

Carl Sargeant AC / AM
Y Gweinidog Tai ac Adfywio
Minister for Housing and Regeneration



Llywodraeth Cymru
Welsh Government

Ein cyf/Our ref MB/CS/1957/14

Planning Leads
Welsh Local Authorities
Welsh National Park Authorities

14th May 2014

Dear Colleagues,

I am writing to inform you of the publication of a recent report by Natural Resources Wales into the winter storms experienced around the Welsh coastline. Whilst I appreciate that not all your authorities have a coastline, I believe it is important for all Cabinet Members with responsibility for Planning to be aware of the main messages that this report contains in relation to the increasing flood risk that Wales faces. The impacts of climate change and the need for local adaptation merit particular attention when you are considering where future development should take place, both in Local Development Plans and Development Management decisions.

Copies of the report can be obtained from Natural Resources website at the following address: <http://naturalresourceswales.gov.uk/alerts/flood-warnings/recent-flooding-incidents/wales-coastal-flooding-review-phase-2-report/?lang=en>

The publication of this report is a timely reminder of the importance of the Welsh Government's precautionary national planning policy in relation to development and flood risk, which is set out in Planning Policy Wales and Technical Advice Note (TAN) 15: Development and Flood Risk.

This precautionary approach seeks to avoid locating new development in areas of flood risk in the first instance. However, if this is not possible, then it establishes a series of tests to determine if the risk of flooding can be appropriately mitigated for the lifetime of the development, and that the proposed development will not increase flooding elsewhere. The decisions taken today may mean these houses could still be around in over 100 years time, and therefore it is important to appreciate that with climate change the risk to Welsh citizens in future years may be greater unless appropriate measures are taken now.

Bae Caerdydd • Cardiff Bay
Caerdydd • Cardiff
CF99 1NA

English Enquiry Line 0845 010 3300
Llinell Ymholiadau Cymraeg 0845 010 4400
Correspondence.carl.sargeant@wales.gsi.gov.uk

Wedi'i argraffu ar bapur wedi'i ailgylchu (100%)

Printed on 100% recycled paper

I enclose a copy of a letter that the Welsh Government's Chief Planner sent to Local Planning Authority Chief Planning Officers in January of this year, which alerts them to the potential implications of proposed changes to insurance cover for properties at risk of flooding, and the role and responsibility of Natural Resources Wales. I appreciate that this letter is quite technical in nature; however the Annex to it serves to identify what factors need to have been considered when addressing the risk of flooding to and from new development.

The Welsh Government is keen to safeguard its communities from the risk of flooding now, and in the future, using the tools at our disposal including land use planning. I urge you to ensure appropriate scrutiny of those proposals coming before you for a decision where flood risk is a material planning consideration.

Yours sincerely,



Carl Sargeant AC / AM
Y Gweinidog Tai ac Adfywio
Minister for Housing and Regeneration