



## **24/02478/S73 – RSC 56 Addenbrooke's Hospital Keith Day Road Cambridge**

### **Application details**

Report to: Joint Development Control Committee

Lead Officer: Joint Director of Planning and Economic Development

Ward/parish: Queen Edith's

Proposal: S73 to vary conditions 1 (Time), 2 (Restoration of Land) and 3 (drawings) of ref: 21/02525/S73 (Retention and continued use of Regional Surge Centre 56 (RSC 56), ancillary buildings and infrastructure constructed pursuant to planning permission granted under Schedule 2, Part 12 A, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) without compliance with conditions A.2. (b) (time period) and condition A.2(c) (use of land) of that planning permission).

Applicant: Cambridge University Hospitals

Presenting officer: Charlotte Peet

Reason presented to committee: This application is within the JDCC administrative area and comprises non-residential development on a site having an area of 1 hectare or more

Member site visit date: N/A

Key issues:

1. Principle of Development
2. Design, Layout, Scale and Landscaping
3. Carbon Reduction and Sustainable design

4. Water Management and Flood Risk
5. Environmental Impacts
6. Residential Amenity
7. Highway Safety
8. Car and Cycle Parking
9. Other Matters

Recommendation:

**APPROVE** this section 73 planning application subject to the conditions and informatives as detailed in this report, with delegated authority to officers to carry through minor amendments to those conditions and informatives (and include others considered appropriate and necessary) prior to the issuing of the planning permission.

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### 1. Executive summary

- 1.1 The application seeks permission to vary conditions attached to Section 73 application (ref. 21/02525/S73). The original Section 73 application sought to vary conditions attached to a planning permission granted by

the Town and Country (General Permitted Development) (England) Order 2015 (as amended) as inserted by the Town and Country Planning (General Permitted Development) (Coronavirus) (England) (Amendment) Order 2020 ('the GPDO').

- 1.2 The application seeks to vary the conditions attached to the permission to allow the building to be retained for a further 10 years and seek permission for the retention of the improved the external cladding already installed on the building.
- 1.3 The application relates to a temporary building erected to support the Covid-19 pandemic response. It has been used during the emergency to maintain social distancing, reduce waiting times, maintain safe pathways for patients and expand intensive care capabilities.
- 1.4 It is recommended that planning permission be granted, subject to conditions.
- 1.5 This is one of two separate section 73 applications submitted in relation to the retention of a Regional Surge Centre (RSC) granted permission by a Development Order and constructed on the Cambridge University Hospital (CUH) Addenbrookes site as permitted development, to be used for the purposes of responding to the Coronavirus pandemic. The other application can be viewed on the committee agenda.

## **2. Site description and context**

- 2.1 The proposal site is located centrally within the Cambridge Biomedical Campus, within the Addenbrooke's Hospital Campus. The proposal site formerly contained Car Park F which was a disused hospital car park, this was demolished prior to the erection of the Surge Centres.
- 2.2 Regional Surge Centre 56 sits towards the front of the site, fronting onto Keith Day Road. To the rear of the site are Regional Surge Centre 20, which is the subject of a sperate application (ref. 24/02479/S73) and the energy centre which supports the buildings.
- 2.3 The proposal site contains an ambulance drop off zone to the west of the building, covered cycle parking to the south east and landscaped gardens areas to the rear of the site and to the east adjacent to the existing hospital buildings. The Frank Lee Centre is located to the north of the site, which is the existing leisure and activity centre that serves the campus.
- 2.4 The Cambridge Biomedical Campus is an Area of Major Change (Policy 17, Cambridge Local Plan 2018). The proposal site is located within the

Minerals and Waste Consultation Area and Cambridge Airport Safeguarding Zone.

### **3. The proposal**

3.1 The application is a planning application which seeks to vary conditions 1 (Time), 2 (Restoration of Land) and 3 (drawings) attached to Section 73 application ref. 21/02525/S73 for the following reasons:

- To extend the time limit for the building for a further 10 years to support the planned refurbishment of the hospital; and
- To update the approved plans with the improved exterior cladding installed.

3.2 The previous section 73 consent (ref. 21/02525/S73) granted permission to vary conditions attached to planning permission which was granted by a Development Order, namely, Schedule 2, Part 12A, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 as inserted by the Town and Country Planning (General Permitted Development) (Coronavirus) (England) (Amendment) Order 2020 ('the GPDO').

3.3 The wording of the conditions attached to the Section 73 consent (ref. 21/02525/S73) are as follows:

1. Any use of the Regional Surge Centre 56 shall cease on or before 31 December 2024.
2. On or before 31 December 2025 -
  - i. The Regional Surge Centre 56 shall be removed; and
  - ii. The land shall be restored to a serviced development plot with underground services and connections retained.
3. 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.

