

<b>Report to</b>	Planning Committee
<b>Date of meeting</b>	14 May 2025
<b>Lead Member</b>	Councillor Alan James – Lead Member for Local Development and Planning
<b>Head of Service</b>	Emlyn Gwynedd Jones - Head of Planning and Public Protection and Countryside Services
<b>Report Author</b>	Bethan Morris, Planning Officer
<b>Title</b>	<b>New TAN 15 – Development, flooding and coastal erosion</b>

## 1. What is the report about?

- 1.1. This report provides information on the new Technical Advice Note (TAN) 15: Development, flooding and coastal erosion published on 31 March 2025.

## 2. What is the reason for making this report?

- 2.1. To provide information regarding the new national planning guidance in place in respect of flood risk and coastal erosion.

## 3. What are the Recommendations?

- 3.1. Members of the Planning Committee note the content of this report.

## 4. Report details

- 4.1. Technical Advice Notes (TANs) are national requirements that guide the location and assessment of new development. TAN 15 guides development in terms of flood risk and coastal erosion.
- 4.1 The new TAN 15 aims to minimise the risk of flooding and enable resilient development in areas of lesser flood risk. Coastal erosion is now included within

TAN 15, whilst previously it was dealt with separately under TAN 14. Its inclusion should assist in highlighting the risks associated with coastal erosion. Climate change predictions are incorporated into the risk of flooding. The guidance is more restrictive in terms of where development is permitted and there is a greater emphasis on Development Plans. It also places a significant duty on Lead Local Flood Risk and Local Planning Authorities to undertake an assessment of surface water and small watercourse and ensure that there is no local increased risk of flooding from such bodies.

4.2. A critical change is that four flood risk zones (Zones 1, 2, 3 and TAN 15 defended zones) have been introduced which replace the previous categorisation of flood risk (A, B, C1 and C2).

4.3. Flood risk A, very low risk, is replaced by Zone 1 however there is no direct comparison to other Zones. The previous categorisations are shown on the Development Advice Map. The new Zones are provided on an all Wales Flood Map which takes into allowance predictions for climate change and displays the risks of surface water flooding that must also be considered. The Wales Flood Map for Planning and its flood zones are designed to function as a trigger for the justification and acceptability tests.

4.4. The new TAN 15 comes into effect immediately on 31 March 2025. The Replacement Local Development Plan must now follow the requirements of the new TAN 15. It is only planning applications that had already been registered before the 31 March 2025 that continue under the provisions of the 2004 TAN 15 and 1998 TAN 14 and on the basis of the older flood maps, the Development Advice Maps (DAM).

4.5. The report to the Strategic Planning Group on 24 April 2025 provides more information on the changes in the new TAN 15 and is attached at Appendix 1.

## **5. How does the decision contribute to the Corporate Plan 2022 to 2027: The Denbighshire We Want?**

5.1. TAN 15 impact the direction of future development in Wales and therefore the delivery of future Corporate Priorities and Council Strategies such as the Housing & Homelessness Strategy and future LDPs.

5.2. TAN 15 in directing the policies and land allocations of the Replacement LDP 2018 to 2033 will make a positive contribution to the Council becoming Net Carbon Zero and Ecologically Positive by 2030.

## **6. What will it cost and how will it affect other services?**

6.1. This is an information report on changes to national policy which other services, Lead Local Flood Authority, should consider although this report in itself does not incur any additional costs.

## **7. What are the main conclusions of the Well-being Impact Assessment and what changes have, or will be made to the project or approach as a result of the assessment?**

7.1. A Well-being Impact Assessment has not been carried out because the report is an information report and does not seek a decision on a Council policy, strategy or programme.

## **8. What consultations have been carried out with Scrutiny and others?**

8.1. The new TAN 15 has been discussed at the Strategic Planning Group on 24 April 2025 and the report for the Strategic Planning Group was circulated to all members on 17 April 2025.

## **9. Chief Finance Officer Statement**

9.1. There are no budget implications from providing this information report.

## **10. What risks are there and is there anything we can do to reduce them?**

10.1. Not applicable.

## **11. Power to make the decision**

11.1. Local Government Act 2000

11.2. Planning and Compulsory Purchase Act 2004

11.3. Planning (Wales) Act 2015 and associated regulations and guidance.