

Sequential Test.

For the Milton Keynes City
Plan 2050

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Version 1

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Introduction

Purpose

1. This document sets out our sequential approach to flood risk in relation to the Proposed Submission MK City Plan 2050, carried out in accordance with the National Planning Policy Framework (NPPF, 2024) and accompanying Planning Practice Guidance.

National policy context

2. Paragraph 172 of the NPPF sets out that:
‘All plans should apply a sequential, risk-based approach to the location of development – taking into account all sources of flood risk and the current and future impacts of climate change – so as to avoid, where possible, flood risk to people and property. They should do this, and manage any residual risk, by:
 - a) *applying the sequential test and then, if necessary, the exception test as set out below;*
 - b) *safeguarding land from development that is required, or likely to be required, for current or future flood management;*
 - c) *using opportunities provided by new development and improvements in green and other infrastructure to reduce the causes and impacts of flooding, (making as much use as possible of natural flood management techniques as part of an integrated approach to flood risk management); and*
 - d) *where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to relocate development, including housing, to more sustainable locations.’*
3. Paragraph 174 of the NPPF states that the aim of the **sequential test** is to steer new development to areas with the lowest risk of flooding from any source. Development should not be allocated if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding.
4. The NPPF establishes that, having applied the sequential test, if it is not possible for development to be located in areas with a lower risk of flooding (taking into account wider sustainable development objectives), the **exception test** may have to be applied. The need for the exception test will depend on the potential vulnerability of the site and of the development proposed (NPPF, paragraph 177).

Applying the Sequential Test and Exception Test if required

5. Figure 1 below shows how the sequential test should be applied in the preparation of a local plan.

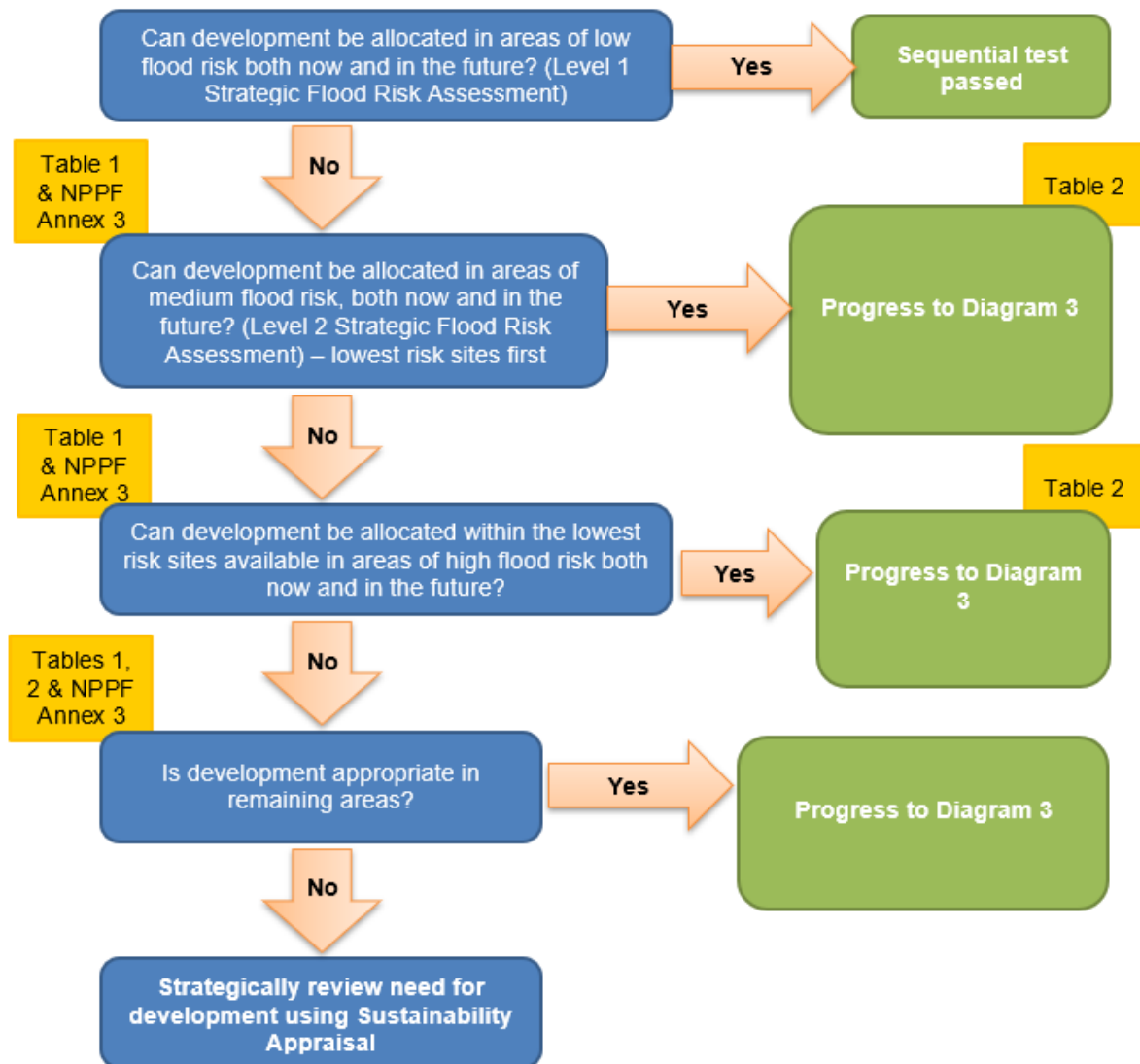


Figure 1: Application of the Sequential Test for plan preparation (PPG, Flood Risk and Coastal Change¹)

6. Planning Practice Guidance establishes that the Sequential Test needs to be applied to the whole local planning authority area to increase the possibilities of accommodating development which is not exposed to flood risk, both now and in the future².
7. Should the Sequential Test show that there are no reasonably available, lower-risk sites suitable for the proposed development, the Exception Test should be applied.

¹ Paragraph: 026 Reference ID: 7-026-20220825

² Paragraph: 025 Reference ID: 7-025-20220825

8. In relation to the Exception Test, Planning Practice Guidance confirms³ that two additional elements need to be satisfied before allowing development to be allocated or permitted in situations where suitable sites at lower risk of flooding are not available following application of the sequential test.
9. It should be demonstrated that:
 - development that has to be in a flood risk area will provide wider [sustainability benefits to the community that outweigh flood risk](#); and
 - 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.
10. Planning Practice Guidance⁴ also confirms that the Exception Test is not a tool to justify development in flood risk areas when the Sequential Test has already shown that there are reasonably available, lower risk sites, appropriate for the proposed development. It would only be appropriate to move onto the Exception Test in these cases where, accounting for wider sustainable development objectives, application of relevant local and national policies would provide a clear reason for refusing development in any alternative locations identified.
11. Figure 2 below shows how the Exception Test should be applied to plan preparation if required.

