**Consultation Response Form**

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| Please respond to this consultation by using the response form. Responses can be submitted in a number of ways:  Online: <https://gov.wales/consultations>  Email: [planningpolicy@gov.wales](mailto:planningpolicy@gov.wales)  Post: TAN 15 consultation  Planning Policy Branch,  Welsh Government,  Cathays Park,  Cardiff  CF10 3NQ  When responding please state whether you are responding in a personal capacity or are representing the views of an organisation.  Closing date for responses: 17 January 2020 |

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| Your name: |  |
| Preferred contact details (email/phone/post) |  |
| Organisation (if applicable): |  |

**Question 1 – Evolving from a precautionary framework to a risk-based approach**

A key principle of the revised TAN 15 is to recognise different degrees of flood risk (see section 4). A new Wales Flood Map will replace the Development Advice Map and will distinguish between high/medium risk and low risk, with policies on development reflective of the degree of risk. Flood zones on the new Wales Flood Map will incorporate climate change allowances.

To what extent do you agree or disagree with this change?

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| **Strongly agree** | **Agree** | **Neither agree nor disagree** | **Disagree** | **Strongly disagree** | *Don’t know* | *No opinion* |
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Please set out your reasons

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**Question 2 – Roles and responsibilities**

The revised TAN has sought to clarify the main roles and responsibilities of key organisations and agents in the planning system in respect of flooding and coastal erosion.

To what extent do you agree or disagree that the TAN offers clarity?

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| --- | --- | --- | --- | --- |
| **Clear in all chapters** | **Clear in some chapters** | **Unclear in most or all chapters** | *Don’t know* | *No opinion* |
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Please highlight where you think further detail and clarity can be added:

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**Question 3 – Development categories**

The development categories (section 6, figure 2) have been revised and updated, with some new development types identified (e.g. renewable energy) and some development types moving into different categories (e.g. public buildings, open space).

To what extent do you agree or disagree with the development categories?

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| **Strongly agree** | **Agree** | **Neither agree nor disagree** | **Disagree** | **Strongly disagree** | *Don’t know* | *No opinion* |
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Please set out your reasons

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**Question 4 – Strategic Flood Consequences Assessments**

The revised TAN supports the plan-led system by encouraging planning authorities to build comprehensive consideration of flooding and coastal erosion into Development Plans, using evidence from Strategic Flood Consequences Assessments (section 7).

To what extent do you agree or disagree with this approach?

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| **Strongly agree** | **Agree** | **Neither agree nor disagree** | **Disagree** | **Strongly disagree** | *Don’t know* | *No opinion* |
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Please set out your reasons

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**Question 5 – Major regeneration proposals**

Section 7.16 proposes new guidance in relation to major regeneration of communities located in areas at risk.

To what extent do you agree or disagree with this approach?

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| **Strongly agree** | **Agree** | **Neither agree nor disagree** | **Disagree** | **Strongly disagree** | *Don’t know* | *No opinion* |
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Please set out your reasons

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**Question 6 – Surface water flooding**

The revised TAN gives greater prominence and more guidance on considering surface water flooding in the planning system. It will be for planning authorities, with input from Lead Local Flood Authorities, to determine locally whether local planning policies on surface water flooding are required.

To what extent do you agree or disagree with this approach?

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| **Strongly agree** | **Agree** | **Neither agree nor disagree** | **Disagree** | **Strongly disagree** | *Don’t know* | *No opinion* |
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Please set out your reasons

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**Question 7 – Integrating coastal erosion issues into TAN 15**

National planning guidance on coastal erosion is currently set out in Technical Advice Note 14 (1998). It is proposed to cancel TAN 14, with the relevant guidance on coastal erosion updated and integrated into the revised TAN 15 (section 9).

To what extent do you agree or disagree with this approach?

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| **Strongly agree** | **Agree** | **Neither agree nor disagree** | **Disagree** | **Strongly disagree** | *Don’t know* | *No opinion* |
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Please set out your reasons

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**Question 8 - Justification and acceptability tests**

We propose to maintain the existing ‘TAN 15 tests’, with updated guidance on how these tests should be applied to different types of development proposals (sections 10 and 11).

To what extent do you agree or disagree with guidance in relation to the justification and acceptability tests?

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| **Strongly agree** | **Agree** | **Neither agree nor disagree** | **Disagree** | **Strongly disagree** | *Don’t know* | *No opinion* |
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Please set out your reasons

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**Question 9 – Resilient design and flood defences**

The shift towards a risk-based approach is complemented by additional guidance on making communities and properties resilient to flooding (section 13). There is also updated guidance on the considerations when new or improved flood defences are proposed.

To what extent do you agree or disagree with this approach?

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| --- | --- | --- | --- | --- | --- | --- |
| **Strongly agree** | **Agree** | **Neither agree nor disagree** | **Disagree** | **Strongly disagree** | *Don’t know* | *No opinion* |
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Please set out your reasons

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**Question 10**: We would like to know your views on the effects that revisions to TAN 15 would have on the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English.

* What effects do you think there would be?  How could positive effects be increased, or negative effects be mitigated?
* Please also explain how you believe the proposed document could be formulated or changed so as to have positive effects or increased positive effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language, and
* no adverse effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language.

**Question 11**: We have asked a number of specific questions. If you have any related issues which we have not specifically addressed, please use this space to report them:

Please enter here:

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| **Responses to consultations are likely to be made public, on the internet or in a report.  If you would prefer your response to remain anonymous, please tick the box, right** |  |