



Selby Strategic Flood Risk Assessment

District Wide Flood Risk Map

In accordance with PPS 25 Functional Floodplain (Flood Zone 3b) is mapped to highlight areas where only water-compatible development and land-use is recommended. PPS25 defines Flood Zone 3b as the flood with an annual probability of 1 in 20 (5% AEP) or greater. As the 5% flood outline has not yet been delineated for all the main rivers within the District boundary, the following conservative approach to delineating the functional floodplain has been agreed with the Environment Agency, until more detailed information is available.

- Outside development limits in undefended areas Flood Zone 3 is represented as Flood Zone 3b (Functional Floodplain).
- Inside development limits and in defended areas, Flood Zone 3 is represented as Flood Zone 3a (High Risk), since existing built-up/defended areas are unable to function as 'natural floodplain'.

It should be noted that the 'assumed' extent of functional floodplain is insufficient for development control purposes. Further detailed investigation of prospective development sites within Flood Zone 3 will be required to establish the precise extent of functional floodplain (Flood Zone 3b), and the area defended to a standard of 1 in 20 annual probability (Flood Zone 3a). This work may be incorporated in site-specific FRA's.

Scale at A1: 1cm = Approx 500m

Reproduced from the Ordnance Survey mapping with the permission of Her Majesty's Stationary Office. © Crown Copyright.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Selby District Council: 100018656

- Legend**
- Selby DC Administrative Boundary
 - Designated Main River
 - Reservoirs and other Inland Water Bodies
 - Flood Zone 1 - <1 in 1000yr Floodplain (Includes all areas outside FZ 2 & 3a/3b)
 - Flood Zone 2 - 1000yr Floodplain & Approximate 100yr Climate Change Floodplain
 - Flood Zone 3a - 100yr Floodplain
 - Flood Zone 3b - Functional Floodplain

