

## **Summary of what TAN15 requires for highly vulnerable development (houses) to be considered acceptable.**

### **Justification Criteria:**

- 1) Should be located only in an area of flood risk which is developed and served by significant infrastructure, including flood defences (Zone C1 of the DAM) **AND**
- 2) Its location is necessary to assist a local authority regeneration initiative or strategy<sup>1</sup>, or contribute to key employment objectives, necessary to sustain an existing settlement or region **AND**
- 3) The site meets the definition of previously developed land (i.e. it is not a Greenfield site) and concurs with the aims of Planning Policy Wales (i.e. the presumption in favour of sustainable development). **AND**
- 4) A Flood Consequence Assessment has been produced to demonstrate that the potential consequences of a flood event up to the extreme flood event (1 in 1000 chance of occurring in any year) have been considered and meet the criteria below in order to be considered acceptable.

### **Acceptability Criteria (has to meet all):**

- Flood defences must be shown by the developer to be structurally adequate particularly under extreme overtopping conditions (i.e. that flood with a 1 in 1000 chance of occurring in any year).
- The cost of future maintenance for all new/approved flood mitigation measures, including defences must be accepted by the developer and agreed with the Environment Agency (now Natural Resources Wales).
- The developer must ensure that future occupiers of the development are aware of the flooding risks and consequences.
- Effective flood warnings are provided at the site
- Escape/evacuation routes are shown by the developer to be operational under all conditions
- Flood emergency plans and procedures produced by the developer must be in place
- The development is designed by the developer to allow the occupier the facility for rapid movement of goods/possessions to areas away from floodwaters.
- Development is designed to minimise structural damage during a flooding event and is flood proofed to enable it to be returned to its prime use quickly in the aftermath of the flood.
- No flooding elsewhere.
- Developer is required to demonstrate that the site is designed to be flood free for the lifetime (A1.5) of development for either a 1 in 100 chance (fluvial) flood event, or a 1 in 200 chance (tidal) flood event including an allowance for climate change (depending on the type of flood risk present) in accordance with table A1.14.
- In respect of the residual risk to the development it should be designed so that over its lifetime (A1.5) in an extreme (1 in 1000 chance) event there would be less than 600mm of water on access roads and within properties, the velocity of any water flowing across the development would be less than 0.3 m/second on access roads and 0.15m/second in properties, and the maximum rate of rise of floodwater would not exceed 0.1m/hour. (see table A1.15).

<sup>1</sup> Regeneration Initiatives will be comprehensive, multi-approach and form part of a suite of initiatives which have been subject to public consultation. Local Authority strategy will be the development plan for the area (deposit version as minimum).