

Application Number	19/0261/FUL	Agenda Item	
Date Received	5th April 2019	Officer	Ganesh Gnanamoorthy
Target Date	5th July 2019		
Ward	Arbury		
Site	74-82 Akeman Street Cambridge CB4 3HG		
Proposal	Erection of 3 no. retail units (2 x use class A1 and 1 x use class A5), 1no. Community Centre (use class D1) and provision of 14 no. dwellings (8 flats and 6 maisonettes) following demolition of existing commercial units and flats).		
Applicant	Cambridge Investment Partnership LLP CIP Offices Mill Road Depot Mill Road Cambridge CB1 2AZ		

<p>SUMMARY</p>	<p>The development accords with the Development Plan for the following reasons:</p> <ul style="list-style-type: none"> - The development would significantly increase the amount of affordable housing to help meet an identified demand within the city; - The proposed development would not have any significant adverse impact on the residential amenity of the neighbouring occupiers; - The design and scale of the proposed development responds appropriately to the surrounding built form; - The proposal would provide a new community facility and 3x commercial premises.
<p>RECOMMENDATION</p>	<p>APPROVAL</p>

0.0 BACKGROUND

0.1 This application has been submitted by Cambridge Investment Partnership (CIP) which is a joint venture company set up by Cambridge City Council and Hill Investment Partnership. The purpose of the partnership is to deliver 500 net new council rented homes across the City using mainly council owned sites/assets. The City Council has received £70 million support from central government as part of the Devolution Deal to help achieve this target. The development proposed at Akeman Street provides 14 new council rented homes towards the 500 home target. As well as providing new housing, a new community centre and three commercial units would be provided.

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The application site is a broadly trapezoid shaped plot of land, located on the southern aspect of Akeman Street. The site hosts a 2-storey, pitched roofed, gable-ended terrace with commercial uses at ground floor and residential above.

1.2 The properties within this terrace benefit from long rear gardens. The site is located in a predominantly residential area.

1.3 The site is not located within a designated conservation area and none of the properties are listed. The site is designated as a 'Neighbourhood Centre' as shown in the 2018 Local Plan policies map. There are two large category A trees to the front of the with other smaller, lower category trees in and around the site.

2.0 THE PROPOSAL

2.1 This application proposes the demolition of the existing buildings on site and the provision of two linear blocks, running east to west, providing 3x commercial units (2x A1 use – retail, and 1x A5 use – hot food takeaway), a new purpose built community centre, and 14 dwellings (8x 1-bedroom and 6x 2-bedroom) – all of which would be for Council rent.

2.2 The block fronting Akeman Street, broadly in a similar location to the existing building, would be 2.5 storeys tall, and would

house the commercial uses and the community facility at the ground floor while maisonettes would be provided above.

2.3 The second building would sit parallel with the frontage block, set 11.60m apart. This building would be 2-storeys in height and would house eight flats (four per floor).

2.4 Surface level parking is proposed to the front and western side of the site, with a community centre garden and communal open space between the two blocks.

2.5 All of the fourteen dwellings proposed are proposed to be affordable for council rent.

2.6 It is worthy of note that the scheme has been through an extensive pre-application process with officers, as well as ongoing discussions during the life of the application.

2.7 The application is accompanied by the following supporting information:

- Arboricultural Impact Assessment
- Bat Emergence Survey
- Design and Access Statement
- Energy Statement
- Flood Risk Assessment and Surface Water Drainage Strategy
- Noise Impact Assessment
- Phase 1 Land Contamination Assessments
- Planning Statement
- Preliminary Ecological Appraisal
- Sustainability Statement
- Transport Statement

3.0 SITE HISTORY

3.1 There is no relevant planning history on this site. Of relevance, is the following application at 39 Akeman Street which has been granted temporary planning permission so as to allow the continuation of the existing community function which operates from this site whilst this development of the new community facility proposed by this application is constructed.