³ Paragraph: 031 Reference ID: 7-031-20220825

⁴ Paragraph: 031 Reference ID: 7-031-20220825

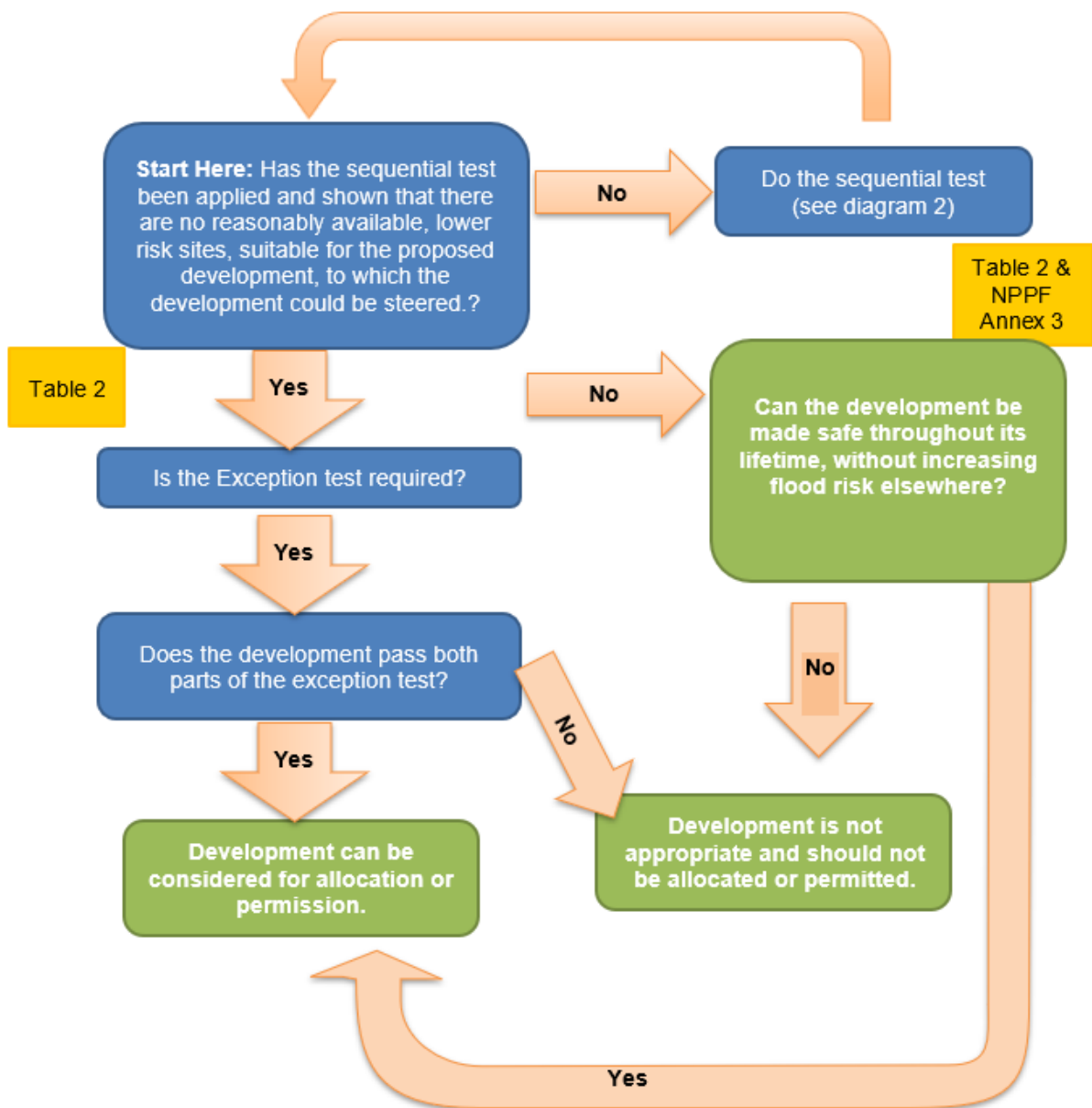


Figure 2: Application of the Exception Test to plan preparation (PPG, Flood Risk and Coastal Change⁵)

⁵ Paragraph: 033 Reference ID: 7-033-20220825

MK City Plan 2050

Site allocations

12. To ensure our minimum housing requirement is met, the Proposed Submission MK City Plan 2050 will provide for a minimum of 50,372 (net) new homes over the period 2022–2050. The Plan’s spatial strategy plans for a total of 59,779 homes to provide an adequate buffer on meeting the minimum housing requirement and to support our growth ambitions set out within the Strategy for 2050. These homes will be delivered through the sources of supply set out in Table 1 below, and through:

- The regeneration of existing estates within the designated urban area of Milton Keynes; and
- Neighbourhood Plans.

Table 1: Housing land supply 2022-2050

Source of supply	No. of homes to be delivered 2022- 2050
Completions and Commitments 2022–2050 (as of 1 April 2024) (includes completions 2022/23 and 2023/24, sites under construction, sites with planning permission outside of Central Milton Keynes, existing strategic and non-strategic allocations from Plan:MK and made Neighbourhood Plans)	22,705
Central Milton Keynes and Campbell Park	16,000
Central Bletchley	1,184
Metro Corridors (growth along Metro routes within the existing built-up area of the city)	2,500
Walton Campus Strategic Brownfield Site	450
Wolverton Railway Works Strategic Brownfield Site	400
Eastern Strategic City Extension	7,750
East of Wavendon Strategic City Extension	2,250
South of Bow Brickhill Strategic City Extension	1,300
Levante Gate Strategic City Extension	1,250
Shenley Dens Strategic City Extension	1,000
Other small opportunity sites (Windfall)*	2,990

13. Flood risk has been an important part of the process of determining the most appropriate site allocations from the beginning of the process. The Strategic Housing Land Availability Assessment (SHLAA) and the Sustainability Appraisal have been our main methods for assessing and defining growth options from the various sources outlined above. A SHLAA report has been published separately as part of our evidence base.
14. As set out in our SHLAA methodology, in stage 1 of the assessment, Flood Zones 2, 3a and 3b were overriding constraints and sites which fall entirely within them were usually excluded from further assessment. However, if a proposed use for all or part of a site meets the definition of 'water-compatible development' (which includes, for example, amenity open space nature recovery/biodiversity offsetting) or essential infrastructure, this will be taken into consideration. If part of a site falls within Flood Zones 2, 3a or 3b it is only considered to be an overriding constraint if the development proposed cannot be accommodated on the remaining part of the site outside of those Flood Zones. Remaining river, surface and groundwater flood risk was considered in stage 2 of the SHLAA process.
15. The Proposed Submission MK City Plan 2050 is also informed by a Sustainability Appraisal incorporating Strategic Environmental Assessment (SA). This contains a set of objectives against which the plan is assessed. One of these objectives is **climate change adaptation** – avoid issues including flood risk and overheating risk and supports communities that can 'bounce-back' from environmental challenges helping to protect human and environmental health and account for fuel poverty.
16. Section 6.5 of the SA covers climate change adaptation, and states that none of the variable growth locations intersect fluvial flood risk zones, but most are associated with surface water flood risk (SWFR) channels. It also reports that the Environment Agency's response to the Regulation 18 MK City Plan 2050 consultation in 2024 concluded "no major concerns" because risk could be 'avoided through site design' but stated a residual concern ahead of concept masterplanning. The SA concludes that whilst it would not be appropriate to differentiate between the Reasonable Alternative scenarios on the basis of modest flood risk concerns/challenges, it is fair to flag a 'moderate or uncertain' negative effect ahead of further consultation and masterplanning.

Strategic Flood Risk Assessment

17. A Level 1 Strategic Flood Risk Assessment (SFRA)⁶ was published in 2024 to support the preparation of the Regulation 18 MK City Plan 2050 and subsequent stages. The 2024 Level 1 SFRA will be used in decision making, to inform the process for location of land for future development and the preparation of sustainable policies for the long-term management of flood risk. The key objectives of the review performed during the preparation of the 2024 SFRA are:

⁶ [INK-JBAU-XX-XX-RP-HM-0001-A1-C01-Level 1 SFRA](#)

- To take into account the latest flood risk policy including the updated PPG.
- Take into account the latest flood risk information and available data.
- To provide specific flood risk analyses for sites identified by the Council as part of their Local Plan preparation.
- To provide comprehensive mapping to support the Local Plan.

