



20th March 2026

Dear Heads of Planning,

This letter is to inform you of the publication of the following documents to support the implementation of **Technical Advice Note 15: Development, Flooding and Coastal Erosion (TAN15)**.

Technical Advice Note 15: Frequently Asked Questions (FAQs).

Following the publication of TAN15 on 31st March 2025, Welsh Government have engaged with various stakeholders, presenting key principles and answering any questions regarding its implementation. The FAQ document brings together the most frequently asked questions raised from a procedural and policy perspective and the Welsh Government's response. The document is published for information purposes only reflecting TAN15 and does not introduce any new requirements.

Climate Change Allowances and Flood Consequence Assessments

TAN15 states that consideration must be given to the impact climate change may have on development in areas at risk of flooding over its lifetime. This is to ensure development does not take place where the risk of flooding is unacceptable either now or in the future, and development permitted is designed to withstand increasing flood risk caused by climate change.

Increases to peak river flows and sea levels, resulting from climate change, should be incorporated into Strategic Flood Consequence Assessments (SFCAs) and Flood Consequence Assessments (FCAs), prepared to support development plan allocations and individual planning applications in areas where there is a risk of flooding.

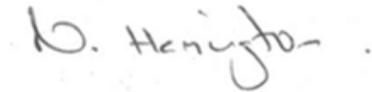
The Climate Change Allowances and Flood Consequence Assessments guidance document published in 2021 has been updated to reflect latest UK Climate Projections (UKCP18). The updated projections should be incorporated into FCAs accompanying planning applications submitted from 1st April 2026.

Welsh Government have also updated the Flood and coastal erosion risk management: adapting to climate change guidance to reflect latest projections.

The guidance and FAQ document are available to view on our website via the following links:

- [Technical advice note \(TAN\) 15: development, flooding and coastal erosion](#)
- [Climate change allowances and flood consequence assessments](#)
- [Flood and coastal erosion risk management: adapting to climate change](#)

Yours faithfully,

A handwritten signature in black ink that reads "N. Hemington". The signature is written in a cursive style and is positioned above the printed name.

Neil Hemington
Prif Gynllunydd, Y Gyfarwyddiaeth Gynllunio
Chief Planner, Planning Directorate