Reference	Description	Outcome
18/1859/FUL	Temporary change of use of 39 Akeman Street as a Community Centre Office for a period of 55 weeks involving the widening of a rear door and the installation of an access ramp.	Pending consideration

4.0 PUBLICITY

4.1 Advertisement:	Yes
Adjoining Owners/Occupiers:	Yes
Site Notice Displayed:	Yes

5.0 POLICY

5.1 See Appendix 1 for full details of Central Government Guidance, Cambridge Local Plan 2018 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN		POLICY NUMBER
Cambridge Plan 2018	Local	1, 3, 28, 29, 31, 32, 33, 34 35, 36, 45, 50, 51, 52, 55, 56, 57, 59, 64, 70, 71, 72, 73, 80, 81, 82, 85

5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	National Planning Policy Framework February 2019 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95 (Annex A)
Supplementary Planning Guidance	Sustainable Design and Construction (May 2007) Cambridgeshire and Peterborough Waste Partnership (RECAP): Waste Management

	Design Guide Supplementary Planning Document (February 2012)
	Planning Obligation Strategy (March 2010)
Material Considerations	<u>City Wide Guidance</u> Cycle Parking Guide for New Residential Developments (2010)

6.0 CONSULTATIONS

Cambridgeshire County Council (Highways Development Management)

- 6.1 No objection raised subject to the imposition of a condition requiring the submission of a Traffic Management Plan to ensure that the development does not impact adversely on highways safety. Additional conditions to ensure that the construction of the driveway ensures that no water or other debris discharges onto the highway.

Urban Design Officer

- 6.2 No objection raised subject to the imposition of conditions relating to the provision of material samples and details, and details of the shopfront design and signage zones.

Landscape Officer

- 6.3 The Officer has been liaising with the Developer in the formation of this proposal and has confirmed that the application is acceptable subject to the imposition of conditions relating to detailed landscaping details, a landscape management plan, boundary treatment details, tree pit details, and cycle storage details.

Sustainability Officer

- 6.4 The Council's Sustainability Officer has confirmed that the scheme is acceptable from a sustainability point of view subject to the imposition of conditions securing the implementation of the energy strategy, and BREEAM compliance.

Drainage Officer

- 6.5 The Council's Drainage Officer has raised no objections to the proposal subject to conditions securing a surface water drainage scheme details, as well as a maintenance plan for the aforementioned drainage system.

Environmental Health Officer

- 6.6 The Council's Environmental Health Officer has been consulted on the proposal. Initial concerns were raised with regard to the level of information provided regarding potential noise conflict between the community facility use and the residential, as well as with regard to odour, and noise. Additional information has been provided which has overcome these concerns. The application is now considered acceptable to the Environmental Health Officer subject to the imposition of conditions which are to be agreed with the Environmental Health Officer. At the time of writing this report, these conditions had not been agreed. They will be reported as an addendum in due course.

Local Lead Flood Authority

- 6.7 An objection was initially raised due to the lack of sustainable drainage information being provided up front. Following conversations with the Developer, the LLFA Officer has confirmed that their objection no longer stands subject to the imposition of conditions regarding a surface water drainage scheme, maintenance for the aforementioned scheme, and the carrying put of infiltration tests to ensure flood risk to third parties is minimised. The first two conditions are the same as recommended by the Council's Drainage Officer.

Developer Contributions Monitoring Officer

- 6.8 No contribution sought due to the scale of the development proposed.

Anglian Water

- 6.9 No objection raised subject to works being carried out in accordance with an approved surface water strategy.
- 6.10 No other consultation responses have been received.

6.11 The above responses are a summary of the comments that have been received. Full details of the consultation responses can be inspected on the application file.

7.0 REPRESENTATIONS

7.1 101 letters have been sent to local residents notifying them of the proposed development. In addition, a site notice has been erected and a press notice published. No representations have been received.

8.0 ASSESSMENT

8.1 From the consultation responses and representations received and from my inspection of the site and the surroundings, I consider that the main issues are:

1. Principle of development
2. Context of site, design and external spaces
3. Residential amenity
4. Refuse arrangements
5. Highway safety
6. Car and cycle parking
7. Drainage
8. Trees and ecology
9. Energy and Sustainability
10. Affordable housing
11. S106 contributions

Principle of Development

8.2 Policy 3 of the Cambridge Local Plan (2018) seeks to ensure that the majority of new development should be focused in and around the existing urban area, making the most effective use of previously developed land, and enabling the maximum number of people to access services and facilities locally.

8.3 Policy 72 states that within district, local and neighbourhood centres, A1 uses will be supported if they are in proportion to the scale and function of the centre. The policy also states that other centre uses will be permitted where they complement the retail function.