3.4 The current proposal seeks to vary the above conditions, to read as follows:

1. Any use of the Regional Surge Centre 56 shall cease on or before 31 December 2034.
2. On or before 31 December 2035 -
  - i. The Regional Surge Centre 56 shall be removed; and
  - ii. The land shall be restored to a serviced development plot with underground services and connections retained.
3. 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.

- 3.5 The application is supported by the following documents:
- Design and Access and Planning Statement
  - Proposed North and South Elevations
  - Proposed East and West Elevations
  - BREEAM Post Construction Report
  - Photographic Schedule

#### 4. Relevant site history

Reference	Description	Outcome
21/02525/S73	Retention and continued use of Regional Surge Centre 56 (RSC 56), ancillary buildings and infrastructure constructed pursuant to planning permission granted under Schedule 2, Part 12 A, Class A of the GPDO (2015) (As Amended) without compliance with conditions A.2. (b) (time period) and condition A.2(c) (use of land) of that planning permission.	Permitted
14/0120/FUL	Redevelopment of existing parking area to provide education centre, private hospital, hotel, conference centre, ancillary hot food takeaway, and ancillary D1, and associated car parking and public realm works, known as The Forum, Cambridge.	Permitted 26.06.2014

Table 2 Relevant site history

- 4.1 The application site formerly comprised a car park, known as Car Park F.
- 4.2 The Cambridge Cancer Research Hospital was granted permission on the land directly west of the site (ref. 23/00240/FUL). Permission was granted

in 2014 for the redevelopment of the car park area (ref. 14/0120/FUL), however the permission was implemented.

## **5. Policy**

### **5.1 National policy**

Draft National Planning Policy Framework (Consultation Document) July 2024

On 30 July 2024 the government launched a consultation on revisions to the NPPF which seek to achieve sustainable growth in the planning system. The proposed changes underline the Government's commitment to a plan-led system that supports sustainable and high-quality development, boosts housing supply, increases affordability, makes effective use of land and supports a modern economy.

At the same time, the government is also seeking views on a series of wider planning reforms and policy proposals in relation to increasing planning fees, local plan intervention criteria and appropriate thresholds for certain Nationally Significant Infrastructure Projects (NSIPs).

In an accompanying statement, the Government sets out how the proposed changes to the NPPF aim to help investment and construction of key modernised industries to support economic growth. Views are also sought on whether these priorities should be reflected in the NSIP regime.

Chapter 6 (Building a strong, competitive economy) sets out these intentions through the support of economic investment, identifying 5 key sectors of particular importance (laboratory's, gigafactories, data centres, digital infrastructure and freight/logistics). It also sets out that further economic growth will be supported through the expansion and modernisation of other industries to support growth.

The Government's ambitions with regard to economic growth demonstrate a material change in the national planning policy context, to make it easier to build and support economic growth through the planning system.

However, as a consultation document, it carries only limited weight at the present time. It is, however, insightful in understanding the Government's policy intentions and the direction of travel of the NPPF.

The NPPF consultation closes on 24 September 2024. Officers from the shared planning service are in the process of reviewing the documentation and drafting a response.

National Planning Policy Framework 2023  
National Planning Practice Guidance  
National Design Guide 2019  
Local Transport Note 1/20 (LTN 1/20) Cycle Infrastructure Design  
Circular 11/95 (Conditions, Annex A)  
Technical Housing Standards – Nationally Described Space Standard (2015)  
EIA Directives and Regulations - European Union legislation with regard to environmental assessment and the UK's planning regime remains unchanged despite it leaving the European Union on 31 January 2020  
Conservation of Habitats and Species Regulations 2017  
Environment Act 2021  
ODPM Circular 06/2005 – Protected Species  
Equalities Act 2010

## **5.2 Cambridge Local Plan (2018)**

Policy 1: The presumption in favour of sustainable development  
Policy 14: Areas of major change and opportunity areas – general principles  
Policy 17: Cambridge Biomedical Campus (including Addenbrooke's Hospital) Area of Major Change  
Policy 28: Carbon reduction, community energy networks, sustainable design and construction, and water use  
Policy 29: Renewable and low carbon energy generation  
Policy 31: Integrated water management and the water cycle  
Policy 32: Flood risk  
Policy 34: Light pollution control  
Policy 35: Protection of human health from noise and vibration  
Policy 36: Air quality, odour and dust  
Policy 55: Responding to context  
Policy 56: Creating successful places  
Policy 58: Altering and extending existing buildings  
Policy 59: Designing landscape and the public realm  
Policy 69: Protection of sites of biodiversity and geodiversity importance  
Policy 70: Protection of priority species and habitats  
Policy 71: Trees  
Policy 75: Healthcare facilities  
Policy 81: Mitigating the transport impact of development  
Policy 82: Parking management