18. A Level 2 SFRA is underway which will cover proposed allocations that have some identified flood risk in greater detail. The initial outputs have indicated minimal flood risk affects proposed allocations. The Level 2 SFRA will however include detailed, site-specific information about the nature of flood risk to guide detailed design and planning considerations when those sites approach planning application stage.

Sequential Test Methodology

Sources of flooding

River (fluvial) flood risk – present

19. As set out in the Level 1 SFRA Methodology in support of Performing the Sequential Test⁷ (referred to after this as the Sequential Test Methodology), for present river flood risk, the Environment Agency's Flood Zones 1, 2 and 3a and 3b should be used.

River (fluvial) flood risk – future

20. For future river flood risk, the EA's Flood Zones 2, 3a and 3b with climate change allowances (19% and 30%) should be used, as set out in the Sequential test Methodology.

Surface water - present

21. The Sequential Test Methodology states that the 1 in 1000-year surface water flood extent as the high-risk zone as a slightly more conservative approach.
22. Annex 1 shows both the previous surface water and the 2025 surface water data. It is recommended that the superseded dataset is used as the newly released data is not suitable for planning as it does not include depth, hazard and velocity data for surface water and the climate change data is not suitable for planning.
23. The Sequential Test Methodology concludes that the proposed approach will direct development to areas at low risk in a similar way to the fluvial/tidal Flood Zone 1 and will not preclude development in the surface water high risk zone provided that an FRA is performed to demonstrate that the risks in the high-risk zone can be appropriately managed. It also concludes that using such mapping it is not anticipated that the Sequential Test for surface water would normally require the consideration of alternative sites at lower risk, as the widespread and dendritic nature of surface water flood risk is conceptually very different to river and sea flood risk, but in some circumstances for relatively small sites that are potentially substantially affected it is possible that alternatives should be considered (as these could potentially not satisfy the flood risk requirements of the Exception Test).

Surface water – future

24. Annex 1 contains data from the Environment Agency relating to the risk of flooding from surface water including climate change.

⁷ [INK-JBAU-XX-XX-RP-HM-0005-A1-C01-Sequential Test Methodology](#)

Groundwater flood risk

25. Annex 1 contains data about groundwater flood risk from the JBA groundwater flood map. However, the Sequential Test Methodology states that the JBA groundwater flood map and MKCC's historical known events dataset do not provide the confidence or certainty required to undertake the Sequential Test. As the available mapping does not provide competent evidence on the relative risk of flooding across the study area it could potentially result in inappropriate allocations if used without understanding the limitations of the data. On this basis, to account for the potential effect of groundwater flows in the study area it is recommended that initially all sites are considered to be potentially susceptible to groundwater flooding.

Reservoir flood risk

26. Annex 1 shows Environment Agency wet and dry day reservoir flood extents. As set out in the Sequential Test Methodology, the latest available mapping now shows "wet day" and "dry day" reservoir inundation extents. The "wet day" being a reservoir breach at the same time as a 1 in 1000 river flood (as this is a likely time when a reservoir might fail) and the dry day shows the failure just from the water retained by the dam.
27. The Sequential Test Methodology recommends that reservoir flooding is included in the Sequential Test. It clarifies that the available information is not conceptually similar to the risks of river and sea flooding. If proposed sites are located in a zone at reservoir risk, it will be necessary to include a more detailed assessment in a Level 2 SFRA to understand the extent to which the flooding could be made worse and to report on the implications with respect to allocating the land for development.

Sewer flood risk

28. The Sequential Test Methodology recommends that the sewer flood risk is not considered alongside river and surface water flooding in the Sequential Test on the basis that the available information is not of appropriate resolution or format and so does not support spatial comparison of risk.

Canal flood risk

29. The Sequential Test Methodology recommends that canal flooding is not included in the Sequential Test as the probability of failure is not quantifiable as it is a residual risk. The available information for canal flooding is not conceptually similar to the risks pertaining to river and sea flooding.

Sequential approach at a site level

30. The Sequential Test Methodology concludes that in cases where the proportion of the site at risk of flooding is small, a sequential approach at the site level would be appropriate and enable development to be located in locations at lowest risk of flooding (by avoiding high risk areas that might exist at a particular site). This involves incorporating the less vulnerable

aspects of the development (according to the Environment Agency's flood risk vulnerability classification) in the areas at risk of flooding. The more vulnerable aspects would be incorporated within areas at lower risk.

Sequential Test findings and conclusions

31. The Sequential Test data is presented in Annex 1. We have taken a proportionate approach to the Sequential Test in accordance with the general guidance about evidence in the NPPF. We would only consider there to be alternative sites where they are 'appropriate for the proposed development' and are available and deliverable as identified in the SHLAA.

Fluvial flood risk

32. Hockliffe Brae has both fluvial and surface water flood risk, with 37.8% of the site being within Flood Zone 2 and 25.6% being within Flood Zone 3. It is therefore concluded that this site does not pass the Sequential Test and will not be carried forward for allocation in the Proposed Submission MK City Plan 2050 due to flood risk.

Surface water flood risk

33. No other sites have significant fluvial flood risk, but some do have surface water flood risk. The areas identified with the highest risk of surface water flooding are CMK (as a whole) and some of the Campbell Park sites, some of the Central Bletchley sites, the strategic brownfield sites at Walton Campus and Wolverton Railway Works, some of the Metro Corridor growth sites (albeit these are not being allocated in the Proposed Submission MK City Plan 2050) and some of the existing non-strategic sites.
34. As set out in the methodology section above, it is not anticipated that the Sequential Test for surface water would normally require the consideration of alternative sites at lower risk. This is due to the widespread and dendritic nature of surface water flood risk being conceptually very different to river and sea flood risk. However, in some circumstances, for example relatively small sites that are potentially substantially affected, it is possible that alternatives should be considered.
35. While some sites have increased levels of surface water flood risk, we have identified all reasonably available sites that have a lower risk of flooding from all sources now and in the future in the site allocations proposed in the Proposed Submission MK City Plan 2050. It would therefore not be possible to locate the proposed development in areas at lower risk of flooding as all sites at lower risk of flooding that are available have also been allocated in the plan.

Reservoir flood risk

36. A small number of sites also have reservoir flood risk including Walton Campus and some of the Metro Corridor growth sites (albeit the latter are not being allocated in the Proposed Submission MK City Plan 2050). Whilst these sites have increased risk from reservoir

flooding, we have identified all reasonably available sites that have a lower risk of flooding from all sources now and in the future in the site allocations proposed in the Proposed Submission MK City Plan 2050. It would therefore not be possible to locate the proposed development in areas at lower risk of flooding as all sites at lower risk of flooding that are available have also been allocated in the plan

Overall conclusions

37. It is concluded that the Sequential Test is passed for all sites proposed to be allocated in the Proposed Submission MK City Plan 2050, and accordingly there is no need to find sites with lower flood risk or apply the Exception Test to any sites. Further site-specific information guiding future development will be available in the Level 2 SFRA.