- 8.4 The residential element of the proposal is considered acceptable in this location as the site falls within a predominantly residential area. It is also worthy of note that the site currently has residential uses on the upper floor.
- 8.5 The proposed retail units are also acceptable in principle as I consider them to be of an appropriate scale to the site. The A5 unit proposed would complement the A1 uses and is a common feature within local centres of this nature.
- 8.6 The provision of a community facility would help to meet the needs of the residents of the new development, as well as the wider community, and would provide facilities to contribute to the additional needs within the area created by the development. The facility would be an upgrade on an existing facility, and would better serve the needs of the community it serves.
- 8.7 With the above in mind the principle of development is considered acceptable subject to the material considerations discussed below being satisfactorily met, and complies with the Cambridge Local Plan (2018) policies 3 and 72.

Context of site, design and external spaces

- 8.8 The site sits within a predominantly residential area with building heights predominantly two storeys in height – some properties having roof level accommodation facilitated by dormer and rooflight extensions.
- 8.9 The proposed frontage building would be 2.5 storeys in height with gable ends and front to back pitched roofs, reflecting the design of the building that is currently on site. The eaves would be punctuated with dormers and rooflights to facilitate the upper level accommodation. This building, albeit slightly taller than the existing, sits well within the streetscene, making an appropriate relationship with the semi-detached pairs of properties either side. There is a precedent for taller buildings in the area with Harvey Goodwin Gardens to the south of the site being 3-4 storeys tall.
- 8.10 The building to the rear would be of a mews style, 2-storeys in height and would appear subservient to the frontage block,

which should be visually dominant given its siting as the primary building.

- 8.11 The community facility and commercial uses would be located at ground floor level of the frontage block and this is considered to be an appropriate location, having a strong active frontage in the streetscene.
- 8.12 The Council's Urban Design Officer has been consulted on the proposal, and has been involved in significant pre-application discussions with the applicants prior to submission. The Urban Design Officer has confirmed that the scheme is considered to be of a high quality, relates well to the context of the wider surroundings, and is acceptable in urban design terms.
- 8.13 I share the view of this officer and consider it appropriate to attach a condition requiring samples and a schedule of materials to be used in external elevations prior to the commencement of works. These materials will need to be agreed by the Local Planning Authority.
- 8.14 An additional condition has been requested by the Urban Design Officer with respect to details of the shopfronts, including signage zones, to be provided.
- 8.15 The proposal includes a number of open spaces within the site, including a community centre garden and communal open space between the two buildings.
- 8.16 The Council's Landscape Officer has been consulted on the proposal and is supportive of the proposal. The Landscape Officer has confirmed that the scheme is satisfactory subject to the imposition of a number of conditions as detailed in section 6 of this report.
- 8.17 It is my opinion that the form, height and layout of the proposed development is appropriate to the surrounding pattern of development and the character of the area and would not constitute overdevelopment. In my opinion the proposal is compliant with Cambridge Local Plan (2018) policies 55, 56, 57 and 59.

Residential Amenity

Impact on amenity of neighbouring occupiers

- 8.18 There are existing residential properties to the east (86 Akeman Street) and west (72 Akeman Street) of the site which are, due to their proximity to the site, the most likely to be impacted by the proposal.
- 8.19 As part of the application, a design and access statement has been submitted which includes an assessment of shadowing caused by the proposed development. The report shows that there would be minimal impact to any of the neighbouring properties. I have no reason to disagree with the findings of this study.
- 8.20 With regard to sunlight and daylight receipt, the low level nature of the development proposed, along with the siting of the blocks and their proximity to existing properties, would ensure that the proposal would have an acceptable impact on sunlight and daylight receipt to the existing properties.
- 8.21 The proposal would introduce dwellings along the rear gardens of existing properties at 72 and 86 Akeman Street. The rear block would be sited in excess of 10m away from the boundary with number 72 and so overlooking would not be an issue. The distance to the boundary with number 86 is far smaller, at approximately 1.00m at the rearmost point. The distance to the rear windows of this property is in excess of 20m from the nearest habitable room window, and so there would be no unacceptable loss of privacy.
- 8.22 The rear building has been designed so that the nearest window to 86 Akeman Street at first floor level would be a bathroom, and the front door next on the elevation – thus reducing any possibility of overlooking to the garden of this property. The siting of the blocks also ensures that the proposal would not appear unduly overbearing from neighbouring properties, although it is accepted that views will be altered.
- 8.23 I am satisfied that the proposal, due to its siting, layout and distance from existing dwellings and boundaries, would not

have a significant adverse impact on the residential amenity of the neighbouring occupiers such that it would warrant refusal.