## **5.3 Supplementary Planning Documents (SPD)**

Sustainable Design and Construction SPD – Adopted January 2020

Greater Cambridge Biodiversity – Adopted February 2022



## **5.4 Area Guidelines**

Cambridge University Hospitals (CUH) Strategic Masterplan (2010)

## **6. Consultations**

### **6.1 County Highways**

6.2 The Highway Authority has no comment with regards to these proposals.

### **6.3 Sustainable Drainage Officer**

6.4 No comments received.

### **6.5 Urban Design**

6.6 Urban Design raise no objection to the application.

6.7 Clarification is required regarding a canopy cover on the roof indicated in the north and south elevations (drawing no. BU67-AHR-XX-XX-DR-A-06443, rev.C11), which has not been included. We assume this may be a drawing editing error.

### **6.8 Senior Sustainability Officer**

6.9 I have no comment to make from a sustainable construction perspective.

### **6.10 Environmental Health**

6.11 We have no further comments or recommended conditions to make regarding this application.

## **7. Third party representations**

7.1 No representations have been received on this application.

## **8. Assessment**

8.1 From the consultation responses and representations received and from an inspection of the site and the surroundings, the key issues are:

- Principle of development
- Design, layout, scale and landscaping
- Carbon reduction and sustainable design

- Biodiversity
- Water management and flood risk
- Highway safety and transport impacts
- Car and cycle parking
- Environmental impacts
- Amenity
- Planning balance
- Recommendation
- Planning conditions

## **8.2 Planning Background**

8.3 The application site is located within the Cambridge University Hospital (CUH) Addenbrooke's site. It occupies the former Car Park F, located off Keith Day Road. It lies to the south of the Frank Lee Centre and to the North of the Clinical Research Centre. The Cambridge Cancer Research Hospital was recently approved in the vacant car park land directly to the west of the site (ref. 23/00240/FUL).

8.4 The Regional Surge Centre 56 (RSC 56) has been constructed and is now occupied. It was constructed under permitted development outlined within Schedule 2, Part 12 A, Class A of the GPDO in order to support the response to the coronavirus pandemic.

8.5 RSC 56 has capacity for no. 56 bedspaces and provides no. 6 ambulance drop off/ parking spaces, no. 4 blue badge spaces and no. 78 cycle spaces (39 covered Sheffield hoops).

8.6 The conditions outlined with Schedule 2, Part 12 A, Class A of the GPDO were previously varied as part of application (ref. 21/02525/S73) to extend the time period for the use of the building. The time period was extended from 31 December 2021 to 31 December 2024 to support the continuing response to the coronavirus pandemic and reduced waiting times, improve social distancing, provide safe pathways and additional intensive care beds and facilities.

8.7 The application seeks to vary the conditions attached to the last application in order to retain the building for an additional 10 years until 31 December 2034 to support the ongoing requirements of the hospital following the long-term impact of the coronavirus pandemic on the hospital.

## **9. Principle of Development**

### **9.1 Permitted Development**

- 9.2 The principle of the development is established through the existing planning permission granted under Schedule 2, Part 12 A, Class A of the GPDO. This permits the emergency development by a local authority or health service body for the purposes of: (a) preventing an emergency; (b) reducing, controlling or mitigating the effects of an emergency; or (c) taking other action in connection with an emergency.
- 9.3 The information submitted within the application outlines that pandemic response overtook the planned refurbishment of the existing hospital buildings to facilitate fire safety compliance works, to ensure the safety of staff, patients and visitors. In order to facilitate the refurbishment, there is the need for decant space in which existing wards and clinics can move temporarily, while refurbishment takes place without interruption of service.
- 9.4 Whilst, this indicates a shift from the original need for the building, additional information was submitted to explain that the proposal would still fall within Part 12A, Class A given that it is still required to prevent an emergency situation and would mitigate the impacts of covid delaying the ward refurbishment. In this case, this is that the decant space is required to prevent disruption to health services whilst the essential facility upgrades take place.
- 9.5 The hospital has identified that RSC56 would be well placed to serve this function, especially given the underground connections to the existing hospital buildings beneath Keith Day Road. The information submitted includes a rolling timetable programme which indicates the necessary upgrades on the relevant wards and outlines that the decant space would be required for an additional 10 years.
- 9.6 Whilst, this is a reasonable period of time, Officers find that the timetable to demonstrate the need for an extension of this period is sufficient justification to allow the additional time frame.
- 9.7 Policy 17
- 9.8 The building was erected under permitted development rights, the permitted development rights do not require the development to meet development plan policy, instead there are criteria listed in the legislation that the building must meet to comply. The previous Section 73 consent (ref. 21/02525/S73) extended the time period of the permitted development rights and allowed the building to be retained until December 2024.

