

Planning Committee Meeting

18 January 2018

Agenda Item 8

SDNP/17/03849/FUL

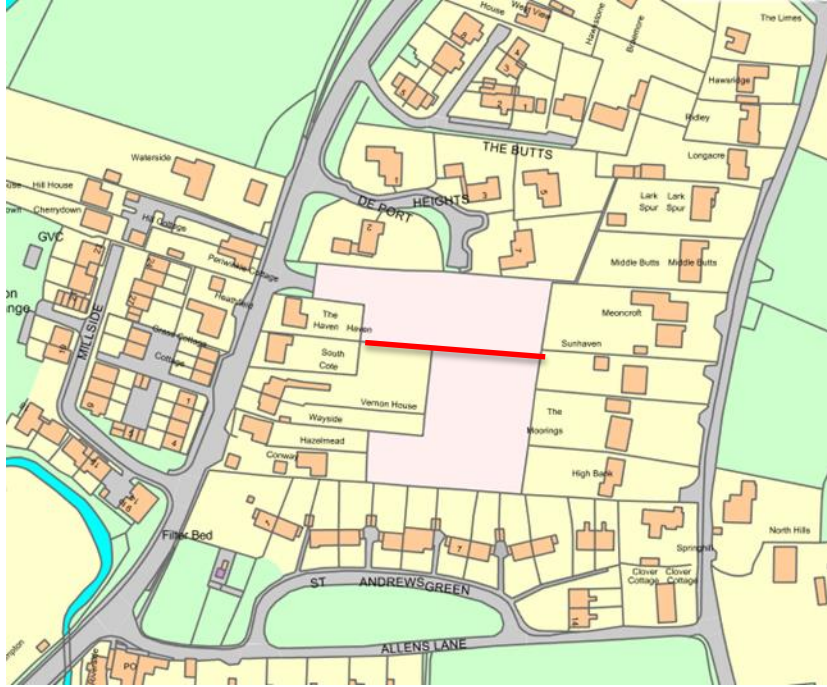
New access arrangements to connect between De Port Heights and Warnford Road (A32) adjacent to Vernon House. To include a new link between the already approved roads and the closure of the Vernon House junction to vehicles.



