

8e – Housing on flood risk areas

National planning guidance [Flood risk and coastal change - GOV.UK](#) sets out how councils must take flood risk into account when preparing plans.

NEDDC has commissioned a Strategic Flood Risk Assessment which will identify areas of flood risk using information derived from the Environment Agency and Lead Local Flood Authority and others - so the resultant areas may be different to the current published flood zones. Whatever the outcome of this work NEDDC will always follow the sequential approach to site selection i.e. directing development to areas at little or no risk of flooding from any source in preference to areas at higher risk. This means avoiding, so far as possible, development in current and future medium and high flood risk areas (zones 2 & 3) considering all sources of flooding including areas at risk of surface water flooding.

NEDDC's initial screening of the sites submitted through the recent Call for Sites process has discounted those falling within the EA's flood zones 2 & 3. There will only be the need to go back to consider these discounted sites further if they are unable to meet development needs with sites in low risk areas and in a sustainable way – they do not expect to be in this position, but cannot rule out the possibility.