Annex 1: Sequential test data

Site Name		Area (ha)	Previous Flood Zones				Flood Zones 2025					Previous RoFSW			RoFSW 2025			EA Risk of flooding from surface water (climate change)			Fluvial model climate change runs						EA Reservoir Flood Extents		Historic flooding	JBA Groundwater Flood Risk Mapping		Within 100m of detailed river network?	Within Critical Drainage Catchment	
			FZ1	FZ2	FZ3a	FZ3b	FZ1	FZ2	FZ3	FZ3+ FZ2 as a proxy for CC	Defended: 1% AEP (1 in 100)	3.3% AEP	1% AEP	0.1% AEP	3.3% AEP (High)	1% AEP (Medium)	0.1% AEP (Low)	3.3% AEP + 35%	1% AEP + 40%	0.1% AEP + 40%	Defended 2% AEP + 19%	Defended 2% AEP + 30%	Undefended 1% AEP + 19%	Undefended 1% AEP + 30%	Undefended 0.1% AEP + 19%	Undefended 0.1% AEP + 30%	Dry Day	Wet Dry	EA Recorded Flood Outlines	High risk 0 - 0.025m	Moderate risk 0.025 - 0.05m			
Albert Street car park	Central Bletchley (PM ID. 110384)	0.6	100 %	0%	0%	0%	100 %	0%	0%	0%	0%	0%	0%	4.80 %	0%	0%	1.60 %	0%	4.80 %	18.10 %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	No	Yes
Atterbury Self-Build Plots	Broughton Atterbury (Existing Commitment – Non-Strategic) (PM ID. 110150)	0.5	100 %	0%	0%	0%	100 %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	No	No
Bradwell MRT 3	Metro Corridor	0.6	100 %	0%	0%	0%	100 %	0%	0%	0%	0%	0.20 %	0.40 %	1.20 %	0.30 %	0.40 %	0.80 %	0.50 %	1.20 %	3.60 %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	No	Yes
Brickhill Street	Walton Hall Strategic Brownfield Site (PM ID. 110338)	7.1	100 %	0.20 %	0.20 %	0.20 %	99.20 %	0.50 %	0.20 %	0.80 %	0.20 %	4.30 %	7.70 %	19.8 %	5.30 %	7.60 %	17.40 %	9.20 %	16.40 %	38.00 %	0.20 %	0.20 %	0.20 %	0.20 %	0.90 %	1.10 %	3.50 %	69.60 %	10.30 %	0%	0%	Yes	No	
Brunel Centre, Bletchley	Central Bletchley (PM ID. 111941)	1.4	100 %	0%	0%	0%	100 %	0%	0%	0%	0%	0.90 %	12.2 %	53.7 %	14.40 %	32.10 %	76.6 %	34.50 %	53.80 %	82.00 %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	No	Yes
Buckingham House	Central Bletchley (PM ID. 110488)	1.5	100 %	0%	0%	0%	100 %	0%	0%	0%	0%	0%	7.30 %	19.80 %	8.30 %	13.50 %	56.70 %	14.70 %	19.90 %	32.10 %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	No	Yes

Site Name		Area (ha)	Previous Flood Zones				Flood Zones 2025					Previous RoFSW			RoFSW 2025			EA Risk of flooding from surface water (climate change)			Fluvial model climate change runs						EA Reservoir Flood Extents		Historic flooding	JBA Groundwater Flood Risk Mapping		Within 100m of detailed river network?	Within Critical Drainage Catchment	
			FZ1	FZ2	FZ3a	FZ3b	FZ1	FZ2	FZ3	FZ3+ FZ2 as a priority for CC	Defended: 1% AEP (1 in 100)	3.3% AEP	1% AEP	0.1% AEP	3.3% AEP (High)	1% AEP (Medium)	0.1% AEP (Low)	3.3% AEP + 35%	1% AEP + 40%	0.1% AEP + 40%	Defended 2% AEP + 19%	Defended 2% AEP + 30%	Undefended 1% AEP + 19%	Undefended 1% AEP + 30%	Undefended 0.1% AEP + 19%	Undefended 0.1% AEP + 30%	Dry Day	Wet Dry	EA Recorded Flood Outlines	High risk 0 - 0.025m	Moderate risk 0.025 - 0.05m			
Byrd Crescent	Byrd Crescent (Existing Commitment – Non-Strategic) (PM ID.110350)	0.7	100%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0.60%	1.50%	3.40%	6.40%	0.10%	0.60%	5.30%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	No	Yes
Caldecotte Site C	Caldecotte Site C (Existing Commitment - Non-Strategic) (PM ID. 110355)	2	100%	0%	0%	0%	100%	0%	0%	0%	0%	0%	3.40%	8.80%	11.80%	14.90%	20.30%	6.10%	9.00%	15.40%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	No	No
Campbell Park G4.3	CMK and Campbell Park	1.3	100%	0%	0%	0%	100%	0%	0%	0%	0%	10.70%	15.30%	30.80%	15.30%	22.50%	40.50%	17.00%	25.60%	53.00%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	No	No
Campbell park G4.3N	CMK and Campbell Park	0.6	100%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	No	No	
Cavendish Site	Cavendish Site (Existing Commitment – Non-Strategic) (PM ID. 110026)	0.6	100%	0%	0%	0%	100%	0%	0%	0%	0%	0.90%	1.00%	1.30%	2.00%	2.10%	2.40%	1.10%	1.40%	2.70%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	No	No	

Site Name		Area (ha)	Previous Flood Zones				Flood Zones 2025					Previous RoFSW			RoFSW 2025			EA Risk of flooding from surface water (climate change)			Fluvial model climate change runs						EA Reservoir Flood Extents		Historic flooding	JBA Groundwater Flood Risk Mapping		Within 100m of detailed river network?	Within Critical Drainage Catchment	
			FZ1	FZ2	FZ3a	FZ3b	FZ1	FZ2	FZ3	FZ3+ FZ2 as a priority for CC Defended: 1% AEP (1 in 100)	3.3% AEP	1% AEP	0.1% AEP	3.3% AEP (High)	1% AEP (Medium)	0.1% AEP (Low)	3.3% AEP + 35%	1% AEP + 40%	0.1% AEP + 40%	Defended 2% AEP + 19%	Defended 2% AEP + 30%	Undefended 1% AEP + 19%	Undefended 1% AEP + 30%	Undefended 0.1% AEP + 19%	Undefended 0.1% AEP + 30%	Dry Day	Wet Dry	EA Recorded Flood Outlines		High risk 0 - 0.025m	Moderate risk 0.025 - 0.05m			
Chepstow Drive	Chepstow Drive (Existing Commitment – Non-Strategic) (PM ID. 110486)	0.3	100%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	No	Yes	
CMK	CMK and Campbell Park	227.7	100%	0%	0%	0%	100%	0%	0%	0%	0%	1.60%	3.70%	11.80%	4.90%	8.10%	17.90%	7.40%	12.40%	23.40%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	No	Yes
Cranborne Avenue	Reserve Site 3 (Sap11), Westcroft (Existing Commitment - Non-Strategic) (PM ID. 110470)	0.7	100%	0%	0%	0%	100%	0%	0%	0%	0%	0%	1.40%	2.00%	2.70%	2.80%	3.30%	1.70%	2.60%	6.20%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	No	Yes
Duncombe Street	Central Bletchley (PM ID. 110387)	0.1	100%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	No	Yes	
East of M1 Strategic growth Area (MKC)	Existing MKE (PM ID. 110139)	15.1	100%	0%	0%	0%	100%	0%	0%	0%	0%	2.20%	2.60%	5.90%	3.50%	4.20%	7.10%	3.30%	6.10%	19.40%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	No	No	