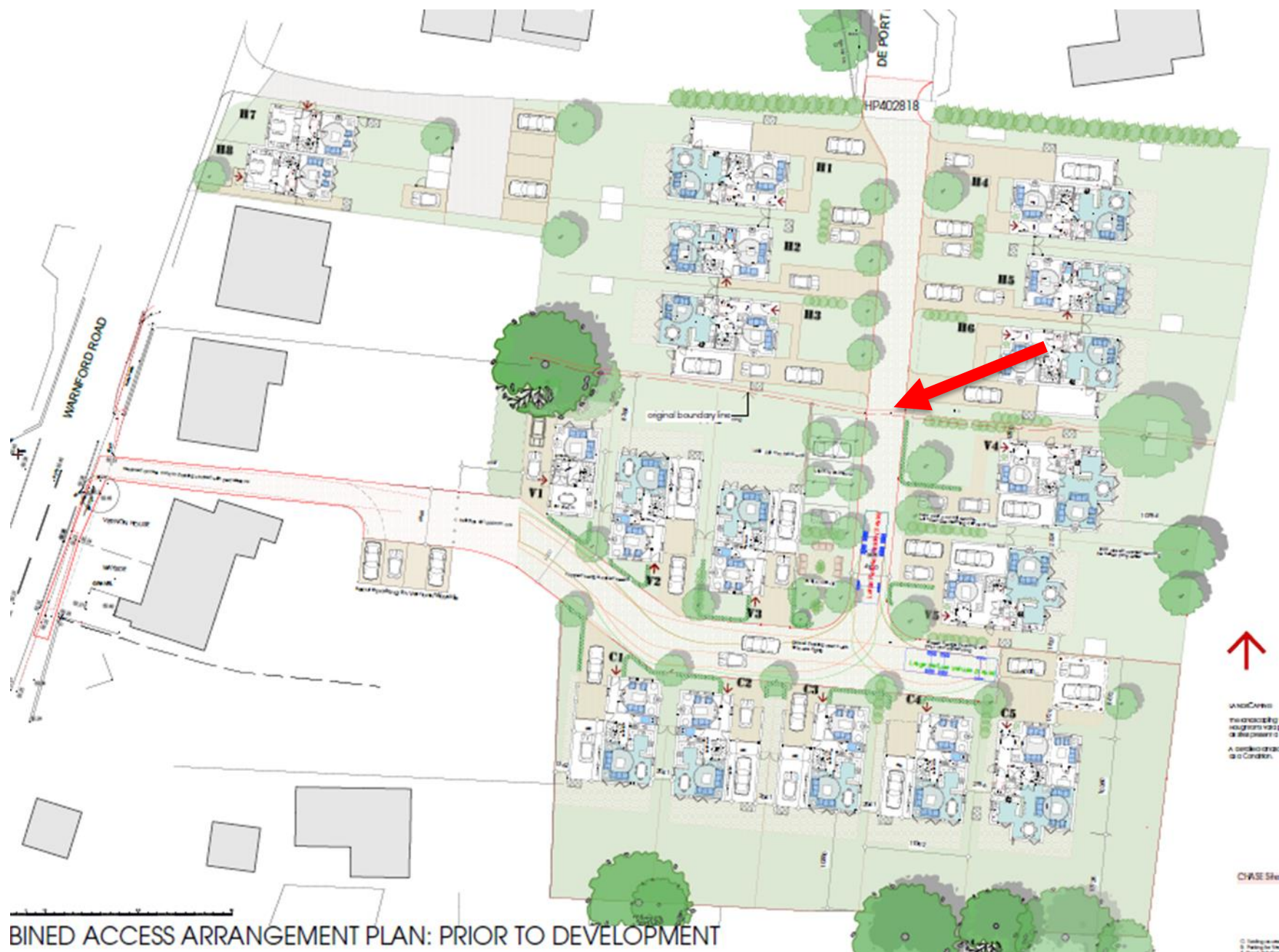
Introduction

- Background and context.
- Proposals
- Highway safety
- Impact on residential amenities
- Reasons for deferral from 9th November 2017 meeting:
 - (1) Highways matters at the Vernon House access.
 - (2) Building Regulations matter at Houghtons Yard
 - (3) Viability