Amenity for future occupiers of the site

8.24 Policy 50 of the Cambridge Local Plan (2018) sets out internal residential space standards. All units proposed comply with, and most exceed, these standards. In this regard, I consider that all the new homes proposed would provide a high quality internal living environment for the future occupants. A breakdown of the dwelling sizes are provided in the table below.

Unit Number	Dwelling type	Policy Standard (sqm)	Proposed sqm
1	1bed 2pers	50	58
2	1bed 2pers	50	56
3	1bed 2pers	50	56
4	1bed 2pers	50	56
5	1bed 2pers	50	50
6	1bed 2pers	50	50
7	1bed 2pers	50	50
8	1bed 2pers	50	50
9	2bed 3pers	70	78
10	2bed 3pers	70	78
11	2bed 3pers	70	78
12	2bed 3pers	70	78
13	2bed 3pers	70	78
14	2bed 3pers	70	78

8.25 Policy 50 of Cambridge Local Plan (2018) states that all new residential units will be expected to have direct access to an area of private amenity space.

8.26 All of the proposed dwellings benefit from a private amenity area. These take the forms of gardens and balconies.

8.27 As well as the private amenity spaces, the development incorporates a communal green courtyard between the two buildings.

8.28 In my opinion the proposal provides a high-quality living environment and an appropriate standard of residential amenity

for future occupiers, and I consider that in this respect it is compliant with Cambridge Local Plan (2018) policy 50.

- 8.29 The development has been assessed for compliance with Policy 51 and all new dwellings, except four at first floor level within the southern block, comply with the requirements of Part M4 (2) of the Building Regulations. In addition, one unit has been designed to M4 (3) – above the required provision for a development of this size - indicating that they are suitable for wheelchair users. In order to ensure the units are provided to these standards, I have recommended a condition to secure these requirements.
- 8.30 Whilst four of the units do not comply with M4(2) standards, they are accessible by way of a platform lift, rather than a conventional lift. This would ensure that these properties are still accessible by wheelchair users, although not technically complying with M4(2) standards. It is noted that the scheme would provide one M4(3) unit which is above and beyond what is required from a development of this size.
- 8.31 Although four properties are not M4(2) compliant, they would be accessible to wheelchair users, and this level of accessibility, along with the provision of a M4(3) unit, leads me to conclude that, on balance, the proposal complies with Cambridge Local Plan (2018) policies 50 and 51.

Refuse Arrangements

- 8.32 The proposed refuse storage arrangements are shown to be of a logical layout, with a communal bin store for the residential properties located between the two buildings towards the access route between the application site and 72 Akeman Street. The commercial units and community centre would each have a dedicated refuse store. Collection of refuse and recycling would be directly from the communal store, and from the rear of the commercial units – all accessed from the access road between the application site and 72 Akeman Street. The community centre store can be accessed between the site and the property at 86 Akeman Street.
- 8.33 The Council's Refuse and Recycling Officer has been consulted on the application and no response has been received.

8.34 Drag distances would be within ten metres and this would comply with the RECAP Waste Design Guide (2012).

8.35 In my opinion the proposal is compliant in this respect with Cambridge Local Plan (2018) policy 57.

Highway Safety

8.36 The proposal does not introduce any new accesses to the site although the access between the application site and 72 Akeman Street would have greater width for its whole extent than the existing situation. This access road would be upgraded to adoptable standard. The parking to the front of the site remains unaltered.

8.37 The Highway Authority was consulted as part of the application and they have raised no objection to the scheme subject to the imposition of conditions as set out in section 6 of this report.

8.38 In my opinion the proposal is compliant with Cambridge Local Plan (2018) policy 81.

Car and Cycle Parking

8.39 The Cambridge Local Plan (2018) seeks to support developments that incorporate sustainable forms of transport, including walking, cycling and public transport.

Car Parking

8.40 Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with, and not exceed, the maximum car parking standards as set out within appendix L of the same document.

