

**JBA**  
consulting

**JBA Consulting**  
Kings Chambers  
8 High Street  
Newport  
NP20 1FQ

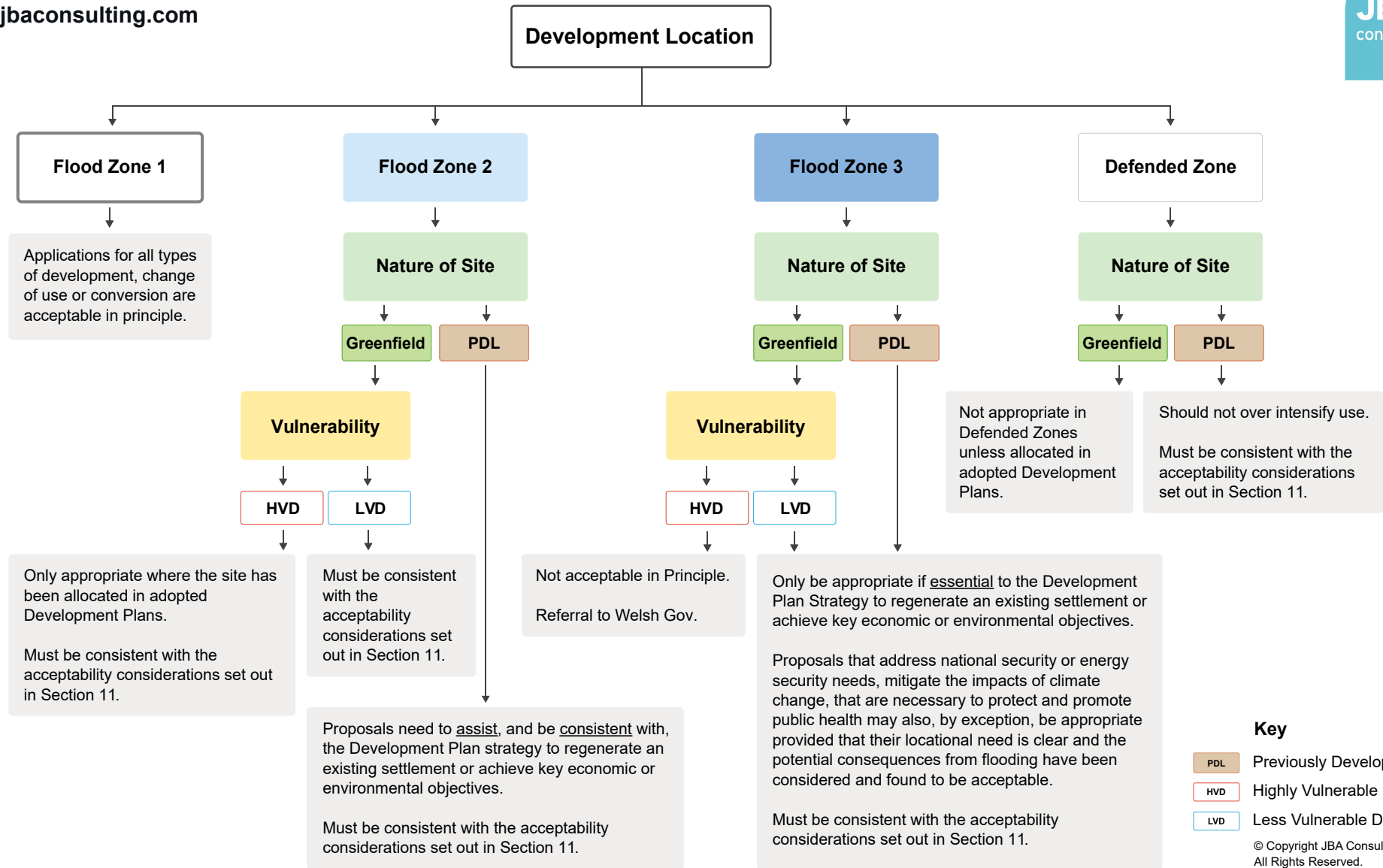
**JBA**  
consulting

# Technical Advice Note (TAN) 15: Quick Reference Guide

A simplified flow chart to apply the principles of development set out in Section 10 of TAN15

George Baker, Associate Director  
George.Baker@JBAConsulting.com

 [www.jbaconsulting.com](http://www.jbaconsulting.com)



**Key**

- PDL Previously Developed Land
- HVD Highly Vulnerable Development
- LVD Less Vulnerable Development

© Copyright JBA Consulting 2025. All Rights Reserved.

**Footnotes:**

1. Defended Zone requirements supplant Flood Zone 2 and 3 requirements.
2. Water Compatible Development is acceptable in all flood zones.
3. The decision tree is for Planning Applications and NOT Local Development Plan allocations.
4. The decision tree is applicable to flood risk from rivers and the sea flood zones only. We understand that it does not apply to surface water and small watercourse flood risk.
5. Whilst every effort has been made to ensure the accuracy of this diagram, JBA Consulting cannot guarantee how TAN15 will be interpreted by others. Opinions may differ.