

**STRATEGIC APPLICATIONS SUB COMMITTEE****10 NOVEMBER 2022****ADDENDUM****4. OUT/20/01881 RIVERSIDE PARK, SOUTHWOOD ROAD, BROMBOROUGH**

The Sub-Committee is requested to consider revised recommendations as follows:

Revised recommendation

**Strategic Applications Sub- Committee is recommended to authorise the Director of Regeneration and Place to:**

- (1) approve the planning application subject to a planning obligation being completed securing:**
  - (a) A Recreational Pressure financial contribution of £60,816.42;**
  - (b) A Bus Stop contribution financial contribution of £27,000 to enhance two existing bus stops on Old Hall Road**
  - (c) The provision of Affordable Housing (subject to a minimum provision of of 20%, subject to Vacant Building Credit);**
  - (d) The provision of Homeowner Information Packs (to help offset Recreational Pressure);**
  - (e) A Biodiversity Net Gain contribution (subject to information to be submitted at Reserved Matters);**
  - (f) Highways Works (noting that some may be secured via planning condition) relating to:**
    - (i) the formation of footways continuous to the developments' boundaries along Riverwood Road and Old Hall Road stretching from the 'Riverside Park' development boundary in the east to the A41 / Old Hall Road junction in the west;**
    - (ii) The provision of cycle improvements taking in Riverwood Road, the gyratory and Old Hall Road to the A41 junction to form a segregated cycleway/footway;**
    - (iii) cycle lane improvements to include the Riverwood Road roundabout, providing improvements to the existing crossing provisions for pedestrians and cyclists. A route through to the Croft Retail Park utilising the Riverwood Road**

**roundabout junction. All cycle improvements to accord with LTN 1/20 requirements and 'Sustrans' best practice;**

- (iv) the inclusion of pedestrian crossing and cycle crossing facilities at the A41 / Old Hall Road junction across the eastern arm of the junction;**
- (v) dropped kerbs and tactile paving to all internal junctions and at the site access junctions onto Riverwood Road;**
- (vi) vehicle accesses to form adoption standard priority junctions onto Riverwood Road as necessary;**
- (vii) the existing PROW which runs through the Riverside Park development to be maintained at all times and appropriate signage provided.**
- (viii) widening of Warren Lane to 6m including the section that is within the adoption boundary;**
- (ix) the provision of footway improvements to Warren Lane so that a suitable footway is provided for the full length of Warren Lane, improving access to Eastham Woods and the Tennis and Rugby Club;**
- (x) vehicular, pedestrian and cycle link with the adjacent site across Warren Lane;**
- (xi) Contribution to the upgrade of two bus stops on Old Hall Road.**

**(g) Warren Lane Works (including securing the link between the two sites);**

**(h) Public Open Space Management Plan;**

**(i) Employment and Skills Management Plan; and**

**(j) Monitoring Costs (for the planning obligation and for the Employment and Skills Management Plan)**

**And subject to the conditions as listed within the report.**

- (2) refuse the application in the event that a satisfactory section 106 agreement is not received by 10 January 2022 unless an extension of time is agreed to the satisfaction of the Director of Regeneration of Place in consultation with the Chair and Spokespersons of the Strategic Applications Sub-Committee.**