Site Name		Area (ha)	Previous Flood Zones				Flood Zones 2025					Previous RoFSW			RoFSW 2025			EA Risk of flooding from surface water (climate change)			Fluvial model climate change runs						EA Reservoir Flood Extents		Historic flooding	JBA Groundwater Flood Risk Mapping		Within 100m of detailed river network?	Within Critical Drainage Catchment
			FZ1	FZ2	FZ3a	FZ3b	FZ1	FZ2	FZ3	FZ3+ FZ2 as a network for CC	Defended: 1% AEP (1 in 100)	3.3% AEP	1% AEP	0.1% AEP	3.3% AEP (High)	1% AEP (Medium)	0.1% AEP (Low)	3.3% AEP + 35%	1% AEP + 40%	0.1% AEP + 40%	Defended 2% AEP + 19%	Defended 2% AEP + 30%	Undefended 1% AEP + 19%	Undefended 1% AEP + 30%	Undefended 0.1% AEP + 19%	Undefended 0.1% AEP + 30%	Dry Day	Wet Dry	EA Recorded Flood Outlines	High risk 0 - 0.025m	Moderate risk 0.025 - 0.05m		
East of Woburn Sands	East of Woburn Strategic City Extension	126.8	100%	0%	0%	0%	100%	0%	0%	0%	0%	0.40%	2.20%	9.20%	2.50%	4.50%	10.90%	4.80%	8.80%	25.20%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.70%	No	Yes
EastOf M1Extension	Eastern Strategic City Extension	1244.2	92%	4.00%	3.50%	0%	94.60%	1.20%	4.20%	5.40%	4.60%	4.60%	7.30%	17.10%	3.90%	5.90%	12.00%	10.90%	16.90%	33.70%	0%	0%	0%	0%	0%	0%	0%	0%	0%	5.40%	0.60%	Yes	No
F1.2	CMK and Campbell Park	1.7	100%	0%	0%	0%	100%	0%	0%	0%	0%	2.80%	3.90%	7.60%	4.50%	5.20%	7.00%	6.10%	8.00%	13.10%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	No	No
F1.3	CMK and Campbell Park	1.8	100%	0%	0%	0%	100%	0%	0%	0%	0%	1.40%	3.20%	9.10%	2.90%	3.90%	5.40%	5.00%	9.10%	14.30%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	No	No
F1.4	CMK and Campbell Park	2.3	100%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0.80%	7.60%	1.50%	2.30%	5.00%	2.10%	7.70%	19.10%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	No	No
F4.4	CMK and Campbell Park	0.5	100%	0%	0%	0%	100%	0%	0%	0%	0%	4.30%	7.50%	39.30%	9.20%	12.30%	53.90%	12.60%	39.30%	74.40%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	No	No
Former Police & Fire Stations	Central Bletchley (PM ID. 110388)	1	100%	0%	0%	0%	100%	0%	0%	0%	0%	17.40%	29.50%	49.40%	24.40%	31.80%	42.00%	44.30%	49.50%	68.40%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	No	Yes
Former Sainsbury's site	Central Bletchley (PM ID 110386)	1.2	100%	0%	0%	0%	100%	0%	0%	0%	0%	1.30%	13.60%	24.00%	4.80%	16.50%	23.20%	20.10%	24.00%	28.60%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	No	Yes
G1.1	CMK and Campbell Park	1.6	100%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0.90%	3.10%	1.30%	1.80%	3.00%	1.90%	3.10%	5.50%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	No	No

Site Name		Area (ha)	Previous Flood Zones				Flood Zones 2025					Previous RoFSW			RoFSW 2025			EA Risk of flooding from surface water (climate change)			Fluvial model climate change runs						EA Reservoir Flood Extents		Historic flooding	JBA Groundwater Flood Risk Mapping		Within 100m of detailed river network?	Within Critical Drainage Catchment	
			FZ1	FZ2	FZ3a	FZ3b	FZ1	FZ2	FZ3	FZ3+ FZ2 as a priority for CC	Defended: 1% AEP (1 in 100)	3.3% AEP	1% AEP	0.1% AEP	3.3% AEP (High)	1% AEP (Medium)	0.1% AEP (Low)	3.3% AEP + 35%	1% AEP + 40%	0.1% AEP + 40%	Defended 2% AEP + 19%	Defended 2% AEP + 30%	Undefended 1% AEP + 19%	Undefended 1% AEP + 30%	Undefended 0.1% AEP + 19%	Undefended 0.1% AEP + 30%	Dry Day	Wet Dry	EA Recorded Flood Outlines	High risk 0 - 0.025m	Moderate risk 0.025 - 0.05m			
G1.2	CMK and Campbell Park	2.6	100 %	0%	0%	0%	100 %	0%	0%	0%	0%	0%	0%	1.80 %	0%	0%	0.20 %	0%	1.80 %	9.20 %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	No	No
G1.3	CMK and Campbell Park	2.1	100 %	0%	0%	0%	100 %	0%	0%	0%	0%	0%	0%	4.80 %	0%	0%	2.20 %	0.50 %	4.80 %	13.30 %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	No	No
G1.4N	CMK and Campbell Park	1.2	100 %	0%	0%	0%	100 %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	2.80 %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	No	No
G4.1	CMK and Campbell Park	1.4	100 %	0%	0%	0%	100 %	0%	0%	0%	0%	6.50 %	10.20 %	19.70 %	7.50 %	10%	16.80 %	12.30 %	17.20 %	26.40 %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	No	No
G4.2	CMK and Campbell Park	2	100 %	0%	0%	0%	100 %	0%	0%	0%	0%	2.30 %	3.50 %	10%	4.40 %	6.30 %	12.00 %	4.50 %	7.70 %	23.30 %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	No	No
H1.1	CMK and Campbell Park	2.3	100 %	0%	0%	0%	91.70 %	4.40 %	3.90 %	8.30 %	0%	2.30 %	4.70 %	14.40 %	7.70 %	11.70 %	16.90 %	9.60 %	14.50 %	22.00 %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Yes	No	
Hockliffe Brae	Hockliffe Brae (Existing Commitment – Non-Strategic) (PM ID. 110349)	0.7	75 %	22.20 %	3.00 %	0%	36.60 %	37.80 %	25.60 %	63.40 %	38.60 %	1.80 %	2.40 %	6.30 %	3.90 %	9.10 %	22.80 %	3.90 %	6.60 %	70.70 %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	No	Yes
Holborn Crescent	Holborn Crescent (Existing Commitment – Non-Strategic) (PM ID. 110474)	0.4	100 %	0%	0%	0%	100 %	0%	0%	0%	0%	0%	2.50 %	9.10 %	3.30 %	4.80 %	10.60 %	4.90 %	9.10 %	14.40 %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	No	Yes	

Site Name		Area (ha)	Previous Flood Zones				Flood Zones 2025					Previous RoFSW			RoFSW 2025			EA Risk of flooding from surface water (climate change)			Fluvial model climate change runs						EA Reservoir Flood Extents		Historic flooding	JBA Groundwater Flood Risk Mapping		Within 100m of detailed river network?	Within Critical Drainage Catchment	
			FZ1	FZ2	FZ3a	FZ3b	FZ1	FZ2	FZ3	FZ3+ FZ2 as a proxy for CC	Defended: 1% AEP (1 in 100)	3.3% AEP	1% AEP	0.1% AEP	3.3% AEP (High)	1% AEP (Medium)	0.1% AEP (Low)	3.3% AEP + 35%	1% AEP + 40%	0.1% AEP + 40%	Defended 2% AEP + 19%	Defended 2% AEP + 30%	Undefended 1% AEP + 19%	Undefended 1% AEP + 30%	Undefended 0.1% AEP + 19%	Undefended 0.1% AEP + 30%	Dry Day	Wet Dry	EA Recorded Flood Outlines	High risk 0 - 0.025m	Moderate risk 0.025 - 0.05m			
Isaacson Drive	Issacson Drive (Existing Commitment – Non-Strategic) (PM ID. 110335)	0.4	100 %	0%	0%	0%	100 %	0%	0%	0%	0%	0%	8.50 %	7.90 %	9.20 %	13.90 %	0%	8.70 %	22.90 %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	No	No
Land at Bergamo Gardens	Land at Bergamo Gardens (Sap5) (Existing Commitment – Non-Strategic) (PM ID.110348)	0.5	100 %	0%	0%	0%	100 %	0%	0%	0%	0%	1.60 %	2.30 %	19.40 %	4.50 %	6.40 %	14.60 %	7.60 %	18.90 %	38.70 %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	No	Yes
Land at Shenley Dens	Shenley Dens Strategic City Extension	90	97 %	1.70 %	1.40 %	0%	98.10 %	0.80 %	1.10 %	1.90 %	1.40 %	3.00 %	5.40 %	16.10 %	3.50 %	5.00 %	10.20 %	10.70 %	18.20 %	32.30 %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Yes	No
Land at Weston Road, Olney	West of Olney Reasonable Alternative (PM ID. 110571)	17	84 %	8.40 %	7.70 %	0%	94.90 %	0.70 %	4.40 %	5.10 %	4.50 %	0%	0%	0%	0%	0%	0%	8.20 %	9.80 %	12.80 %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	5.40 %	9.90 %	Yes	No