8.41 The site is not located within a Controlled Parking Zone (CPZ) and, with this in mind, the maximum car parking provision on site is for:

- No more than a mean of 1.5 spaces per dwelling (up to 2 bedrooms)
- 1 space per 50sqm of retail floorspace
- 1 space per 20sqm of hot food takeaway floorspace
- 1 space per 20sqm of community facility floorspace

8.42 A total of 17 car parking spaces are proposed for the development (including 3 disability spaces)

8.43 No change is proposed to the existing provision for the commercial uses, while 8 spaces (including 1 disability space) spaces are provided for the dwellings. Given the location of the site in a neighbourhood centre, residents will have easy access to local services and shops, whilst a number of bus stops are in close proximity of the site with routes into town. I am therefore satisfied that there is sufficient parking provided, and the proposal complies with Cambridge Local Plan policy 82.

Cycle Parking

8.44 Policy 82 of the Cambridge Local Plan (2018) requires new developments to comply with the cycle parking standards as set out within appendix L of the same document.

8.45 The standards set out that one cycle space should be provided for dwellings of up to 3 bedrooms, whilst commercial and community use spaces are determined by numbers of staff. Given that the end users of the commercial units are unknown, it is difficult to ascertain the correct level of provision.

8.46 The proposal provides a total of 40 cycle racks. Given that the residential units would require 14 spaces, there is a healthy surplus of 26 spaces to be used between the various non-residential functions. The stores are all well located for ease of use and are considered well located. If permission is granted, a condition should be attached to secure full details of the cycle stores to ensure they are adequate and capable of sufficient capacity.

8.47 In my opinion the provision of car and cycle parking is acceptable and I consider the proposal to be compliant with Cambridge Local Plan (2018) policy 82.

Drainage

8.48 The Council's Drainage Team has advised that the proposal is acceptable, although the design details, and maintenance strategy, would need to be secured by way of condition to ensure that the intended delivery is realised. These conditions are therefore recommended. In my opinion, the proposal is

compliant with the paragraph 163 of the National Planning Policy Framework (2019) and policy 31 of the Cambridge Local Plan (2018).

Trees & Ecology

Trees

- 8.49 The application was accompanied by an arboricultural impact assessment and tree survey.
- 8.50 The Arboricultural Impact Assessment confirms that all Category A trees are to be retained, and this is considered desirable.
- 8.51 The Council's Tree Officer has been consulted on the proposal and no comments have been received.
- 8.52 I have reviewed the documents and am satisfied that the development can be carried out without harm to the existing trees if undertaken in accordance with these documents. In my opinion, subject to conditions requiring further information to be submitted, the proposal is compliant with Cambridge Local Plan (2018) policy 71.

Ecology

- 8.53 The Ecology officer has been consulted as part of the application, although no response has been received.
- 8.54 It is clear to me that this proposal provides an opportunity for significant opportunity to improve ecology on site. I consider it appropriate to attach a condition requiring a scheme of ecological improvement to be submitted for the Local Planning Authority's approval.
- 8.55 The proposal would therefore be in accordance with Policy 70 of the Cambridge Local Plan (2018).

Energy and Sustainability

- 8.56 The Council's Sustainability Officer has been consulted on the proposal and has raised no objections subject to the imposition of conditions relating to the implementation of a submitted

energy statement (which the development would then adhere to, once approved), and demonstrating compliance with the required BREEAM standards.

8.57 I have no reason to consider the information submitted differently to the Sustainability Officer and have recommended the suggested conditions accordingly.

Affordable Housing

8.58 Policy 45 of the Cambridge Local Plan (2018) seeks to secure 25% affordable housing on schemes of 11-14 dwellings.

8.59 The proposed development is for a scheme of 14 dwellings, a net gain of 10 dwellings, with all of these being affordable for social rent. This equates to 100% of the total number of dwellings.

8.60 Whilst Policy 45 requires a mix of intermediate and affordable rented housing, the scheme would deliver council rented housing only. In this case a very significant and un-met need has been found to exist for Council rented housing. The Council has identified that the significant levels of affordable rented need might otherwise go unmet without its own direct intervention. In my opinion the proposed tenure of affordable housing is justified in this case.

S106 Contributions

8.61 The Community Infrastructure Levy (CIL) Regulations 2010 have introduced the requirement for all local authorities to make an assessment of any planning obligation in relation to three tests. Each planning obligation needs to pass three statutory tests to make sure that it is

(a) necessary to make the development acceptable in planning terms;

(b) directly related to the development; and

(c) fairly and reasonably related in scale and kind to the development.

