation is compatible with surface water flooding events Undertake FRA at application stage to assess groundwater / drainage issues and mitigations. implement SuDS to reduce risk to adjacent sites 	n/a
PRTP13	Railway Station site		Residential	Mixed use	1.905	Zone 3a	Zone 3b	7.51%	FZ1 73.22% FZ2 3.78% FZ3a 15.49% FZ3b 7.51%	<ul style="list-style-type: none"> Very small area in medium and high surface water flood risk on part of site (2.08%). very small part of the site is shown as Wycombe Critical Drainage Area Some risk related to groundwater emergence 	<ul style="list-style-type: none"> Steer development away from eastern part of site. Undertake FRA at application stage to assess groundwater / drainage issues and mitigations. implement SuDS 	up to 85