Site Name		Area (ha)	Previous Flood Zones				Flood Zones 2025					Previous RoFSW			RoFSW 2025			EA Risk of flooding from surface water (climate change)			Fluvial model climate change runs						EA Reservoir Flood Extents		Historic flooding	JBA Groundwater Flood Risk Mapping		Within 100m of detailed river network?	Within Critical Drainage Catchment	
			FZ1	FZ2	FZ3a	FZ3b	FZ1	FZ2	FZ3	FZ3+ FZ2 as a priority for CC	Defended: 1% AEP (1 in 100)	3.3% AEP	1% AEP	0.1% AEP	3.3% AEP (High)	1% AEP (Medium)	0.1% AEP (Low)	3.3% AEP + 35%	1% AEP + 40%	0.1% AEP + 40%	Defended 2% AEP + 19%	Defended 2% AEP + 30%	Undefended 1% AEP + 19%	Undefended 1% AEP + 30%	Undefended 0.1% AEP + 19%	Undefended 0.1% AEP + 30%	Dry Day	Wet Dry	EA Recorded Flood Outlines	High risk 0 - 0.025m	Moderate risk 0.025 - 0.05m			
Land between Sark Drive and Furzey way, Newton Leys	Newton Leys - Former Employment Land 2 & 3 (PM ID. 111882)	1.2	79 %	12.50 %	8.10 %	0%	92.90 %	6.80 %	0.30 %	7.10 %	0%	1.20 %	2.30 %	10.90 %	4.10 %	5.50 %	11.30 %	5.40 %	10.20 %	26.30 %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	70.10 %	Yes	No
Land corner of Aspreys and Western Road, Olney	West of Olney Reasonable Alternative (PM ID. 110570)	14.7	100 %	0%	0%	0%	100 %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.40 %	0.70 %	3.10 %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.10 %	14.00 %	No	Yes
Land north of Furzey Way, Newton Leys	Newton Leys - Former Employment Land 2 & 3 (PM ID. 111883)	2.7	100 %	0%	0%	0%	100 %	0%	0%	0%	0%	0.80 %	0.80 %	10.20 %	1.70 %	5.00 %	11.60 %	3.80 %	10.60 %	26.70 %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	No	No
Land north of Howe Rock Place	Howe Rock Place (Existing Commitment – Non-Strategic) (PM ID. 110400)	0.6	100 %	0%	0%	0%	100 %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.50 %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	No	Yes	

Site Name		Area (ha)	Previous Flood Zones				Flood Zones 2025					Previous RoFSW			RoFSW 2025			EA Risk of flooding from surface water (climate change)			Fluvial model climate change runs						EA Reservoir Flood Extents		Historic flooding	JBA Groundwater Flood Risk Mapping		Within 100m of detailed river network?	Within Critical Drainage Catchment	
			FZ1	FZ2	FZ3a	FZ3b	FZ1	FZ2	FZ3	FZ3+ FZ2 as a proxy for CC	Defended: 1% AEP (1 in 100)	3.3% AEP	1% AEP	0.1% AEP	3.3% AEP (High)	1% AEP (Medium)	0.1% AEP (Low)	3.3% AEP + 35%	1% AEP + 40%	0.1% AEP + 40%	Defended 2% AEP + 19%	Defended 2% AEP + 30%	Undefended 1% AEP + 19%	Undefended 1% AEP + 30%	Undefended 0.1% AEP + 19%	Undefended 0.1% AEP + 30%	Dry Day	Wet Dry	EA Recorded Flood Outlines	High risk 0 - 0.025m	Moderate risk 0.025 - 0.05m			
Land North West of Olney (residual part of Site E in the Olney NP)	West of Olney Reasonable Alternative (PM ID. 111921)	8.7	100 %	0%	0%	0%	100 %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	1.10 %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	17.90%	No	No
Land off Hendrix Drive	Reserve Site Off Hendrix Drive (Existing Commitment – Non-Strategic) (PM ID. 110445)	0.3	100 %	0%	0%	0%	100 %	0%	0%	0%	0%	0%	0.60 %	2.40 %	1.00 %	1.10 %	2.20 %	1.40 %	2.40 %	4.60 %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	No	Yes
Land to the north of Ousedale School (West of Aspreys), Olney	West of Olney Reasonable Alternative (PM ID. 110566)	9.7	100 %	0%	0%	0%	100 %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.30%	29.90%	No	Yes

Site Name		Area (ha)	Previous Flood Zones				Flood Zones 2025					Previous RoFSW			RoFSW 2025			EA Risk of flooding from surface water (climate change)			Fluvial model climate change runs						EA Reservoir Flood Extents		Historic flooding	JBA Groundwater Flood Risk Mapping		Within 100m of detailed river network?	Within Critical Drainage Catchment	
			FZ1	FZ2	FZ3a	FZ3b	FZ1	FZ2	FZ3	FZ3+ FZ2 as a provision for CC	Defended: 1% AEP (1 in 100)	3.3% AEP	1% AEP	0.1% AEP	3.3% AEP (High)	1% AEP (Medium)	0.1% AEP (Low)	3.3% AEP + 35%	1% AEP + 40%	0.1% AEP + 40%	Defended 2% AEP + 19%	Defended 2% AEP + 30%	Undefended 1% AEP + 19%	Undefended 1% AEP + 30%	Undefended 0.1% AEP + 19%	Undefended 0.1% AEP + 30%	Dry Day	Wet Dry	EA Recorded Flood Outlines	High risk 0 - 0.025m	Moderate risk 0.025 - 0.05m			
Land west of Kellan Drive (south of Vellan Avenue)	Kellan Drive 1 (Existing Commitment – Non-Strategic) (PM ID. 110301)	0.3	100 %	0%	0%	0%	100 %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	No	No	
Latham's Buildbase Site	Latham's Buildbase (Existing Commitment – Non-Strategic) (PM ID. 110367)	1.4	100 %	0%	0%	0%	100 %	0%	0%	0%	0%	1.10 %	1.40 %	2.70 %	1.50 %	1.70 %	2.00 %	1.50 %	2.80 %	5.60 %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Yes	Yes	
Levante Gate boundary	Levante Gate Strategic City Extension	67.8	100 %	0%	0%	0%	100 %	0%	0%	0%	0%	2.50 %	3.60 %	9.10 %	3.40 %	4.30 %	10%	5.90 %	9.40 %	23.90 %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	6.60 %	Yes	No	
Lichfield Down	Lichfield Down (Existing Commitment – Non-Strategic) (PM ID. 110347)	0.6	82 %	9.10 %	9.10 %	0%	99.40 %	0.60 %	0%	0.60 %	0%	0%	0%	2.90 %	4.20 %	4.80 %	7.20 %	1.90 %	3.10 %	34.00 %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.80 %	61.40 %	Yes	Yes
MRTCo fee6.1	Metro Corridor growth	2.6	100 %	0%	0%	0%	100 %	0%	0%	0%	0%	1.40 %	4.60 %	12.00 %	3.90 %	5.60 %	10.60 %	7.80 %	11.90 %	18.70 %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	No	Yes	

