

Indicators and threshold values to determine Flood Risk Areas

Area designation	Indicators	Threshold	Assessed Nationally or Locally
Human Health			
Indicative Flood Risk Areas	Number of people (based on number of residential properties x 2.34)	Set at 30,000 (England), 5,000 (Wales) within a cluster where risk is most concentrated.	Nationally
	Critical services (including schools, hospitals, nursing homes, power and water services)	“Nominal threshold” 150 (England) 25 (Wales) although number of people is the deciding threshold for indicative Flood Risk Areas.	Nationally
LLFA proposed new or expanded Flood Risk Areas	Number of people (based on number of residential properties x 2.34)	New Flood Risk Areas could be identified on the basis of being at equivalent risk to the indicative Flood Risk Areas. Annex A describes criteria which may be used to determine this.	Locally
	Critical services – (including schools, hospitals, nursing homes, power and water services)	Locally held information might provide a more accurate assessment of the number of people who depend on specific critical services. Although new Flood Risk Areas are unlikely to be identified on the basis of critical services alone, local information might suggest that a Flood Risk Areas might be expanded.	Locally
Economic activity			
Indicative Flood Risk Areas	Non-residential properties (including shops and businesses).	“Nominal threshold” of 3,000 (England) 500 (Wales) although number of people is the deciding threshold for indicative Flood Risk Areas.	Nationally
LLFA proposed new or expanded Flood Risk Areas	Non-residential properties (including shops and businesses).	Areas could be identified on the basis of being at equivalent risk to the indicative Flood Risk Areas. Generally business properties represent less than 2% of total properties in Flood Risk Areas so it is unlikely that additional non-residential properties alone will lead to new Flood Risk Areas.	Locally
	Agricultural land (e.g. area of land (hectares) based on agricultural grade)	Consequences of flooding to agricultural land from local flood risks are unlikely to identify new Flood Risk Areas but may contribute to Flood Risk Areas selected on other indicators.	Locally
	Roads and rail (length in km)	Consequences from local sources of flood risk to roads and rail are unlikely to lead to new Flood Risk Areas being identified, but may contribute to Flood Risk Areas which are identified on the basis of other indicators.	Locally

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Environment			
LLFA Proposed new or expanded Flood Risk Areas.	Area of internationally or nationally designated site, (e.g. Special Areas of Conservation; Special Protection Areas; Ramsar sites or Sites of Special Scientific Interest	Consequences of flooding could be positive or negative; some habitats depend on seasonal flooding, although prolonged or unusually extensive flooding might damage habitats. Flooding by polluted/contaminated water might increase damage.	Locally
	Number of nationally / internationally important heritage features. - World heritage sites - Scheduled monuments (SMs) - Listed buildings - Registered parks and gardens	LLFAs should consider the potential consequences of flooding specific to each site.	Locally