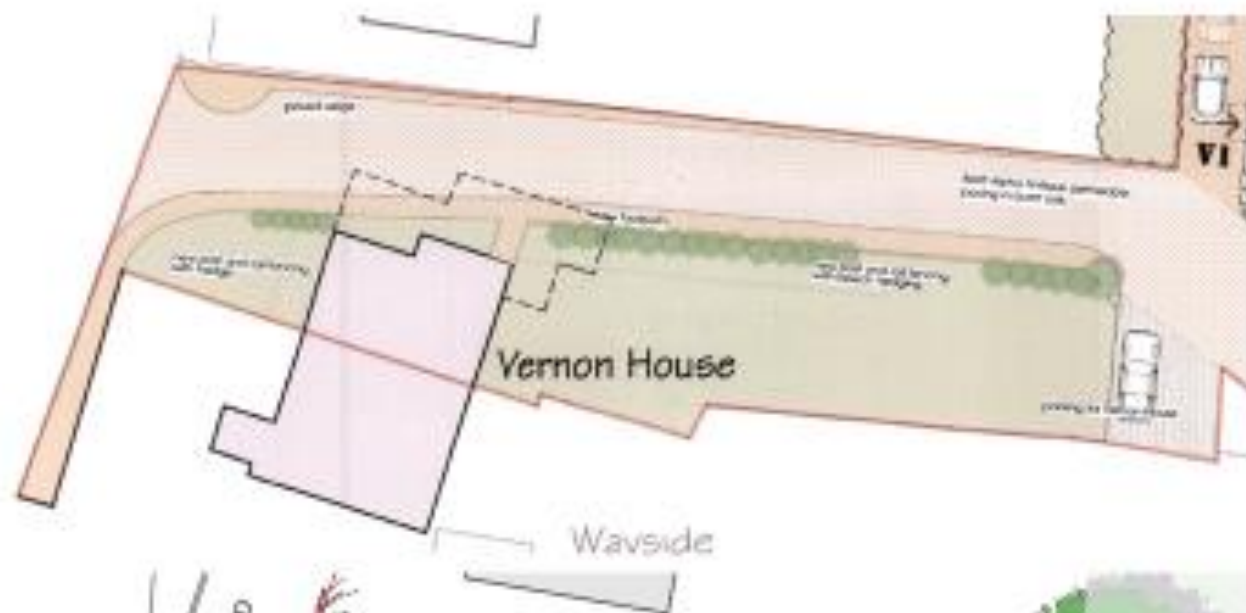




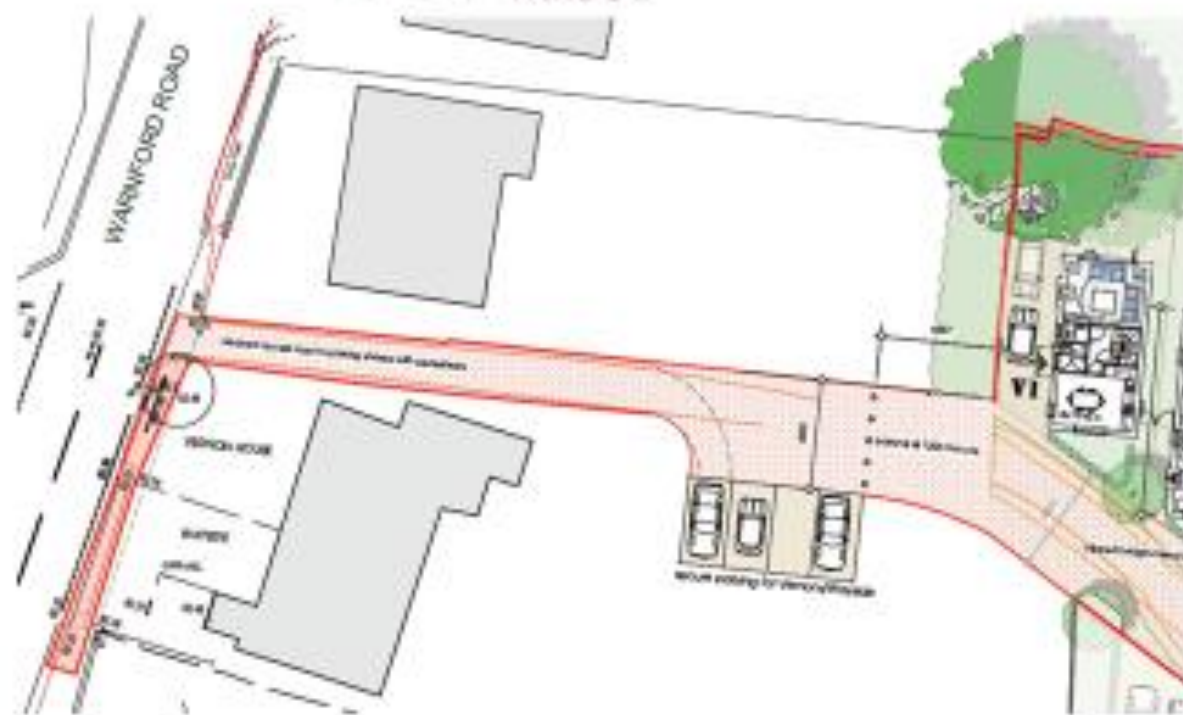




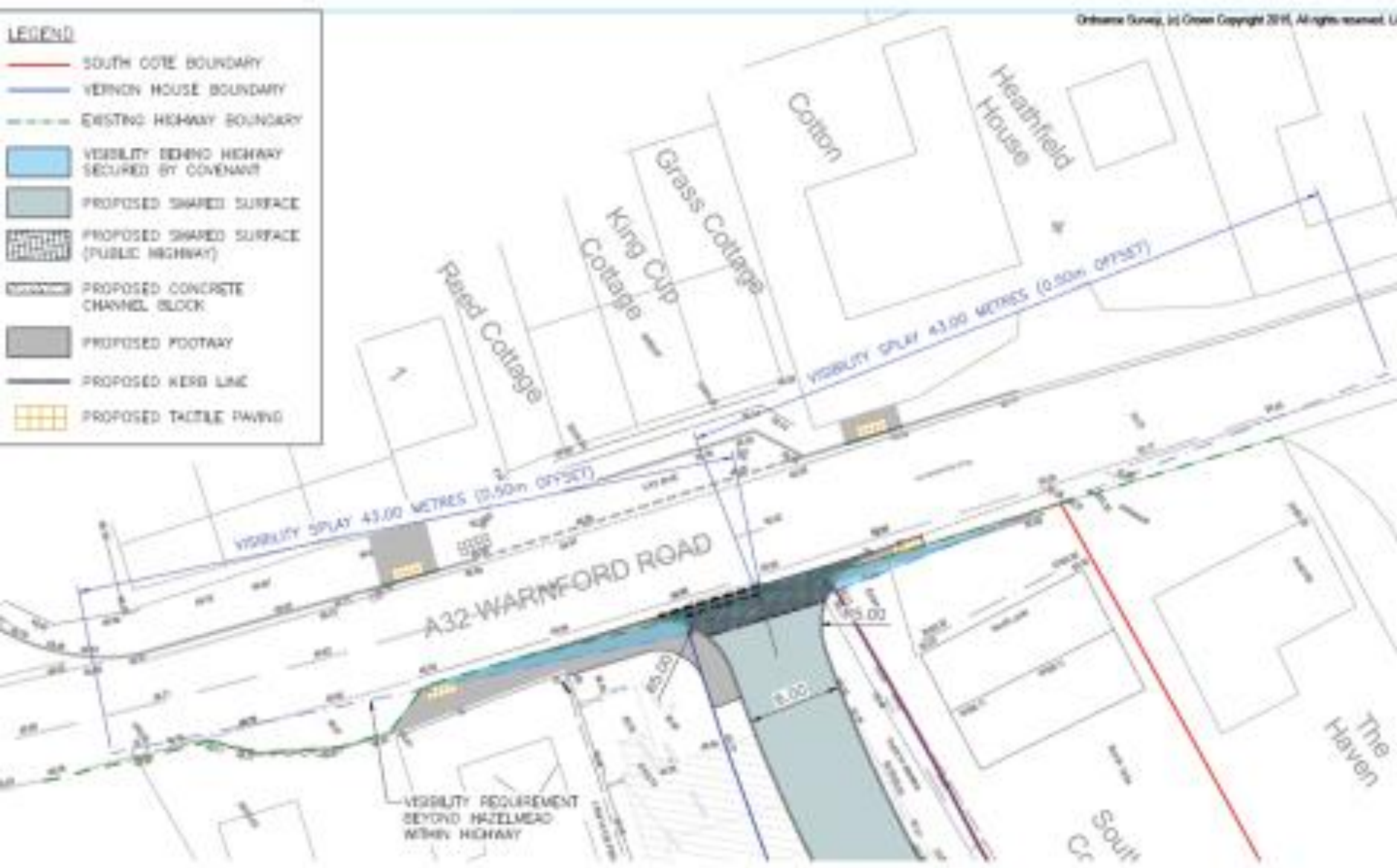
Approved Access



Proposed Access



Visibility splays for larger access





Overall Proposed Site Plan



BINED ACCESS ARRANGEMENT PLAN: PRIOR TO DEVELOPMENT

Viability Considerations

- Vail Williams instructed by SDNPA to undertake a viability appraisal.
- The previous appraisal prior to planning permission being granted has been considered and updated.
- Latest advice considers changes in costs, values in either scenario of Vernon House being retained or demolished.

Conclusions

- Viability of the development and affordable housing contributions.

Considerations

- Reasons for deferral
- (1) Fire access at Houghtons Yard.
- (2) Access arrangements at Vernon House.
- (3) Viability.
- Joining the Houghtons Yard and Vernon House developments together in response to access issues.
- Highway safety and impact upon residential amenities.
- Impact on residential amenities.



Recommendation

That planning permission be granted subject to conditions set out in Paragraph 10.1 of the report.

