

**Gwybodaeth Ychwanegol at y Cyfarfod Llawn
Information Further to Plenary**

Cyhoeddir ymatebion yn yr iaith y'u darparwyd, gyda chyfieithiad Saesneg o ymatebion yn y Gymraeg.

Responses are published in the language in which they are provided, with a translation into English of responses provided in Welsh.

**Gwybodaeth ychwanegol at OAQ(4)0271(HR) a gyhoeddwyd gan Carl Sargeant, y
Gweinidog Tai ac Adfywio, ar 21 Mehefin 2013
Information further to OAQ(4)0271(HR) issued by Carl Sargeant, the Minister for
Housing and Regeneration, on 21 June 2013**

At/To Darren Millar:

I am writing in response to the question you raised at Plenary on 12 June 2013 regarding your concern that TAN15 needs to be revised given the risk of the impact from climate change.

A review of Technical Advice Note 15 has been called for on a number of occasions in the past; however the evidence from Natural Resources Wales and Local Authorities clearly indicates that TAN 15 is working more robustly today than it was when it was introduced in 2004.

Changing planning policy is not like turning a tap on or off; there is a period of transition following the introduction of any new policy, and therefore there may be instances of houses that are being, and have been built over the last few years, which were granted planning permission prior to the current policy coming into force in 2004. This is because planning permission remains valid for a period of 5 years before lapsing if a development has not commenced. Similarly allocations in adopted Unitary Development Plans may also predate TAN15.

Natural Resources Wales provide technical guidance on what allowance for climate change impacts need to be made for different sources of flood risk, and in light of the different topography around Wales. In order to meet the requirements of TAN15 the Flood Consequence Assessment should demonstrate that the proposed development would remain dry to a certain standard over the lifetime of development. Natural Resources Wales specify a 100 year 'lifetime' for homes.

The Development Advice Maps, which accompany TAN15 and indicate those areas at risk of flooding, are kept under review, and an updated map was issued in March.

In addition last year we introduced new rules which require local planning authorities to notify Welsh Government if they are minded to approve applications for highly vulnerable development such as housing in an area at risk of flooding where no flood defence infrastructure already exists. The Welsh Government can then consider whether or not to call the application in for determination by the Welsh Ministers.

Given the role of Natural Resources Wales to advise on climate change, the robust policy and procedural requirements around permitting development at risk of flooding, and the evidence that TAN15 is working, it is not necessary to review TAN15 at this time.