Site Name		Area (ha)	Previous Flood Zones				Flood Zones 2025					Previous RoFSW			RoFSW 2025			EA Risk of flooding from surface water (climate change)			Fluvial model climate change runs						EA Reservoir Flood Extents		Historic flooding	JBA Groundwater Flood Risk Mapping		Within 100m of detailed river network?	Within Critical Drainage Catchment	
			FZ1	FZ2	FZ3a	FZ3b	FZ1	FZ2	FZ3	FZ3+ FZ2 as a network for CC	Defended: 1% AEP (1 in 100)	3.3% AEP	1% AEP	0.1% AEP	3.3% AEP (High)	1% AEP (Medium)	0.1% AEP (Low)	3.3% AEP + 35%	1% AEP + 40%	0.1% AEP + 40%	Defended 2% AEP + 19%	Defended 2% AEP + 30%	Undefended 1% AEP + 19%	Undefended 1% AEP + 30%	Undefended 0.1% AEP + 19%	Undefended 0.1% AEP + 30%	Dry Day	Wet Dry	EA Recorded Flood Outlines	High risk 0 - 0.025m	Moderate risk 0.025 - 0.05m			
MRTCoffee6.2	Metro Corridor	1	100 %	0%	0%	0%	100 %	0%	0%	0%	0%	5.90 %	14.4 0%	29.2 0%	13.30 %	18.40 %	29.90 %	21.10 %	29.30 %	38.00 %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	No	Yes
MRTCoffee6.3	Metro Corridor	1.6	100 %	0%	0%	0%	100 %	0%	0%	0%	0%	0.20 %	0.50 %	11.5 0%	0.20 %	2.00 %	9.40 %	4.60 %	11.20 %	51.50 %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	No	Yes
MRTFisher7.2	Metro Corridor	0.4	100 %	0%	0%	0%	100 %	0%	0%	0%	0%	0%	0%	0.20 %	0%	0%	0%	0%	0.20 %	2.30 %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	No	Yes	
MRTFisher7.3	Metro Corridor	1.8	100 %	0%	0%	0%	100 %	0%	0%	0%	0%	0%	0.50 %	1.40 %	0.60 %	0.70 %	2.30 %	0.80 %	1.40 %	3.40 %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	No	Yes
MRTFisher7.4	Metro Corridor	1.7	100 %	0%	0%	0%	100 %	0%	0%	0%	0%	0%	0.10 %	0.40 %	0.30 %	0.50 %	2.20 %	0.30 %	0.40 %	1.60 %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	No	Yes	
MRTFisher7.5	Metro Corridor	1.4	100 %	0%	0%	0%	100 %	0%	0%	0%	0%	0.20 %	0.70 %	7.00 %	0.90 %	1.30 %	5.80 %	2.90 %	7.20 %	21.50 %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	No	Yes	
MRTLakes2.1	Metro Corridor	0.8	100 %	0%	0%	0%	100 %	0%	0%	0%	0%	0%	0%	1.00 %	0%	0.30 %	2.60 %	0.30 %	1.00 %	10.10 %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Yes	No	
MRTLakes2.2	Metro Corridor	1.1	100 %	0%	0%	0%	100 %	0%	0%	0%	0%	5.40 %	9.70 %	16.8 0%	10.90 %	13.80 %	17.10 %	14.10 %	16.80 %	20.60 %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Yes	No	
MRTLakes2.3	Metro Corridor	0.8	100 %	0%	0%	0%	100 %	0%	0%	0%	0%	0.40 %	1.00 %	10.1 0%	3.40 %	5.90 %	11.50 %	6.20 %	10.20 %	16.10 %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Yes	No	
MRTLakes2.4	Metro Corridor	0.6	100 %	0%	0%	0%	100 %	0%	0%	0%	0%	0%	0%	1.50 %	0%	0%	0.90 %	0%	1.50 %	6.60 %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	No	No	
MRTNeth5.1	Metro Corridor	1.5	100 %	0%	0%	0%	100 %	0%	0%	0%	0%	0%	3.80 %	10.2 0%	4.50 %	6.40 %	11.20 %	6.50 %	10.30 %	17.20 %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	No	No	
MRTNeth5.2	Metro Corridor	1.2	100 %	0%	0%	0%	100 %	0%	0%	0%	0%	0.10 %	0.20 %	3.50 %	1.10 %	2.40 %	14.60 %	1.10 %	3.40 %	16.50 %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	No	No	

Site Name		Area (ha)	Previous Flood Zones				Flood Zones 2025					Previous RoFSW			RoFSW 2025			EA Risk of flooding from surface water (climate change)			Fluvial model climate change runs						EA Reservoir Flood Extents		Historic flooding	JBA Groundwater Flood Risk Mapping		Within 100m of detailed river network?	Within Critical Drainage Catchment	
			FZ1	FZ2	FZ3a	FZ3b	FZ1	FZ2	FZ3	FZ3+ FZ2 as a network for CC	Defended: 1% AEP (1 in 100)	3.3% AEP	1% AEP	0.1% AEP	3.3% AEP (High)	1% AEP (Medium)	0.1% AEP (Low)	3.3% AEP + 35%	1% AEP + 40%	0.1% AEP + 40%	Defended 2% AEP + 19%	Defended 2% AEP + 30%	Undefended 1% AEP + 19%	Undefended 1% AEP + 30%	Undefended 0.1% AEP + 19%	Undefended 0.1% AEP + 30%	Dry Day	Wet Dry	EA Recorded Flood Outlines	High risk 0 - 0.025m	Moderate risk 0.025 - 0.05m			
MRTNeth5.3	Metro Corridor	0.8	100 %	0%	0%	0%	100 %	0%	0%	0%	0%	0%	0%	0.10 %	0%	0%	0%	0.10 %	0.50 %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	No	No	
MRTNeth5.4	Metro Corridor	1.3	100 %	0%	0%	0%	100 %	0%	0%	0%	0%	0%	1.70 %	3.60 %	1.50 %	2.00 %	3.40 %	2.40 %	3.60 %	5.00 %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	No	No
MRTNeth5.6	Metro Corridor	1.4	100 %	0%	0%	0%	100 %	0%	0%	0%	0%	0.30 %	0.50 %	5.80 %	0.50 %	1.80 %	7.70 %	1.20 %	5.80 %	13.80 %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	No	No	
MRTShenCh14.1	Metro Corridor	0.3	100 %	0%	0%	0%	100 %	0%	0%	0%	0%	0%	0.40 %	1.20 %	0.80 %	1.20 %	1.60 %	0.80 %	1.30 %	3.00 %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	No	No	
MRTShenWd1.2.1	Metro Corridor	3.4	100 %	0%	0%	0%	100 %	0%	0%	0%	0%	2.00 %	2.60 %	7.00 %	7.50 %	8.30 %	10.90 %	4.70 %	7.70 %	15.50 %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	No	Yes	
MRTShenWd1.3.1	Metro Corridor	4.8	100 %	0%	0%	0%	100 %	0%	0%	0%	0%	2.30 %	2.90 %	5.20 %	3.20 %	4.20 %	7.20 %	3.00 %	4.70 %	8.90 %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	No	Yes	
MRTShenWd1.3.2	Metro Corridor	3.1	100 %	0%	0%	0%	100 %	0%	0%	0%	0%	0%	0%	0.40 %	0%	0%	0.30 %	0%	0%	0.80 %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	No	Yes	
MRTTatt9.1	Metro Corridor	0.3	100 %	0%	0%	0%	100 %	0%	0%	0%	0%	2.40 %	5.70 %	14.50 %	9.40 %	11.40 %	15.10 %	11.50 %	14.20 %	26.30 %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	No	Yes	
MRTWolv17.1	Metro Corridor	1.4	87 %	6.20 %	5.90 %	0.80 %	95.40 %	0.70 %	3.90 %	4.60 %	3.90 %	5.10 %	7.30 %	12.50 %	4.40 %	6.20 %	10.10 %	10%	12.90 %	25.80 %	5.60 %	4.90 %	4.20 %	5.60 %	5.70 %	5.60 %	33.70 %	50.30 %	47.90 %	0.90 %	3.90 %	Yes	Yes	
Old Pavilion, Sherwood Drive	Central Bletchley (PM ID. 110389)	0.7	100 %	0%	0%	0%	100 %	0%	0%	0%	0%	0%	0%	3.30 %	0.40 %	0.50 %	0.80 %	2.00 %	3.30 %	10.60 %	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	No	Yes	