8.62 In line with the CIL Regulations, councils can pool no more than five S106 contributions towards the same project. The new 'pooling' restrictions were introduced from 6 April 2015 and

relate to new S106 agreements. This means that all contributions now agreed by the city council must be for specific projects at particular locations, as opposed to generic infrastructure types within the city of Cambridge.

8.63 In bringing forward my recommendations in relation to the Planning Obligation for this development I have considered these requirements. The Planning Obligation Strategy (2010) provides a framework for expenditure of financial contributions collected through planning obligations.

8.64 Due to the size of the scheme, namely a net gain of ten dwellings, the proposal is only required to provide the affordable housing as detailed above. The applicant has indicated their willingness to enter into a S106 planning obligation in this regard.

Heads of Terms	Summary
City Council Infrastructure	
Informal open space	Not applicable
Provision for children and teenagers	Not applicable
Indoor sports	Not applicable
Outdoor sports	Not applicable
Community facilities	Not applicable
Affordable housing	100% provision on site.
County Council – Education / Refuse	
Early years	Not applicable
Primary School	Not applicable
Secondary School	No contribution sought
Life Long Learning (Libraries)	Not applicable
Strategic waste	Not applicable
Monitoring	Not applicable

County Council – Transport	
Chisholm Trail	Not applicable
NHS	Not applicable

8.65 Subject to the completion of a S106 planning obligation to secure the affordable housing provision, I am satisfied that the proposal accords with Cambridge Local Plan (2018) policy 45 and the Planning Obligation Strategy 2010.

9.0 CONCLUSION

9.1 The proposed is for the redevelopment of the terrace at 74-82 Akeman Street, providing 14x affordable homes for Council rent, 3x commercial units, a purpose-built community facility and associated works.

9.2 The proposed development has had extensive pre-application consultation with a variety of consultees prior to its submission.

9.3 The proposal has been guided by Cambridge Local Plan (2018) and the NPPF (2019) which are material considerations.

9.4 The application has been considered against the relevant policies, and upon assessment, I consider that the application complies with national and local policies, and should, therefore, be granted planning permission subject to appropriate planning conditions and a S106 legal agreement.

10.0 RECOMMENDATION

APPROVE PLANNING PERMISSION subject to (1) the prior completion of a S106 agreement to secure the planning obligations specified in paragraph 8.64 of this report, and (2) the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

3. No construction work or demolition work shall be carried out or plant operated other than between the following hours: 0800 hours and 1800 hours on Monday to Friday, 0800 hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of the adjoining properties (Cambridge Local Plan 2018, Policy 35).

4. Prior to the commencement of above ground works, samples (including on site panels of a minimum size of 1x1m) and a schedule of materials to be used in all external elevations, including all glasswork, of the buildings hereby approved shall be submitted to, and approved in writing by, the Local Planning Authority. The quality of finish and materials incorporated in any approved sample panel(s), which shall not be demolished prior to completion of development, shall be maintained throughout the development.

Reason: In the interests of the visual amenity and to ensure that the quality and colour of the detailing of the brickwork/stonework and jointing is acceptable and maintained throughout the development (Cambridge Local Plan 2018, Policies 52, 55 and 57).

5. Prior to the installation of the shopfronts for the commercial units, full details of the shopfronts, including signage zones, shall be submitted to and approved in writing by the local planning authority. Development shall be carried out, and retained, in accordance with the approved details.

Reason: To ensure that the appearance of the external surfaces is appropriate. (Cambridge Local Plan 2018 policies 55, 57 and 64).

6. Notwithstanding the plans hereby approved, all dwellings, with the exception of those on the upper floor of the southern block, shall be constructed to meet the requirements of Part M4(2) 'accessible and adaptable dwellings' of the building Regulations 2010 (as amended 2016). The four flats on the upper floor of the southern block shall be served by a platform lift.

Reason: To secure the provision of accessible housing (Cambridge Local Plan 2018, Policies 50 and 51).

7. No part of the development shall be occupied until further details of facilities for the secure parking of bicycles have been submitted to, and approved in writing by, the Local Planning Authority. The approved facility shall be provided in accordance with the approved details prior to the occupation of each dwelling.

Reason: To ensure appropriate provision for the secure storage of bicycles and in the interest of residential amenity (Cambridge Local Plan 2018, Policies 35, 55, 56 and 82).

