



Table 1.0

More vulnerable development up to 1ha in size (excludes Non-residential extension with a footprint of less than 250 sq. metres or a domestic extension) in Flood Zone 2 (Does not apply to sites used for holiday or short-let caravans and camping, or landfill and waste management sites. For these proposals please refer to FRA Guidance note 3).

Flood risk to building/occupants. Information to be provided by the applicant as part of the Flood Risk Assessment	Applicant to provide level information in the boxes below	Criteria to be used by LPA in assessing the Flood Risk Assessment
Flood level for the 1 in 100 annual probability river flood (1%); or 1 in 200 annual probability sea flood (0.5%) in any year (including an allowance for climate change) in relation to Ordnance Datum ² , (Newlyn)	N/A	In order to deliver safe development, we strongly advise the following - Ground floor levels to be set at a minimum of whichever is the higher of: • 300mm above the general ground level of the site OR • 600mm above the 1 in 100 annual probability river flood (1%); or 1 in 200 annual probability sea flood (0.5%) in any year (including an allowance for climate change). • Basement rooms to have unimpeded access internally to an upper level.
Average ground level of the site in relation to Ordnance Datum (Newlyn)	O.D. = 3.5	LPA's role: Ensure that the level information has been provided and the standards set out above have been met.
Finished floor level of lowest habitable room in relation to Ordnance Datum (Newlyn)	N/A	In order to deliver safe development, we strongly advise the following -
1 in 1000 annual probability (0.1%) in any year flood level including an allowance for climate change where this information is available.	N/A	For single storey buildings or ground floor subdivisions with no access to higher floors, users of the development have access to a refuge set above the 1 in 1000 annual probability (0.1%) in any year flood level including an allowance for climate change. LPA's role: Ensure that the provision of a safe refuge for single storey buildings complies with the above information. To achieve these standards floor levels should be raised. Note: For buildings with more than one storey in this category upper floors can be considered safe refuge

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² Ordnance Datum or the abbreviation 'OD' is the mean level of the sea at Newlyn in Cornwall from which heights above sea level are taken. The contour lines on Ordnance Survey maps measure heights above OD for example, though these are not accurate enough for a flood risk assessment.