Site Name		Area (ha)	Previous Flood Zones				Flood Zones 2025					Previous RoFSW			RoFSW 2025			EA Risk of flooding from surface water (climate change)			Fluvial model climate change runs						EA Reservoir Flood Extents		Historic flooding	JBA Groundwater Flood Risk Mapping		Within 100m of detailed river network?	Within Critical Drainage Catchment		
			FZ1	FZ2	FZ3a	FZ3b	FZ1	FZ2	FZ3	FZ3+ FZ2 as a network for CC	Defended: 1% AEP (1 in 100)	3.3% AEP	1% AEP	0.1% AEP	3.3% AEP (High)	1% AEP (Medium)	0.1% AEP (Low)	3.3% AEP + 35%	1% AEP + 40%	0.1% AEP + 40%	Defended 2% AEP + 19%	Defended 2% AEP + 30%	Undefended 1% AEP + 19%	Undefended 1% AEP + 30%	Undefended 0.1% AEP + 19%	Undefended 0.1% AEP + 30%	Dry Day	Wet Dry	EA Recorded Flood Outlines	High risk 0 - 0.025m	Moderate risk 0.025 - 0.05m				
Parcel 3 - Open University	Walton Hall Strategic Brownfield Site (PM ID. 111906)	2.9	100%	0%	0%	0%	100%	0%	0%	0%	0%	10%	19.30%	42.60%	29.30%	40.30%	52.70%	30%	42.40%	63.50%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	No	No
Powis Lane	Powis Lane (Existing Commitment – Non-Strategic) (PM ID. 110467)	0.8	100%	0%	0%	0%	100%	0%	0%	0%	0%	0.20%	0.40%	9.90%	3.30%	7.60%	15.70%	5.20%	10.80%	57.90%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Yes	Yes	
Shenley Wood - north of Foxcove Rd and Chalkdell Drive	Metro Corridor	2.8	100%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0.10%	0%	0%	0.30%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	No	Yes	
Singleton Drive	Land Off Singleton Drive (Sap1) (Existing Commitment – Non-Strategic) (PM ID. 110447)	0.5	100%	0%	0%	0%	100%	0%	0%	0%	0%	2.60%	4.40%	10%	3.80%	4.90%	7.60%	6.20%	10.40%	23.80%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	No	Yes	

Site Name		Area (ha)	Previous Flood Zones				Flood Zones 2025					Previous RoFSW			RoFSW 2025			EA Risk of flooding from surface water (climate change)			Fluvial model climate change runs						EA Reservoir Flood Extents		Historic flooding	JBA Groundwater Flood Risk Mapping		Within 100m of detailed river network?	Within Critical Drainage Catchment		
			FZ1	FZ2	FZ3a	FZ3b	FZ1	FZ2	FZ3	FZ3+ FZ2 as a network for CC	Defended: 1% AEP (1 in 100)	3.3% AEP	1% AEP	0.1% AEP	3.3% AEP (High)	1% AEP (Medium)	0.1% AEP (Low)	3.3% AEP + 35%	1% AEP + 40%	0.1% AEP + 40%	Defended 2% AEP + 19%	Defended 2% AEP + 30%	Undefended 1% AEP + 19%	Undefended 1% AEP + 30%	Undefended 0.1% AEP + 19%	Undefended 0.1% AEP + 30%	Dry Day	Wet Dry	EA Recorded Flood Outlines	High risk 0 - 0.025m	Moderate risk 0.025 - 0.05m				
South of Bow Brickhill	South of Bow Brickhill Strategic City Extension	98.5	100%	0%	0%	0%	100%	0%	0%	0%	0%	0.70%	1.80%	9.20%	2.70%	3.70%	10.80%	4.60%	10.80%	32.00%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Yes	Yes
The Walnuts	The Walnuts (Existing Commitment – Non-Strategic) (PM ID. 110123)	2.3	100%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%	2.20%	2.40%	9.70%	15.80%	1.00%	2.20%	7.20%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	27.90%	No	No	
Wadhurst Lane	Wadhurst Drive (Existing Commitment – Non-Strategic) (PM ID. 110314)	0.5	100%	0%	0%	0%	100%	0%	0%	0%	0%	0.90%	2.20%	4.00%	7.20%	8.60%	10.50%	3.50%	6.00%	8.90%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	No	Yes	
West of Vernier Crescent	South of Vernier Crescent (Existing Commitment – Non-Strategic) (PM ID. 110455)	0.5	100%	0%	0%	0%	100%	0%	0%	0%	0%	0%	1.20%	7.40%	3.90%	8.90%	14.00%	4.40%	9.40%	23.50%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	No	Yes	

Site Name		Area (ha)	Previous Flood Zones				Flood Zones 2025					Previous RoFSW			RoFSW 2025			EA Risk of flooding from surface water (climate change)			Fluvial model climate change runs						EA Reservoir Flood Extents		Historic flooding	JBA Groundwater Flood Risk Mapping		Within 100m of detailed river network?	Within Critical Drainage Catchment	
			FZ1	FZ2	FZ3a	FZ3b	FZ1	FZ2	FZ3	FZ3+ FZ2 as a priority for CC	Defended: 1% AEP (1 in 100)	3.3% AEP	1% AEP	0.1% AEP	3.3% AEP (High)	1% AEP (Medium)	0.1% AEP (Low)	3.3% AEP + 35%	1% AEP + 40%	0.1% AEP + 40%	Defended 2% AEP + 19%	Defended 2% AEP + 30%	Undefended 1% AEP + 19%	Undefended 1% AEP + 30%	Undefended 0.1% AEP + 19%	Undefended 0.1% AEP + 30%	Dry Day	Wet Dry	EA Recorded Flood Outlines	High risk 0 - 0.025m	Moderate risk 0.025 - 0.05m			
Winfold Lane	Winfold Lane (Existing Commitment – Non-Strategic) (PM ID. 110401)	0.7	100%	0%	0%	0%	100%	0%	0%	0%	0%	0%	0%	0%	0%	1.50%	0%	0.60%	3.10%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	No	Yes
Woburn-by-Bow (North)	SEMK (SEMK - Woburn North: PM ID. 110516)	55.4	100%	0%	0%	0%	95.20%	3.30%	1.50%	4.80%	0.40%	1.80%	5.10%	12.30%	2.00%	3.50%	10.20%	7.80%	11.80%	25.50%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	2.00%	No	Yes
Wolverton Works	Wolverton Railway Works Strategic Brownfield Site (PM ID 110169)	15.7	100%	0%	0%	0%	99.80%	0.20%	0%	0.20%	0%	5.30%	16.30%	37.70%	11.70%	34.60%	65.20%	27.60%	38.40%	53.70%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	46.90%	Yes	Yes
Wolverton_MRT_2	Metro Corridor	2.4	100%	0%	0%	0%	100%	0%	0%	0%	0%	1.60%	2.30%	6.50%	1.70%	2.90%	4.50%	4.10%	6.60%	12.00%	0%	0%	0%	0%	0%	0%	0%	0%	8.80%	1.70%	0.20%	2.60%	Yes	Yes