8. The approved energy strategy as set out in the Akeman Street Energy Statement (Create Consulting Engineers Limited, February 2019) shall be fully implemented prior to the first occupation of the development in line with relevant drawings that shall be submitted to and approved in writing by the local planning authority prior to first occupation. Any associated renewable and/or low carbon technologies shall thereafter be retained and remain fully operational in accordance with a maintenance programme, which shall be submitted to and agreed in writing by the local planning authority.

No review of this requirement on the basis of grid capacity issues can take place unless written evidence from the District Network Operator confirming the detail of grid capacity and its implications has been submitted to, and accepted in writing by, the local planning authority. Any subsequent amendment to the level of renewable/low carbon technologies provided on the site shall be in accordance with a revised scheme submitted to and approved in writing by, the local planning authority.

Reason: In the interests of reducing carbon dioxide emissions (Cambridge Local Plan 2018, Policy 28).

9. Within 6 months of the commencement of above ground works to the community facility, a BRE issued Design Stage Certificate shall be submitted to, and approved in writing by, the Local Planning Authority demonstrating that BREEAM 'very good' as a minimum will be met, with 3 credits for Wat 01 (water consumption). Where the interim certificate shows a shortfall in credits for BREEAM 'very good', a statement shall be submitted identifying how the shortfall will be addressed. In the event that such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan 2018 Policy 28).

10. Within 6 months of occupation of the community facility, a BRE issued post Construction Certificate shall be submitted to, and approved in writing by the Local Planning Authority, indicating that the approved BREEAM rating has been met. In the event that such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

Reason: In the interests of reducing carbon dioxide emissions and promoting principles of sustainable construction and efficient use of buildings (Cambridge Local Plan 2018 Policy 28).

11. Prior to commencement of development, and in accordance with BS5837 2012, a phased tree protection methodology in the form of an Arboricultural Method Statement (AMS) and Tree Protection Plan (TPP) shall be submitted to the local planning authority for its written approval, before any tree works are carried and before equipment, machinery or materials are brought onto the site for the purpose of development. In a logical sequence the AMS and TPP will consider all phases of construction in relation to the potential impact on trees and detail tree works, the specification and position of protection barriers and ground protection and all measures to be taken for the protection of any trees from damage during the course of any activity related to the development, including supervision, demolition, foundation design, storage of materials, ground works, installation of services, erection of scaffolding and landscaping.

Reason: To satisfy the Local Planning Authority that trees to be retained will be protected from damage during any construction activity, including demolition, in order to preserve Arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 (Cambridge Local Plan 2018 Policy 71).

12. The approved tree protection methodology will be implemented throughout the development and the agreed means of protection shall be retained in situ until all equipment, and surplus materials have been removed from the affected part of the site. Nothing shall be stored or placed in any area protected in accordance with approved tree protection plans, and the ground levels within those areas shall not be altered nor shall any excavation be made without the prior written approval of the local planning authority. If any tree shown to be retained is damaged, remedial works as may be specified in writing by the local planning authority will be carried out.

Reason: To satisfy the Local Planning Authority that trees to be retained will not be damaged during any construction activity, including demolition, in order to preserve arboricultural amenity in accordance with section 197 of the Town and Country Planning Act 1990 (Cambridge Local Plan 2018 Policy 71).

13. If any tree shown to be retained on the approved tree protection methodology is removed, uprooted, destroyed or dies within five years of project completion, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

Reason: To satisfy the Local Planning Authority that arboricultural amenity will be preserved in accordance with section 197 of the Town and Country Planning Act 1990 (Cambridge Local Plan 2018 Policy 71).

14. No development shall commence above ground level until a surface water drainage scheme for the site, based on sustainable drainage principles and in accordance with Cambridge City Council local plan policies, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is occupied.

The scheme shall include:

- a) Details of the existing surface water drainage arrangements including runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
- b) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as 1% AEP plus climate change) , inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with a schematic of how the system has been represented within the hydraulic model;
- c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers, details of the swales, bio-retention areas, permeable paving and green roofs;
- d) A plan of the drained site area and which part of the proposed drainage system these will drain to;
- e) Full details of the proposed attenuation and flow control measures;

- f) Site Investigation and test results to confirm infiltration rates;
- g) Full details of the maintenance/adoption of the surface water drainage system;
- h) Measures taken to prevent pollution of the receiving groundwater and/or surface water

The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF PPG

Reason: To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development (Cambridge Local Plan 2018 Policy 28).

15. Details for the long-term maintenance arrangements for the surface water drainage system (including all SuDS features) shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of any of the buildings hereby permitted. The submitted details should identify runoff sub-catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.

