

Planning Committee – Update Sheet

Western and Southern Area Planning Committee 23 January 2025

Planning Applications

Application Ref.	Address	Agenda ref.	Page no.
P/FUL/2024/05538	Weymouth Harbour, Weymouth, DT4 8AJ	Item 5	11 - 42
<u>Corrections</u> Footpath widths - Paragraph 6.8 states that the width of footpath would be extended by approximately 1.3m around the perimeter of the site. In fact, the extension varies between approximately 0.80m to 1.4m as shown on the proposed Landscape Design Layout Plan and Site Sections drawing (ref: 70094412-WSP-XX-DR-PL-0005 Rev P02). Ward Members – Paras. 9.29 and 9.30 should have stated that the ward member is Cllr Orrell. Cllr Bell is the ward member for Radipole Ward.			
P/FUL/2024/02116	Tyre and Exhaust Centre, Westwey Road, Weymouth, DT4 8SU	Item 6	43 - 70
<u>Updated Flood Warning and Evacuation Plan</u> Following publication of the Committee Report, the applicant has submitted an updated Flood Warning and Evacuation Plan (FWEP) (dated 20 January 2025) to replace the version dated 20 November 2024 and received on 6 January 2025. The updated FWEP includes expanded text in relation to flood warnings and alerts. In summary, the FWEP notes: <ul style="list-style-type: none">• The Environment Agency (EA) aims to provide a minimum of six hours lead time before the occurrence of tidal flooding events.• Flood alerts will be issued during waking hours (6am – 9pm) with 2-12 hours advanced notice to warn residents of possible flooding. The alerts will only in very exceptional circumstances be issued before 6am or after 9pm.• Flood warnings will be issued at any time of day or night. The EA aims to provide as much lead time as possible, at least six hours for any tidal or coastal locations.• The EA's warning system is specifically designed to provide adequate warning times for tidal flooding events. There would be a minimum two to six-hour lead time for residents at tidal locations, providing them with sufficient preparation time regardless of when flood alerts or warnings are issued.• Met Office weather alerts are also recommended to be monitored.			

Officers have reviewed the response and consider that it does not satisfactorily address the concerns set out in the Committee Report or recommended reason for refusal.

As noted at Para. 16.53 of the Committee Report, it cannot be guaranteed that residents would be able to evacuate in time. Furthermore, the Planning Practice Guidance¹ notes:

- Residual risk includes “a failure of flood forecasting or flood warning and the risks associated with people not receiving warnings or acting upon them.”
- “Vehicular access to allow the emergency services to safely reach the development during design flood conditions will also normally be required in addition to the requirements of the building regulations.”
- “Wherever possible, safe access routes should be provided that are located above design flood levels and which avoid flow paths. Where this is not possible, limited depths of flooding may be acceptable, provided that the proposed access is designed with appropriate signage etc. to make it safe.”
- “Any place of safety needs to be designed to facilitate rescue in case emergency care is needed or if it is unlikely to be safe for occupants/users to wait until flood waters have receded sufficiently for safe access/escape to be possible.”

The recommendation for refusal accords with Planning Practice Guidance and is consistent with appeal decision [APP/L5810/W/24/3343664](#) dated 3 January 2025, which was dismissed for similar reasons.

Committee Briefing Note

The applicant has circulated a Briefing Note to Members of the Planning Committee. It summarises the development proposals, scheme benefits and argues that the development is acceptable in respect of flood risk considerations.

For the reasons set out above and within the Committee Report, matters related to flood risk remain unacceptable.

In the interests of transparency, the note has been uploaded to the council’s online Planning Register.

Updated recommendation

In light of the updated FWEP, the recommendation is **updated** as follows:

“Delegate Authority to the Head of Planning and Service Manager for Development Management and Enforcement to refuse the application for the reason set out below, subject to no comments or no adverse comments, that include material planning considerations, being received from third parties by 29th January 2025 (due to notification to landowner in respect of extension of application area during the course of the application):

¹ Paragraph: 041 Reference ID: 7-041-20220825 <https://www.gov.uk/guidance/flood-risk-and-coastal-change>

1. Due to the sole vehicle and pedestrian access falling within Flood Zones 2 and 3 and being affected by significant flood depths in the 1 in 200-year flood event where flood defences are breached through tide and wave overtopping, safe access and escape routes, either on foot or by vehicle, would only be possible where residents take urgent action upon receipt of a flood warning from the Environment Agency. The submitted Flood Warning and Evacuation Plan **(dated 20 January 2025)** is not considered acceptable as the flood warning service cannot be solely relied on and safe access and escape routes not affected by severe flooding have not been identified. This places future residents at unacceptable risk should they require emergency assistance in the event of a flood. This conflicts with West Dorset, Weymouth and Portland Local Plan Policy ENV5 (part ii) and the NPPF Paragraph 181.”