Reason: To ensure the satisfactory maintenance of drainage systems that are not publicly adopted, in accordance with the requirements of paragraphs 163 and 165 of the National Planning Policy Framework (Cambridge Local Plan 2018 Policy 28).

16. No development above ground, with the exception of demolition, shall commence until infiltration tests results have been provided in accordance with BRE365/CIRIA156 and a final surface water strategy based on the results of this testing has been agreed by the Local Planning Authority, in conjunction with the Local Lead Flood Authority.

Reason: To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding to third parties, in accordance with the requirements of paragraphs 163 and 165 of the National Planning Policy Framework (Cambridge Local Plan 2018 Policy 28).

17. Hard and soft landscaping: No development above ground level, other than demolition, shall commence until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts, other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting); proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines indicating lines, manholes, supports); retained historic landscape features and proposals for restoration, where relevant. Soft Landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate and an implementation programme.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2018; Policies 55, 57 and 59).

18. Landscape maintenance and management plan: Prior to first occupation or the bringing into use of the development, hereby permitted, a landscape maintenance and management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas shall be submitted to and approved by the local planning authority in writing. The landscape plan shall be carried out as approved. Any trees or plants that, within a period of five years after planting, are removed, die or become in the opinion of the local planning authority, seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2018; Policies 55, 57 and 59).

19. Boundary treatment: No development above ground level, other than demolition, shall commence until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatments to be erected, including provision for hedgehog movement. The boundary treatment shall be completed before the use hereby permitted is commenced and retained thereafter. Development shall be carried out in accordance with the approved details.

Reason: To ensure an appropriate boundary treatment is implemented. (Cambridge Local Plan 2018; Policies 55, 57 and 59).

20. Tree Pits: No development above ground level, other than demolition, shall take place until full details of all tree pits, including those in planters, hard paving and soft landscaped areas have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved.

Reason: In the interests of visual amenity and to ensure that suitable hard and soft landscape is provided as part of the development. (Cambridge Local Plan 2018; Policies 55, 57 and 59).

21. The proposed driveway and off-street car parking as shown on drawing number 0001 in Appendix D of the Transport Statement be constructed so that their falls and levels are such that no private water from the site drains across or onto the adopted public highway.

Reason: for the safe and effective operation of the highway (Cambridge Local Plan 2018 policy 81).

22. No construction works, other than demolition, shall commence on site until a traffic management plan (TMP) has been agreed in writing with the Planning Authority. The Highway Authority seeks that the requested TMP be a separate condition from any relating to the Construction Environment Management Plan, the two elements while linked deal with two very different environments and as such they should be addressed independently of each other. The principle areas of concern that should be addressed are:

- i. Movements and control of muck away lorries (all loading and unloading shall be undertaken off the adopted public highway)
- ii. Contractor parking; provide details and quantum of the proposed car parking and methods of preventing on-street car parking.
- iii. Movements and control of all deliveries (all loading and unloading shall be undertaken off the adopted public highway)
- iv. Control of dust, mud and debris, in relationship to the operation of the adopted public highway.

Reason: in the interests of highway safety (Cambridge Local Plan 2018 policy 81).

23. The proposed driveway and off-street car parking as shown on drawing number 0001 in Appendix D of the Transport Statement shall be constructed using a bound material to prevent debris spreading onto the adopted public highway.

Reason: in the interests of highway safety (Cambridge Local Plan 2018 policy 81).

24. Prior to the first occupation of any of the development a scheme for ecological enhancement including native planting, measures to allow dispersal of hedgehogs and in-built features for nesting birds and roosting bats shall be submitted to and agreed in writing by the Local Planning Authority. The measures shall be implemented in accordance with the agreed scheme.

Reason: To improve the bio-diversity contribution of the site (Cambridge Local Plan 2018 policy 69).

INFORMATIVE: This development involves work to the public highway that will require the approval of the County Council as Highway Authority. It is an OFFENCE to carry out any works within the public highway, which includes a public right of way, without the permission of the Highway Authority. Please note that it is the applicant's responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council.

INFORMATIVE: No part of any structure may overhang or encroach under or upon the public highway unless licensed by the Highway Authority and no gate / door / ground floor window shall open outwards over the public highway.

INFORMATIVE: Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, the cost of which must be borne by the applicant.