- 9.9 The provisions of the permitted development rights and the fallback position created by the previous Section 73 consent (ref. 21/02525/S73) are material planning considerations in the determination of the planning application. Compared to the permitted development right allowances the application seeks for the building to be retained for a longer period of time, this additional time period can be assessed against the development plan and other material considerations.
- 9.10 The application relates to land with the Cambridge University Hospital (CUH) Addenbrooke's Hospital campus. The application is submitted in order to support the refurbishment of existing wards within the hospital, as set out in the Design, Access and Planning Statement. As the proposal would help meet the needs of the hospital and ensure it would continue to be able to provide quality care, long term, the proposal is considered to be compliant with Cambridge Local Plan (2018) policy 17.
- 9.11 Response to CBC Context
- 9.12 The Design and Access and Planning Statement contains a section on compatibility with the future Campus Master Plan. It outlines that Cambridge University Hospital (CUH) is committed to working with the Local Planning Authority and stakeholders on the development of an updated masterplan and new SPD for the campus and that this work is currently being undertaken.
- 9.13 It acknowledges that piecemeal development has in the past created challenges across the campus however in this case, the development has been fully considered in light of the emerging master planning and SPD work.
- 9.14 As part of the masterplan work, Keith Day Road is identified as area for an east-west public transport corridor with active street frontages and the Cambridge Cancer Research Hospital has been designed to support this vision (ref. 23/00240/FUL). The building has been designed as to not compromise the intentions of this route, and given that the 'High Street' redevelopment is several years away the masterplan indicates that the plot can be re-developed post 2034 in order to enhance the 'High Street' vision for Keith Day Road for potential public square and clinical/ research purposes.
- 9.15 The SPD work is ongoing and at current CUH is working with stakeholders to agree the provisional content of the SPD. The document is being prepared through the summer and early Autumn of 2024, with

officers seeking approval to consult on the document around the turn of the year, for adoption soon afterwards (during 2025). The proposal has given consideration to some of the key areas currently being reviewed such as connectivity and movement and how the redevelopment of the site will comply with these principals in the long term.

- 9.16 Officers are satisfied that the proposal would not compromise the ongoing masterplan and SPD, and that the building would be appropriate as a temporary building in this location.

## **10. Design, Layout, Scale and Landscaping**

### 10.1 Response to Context

- 10.2 The layout of the site would not be altered as part of the application. The building itself would remain as a modular, prefabricated and flexible space, however the application seeks permission for alteration to the design of the cladding.

- 10.3 Development under Class A, Part 12A contains limitations on the height of buildings and their position in a site, it does not have any design requirements. Notwithstanding this, the application submitted aims to respond positively to its surroundings and improve the appearance of the building for its remaining lifespan.

- 10.4 Following the previous application, the design of the cladding has been enhanced to improve the appearance of the building in the street scene. Within the previous Section 73 application (ref. 21/02525/S73) the main exterior cladding comprised a single, grey colour with panels of varying sizes. The cladding has been altered to comprise three different grey tones, which has enhanced the appearance of the building as it presents an appearance that is less simplistic and modular.

- 10.5 The Urban Design Officer has no objection to the application following a formal consultation. The Officer did seek clarity due to an error on the drawing, however this has now been updated.

### 10.6 Landscaping

- 10.7 When the building was erected, it was constructed with a landscaped courtyard. The courtyard has been carefully arranged with soft landscape details and seating options as to provide additional amenity space to patients and visitors using the building and the surrounding areas. The

courtyard is retained as part of the proposal and was being well-used when Officers visited the site. The permitted development rights do not require such spaces to be included and as such their installation and retention is welcomed by Officers given the need for amenity space across the campus.

10.8 The site also has areas of soft landscaping around the side and front of the building, which improves the visual amenity of the building. This approach is supported.

10.9 On the basis of the above assessment, the proposal is considered compliant with Cambridge Local Plan (2018) policies 55, 56, 57 and 59 in respect of context of site, design and external spaces.

## **11. Carbon Reduction and Sustainable Design**

11.1 Development under Class A, Part 12A is not required to meet policy requirements on sustainability criteria and BREEAM requirements are not usually applied to temporary buildings.

11.2 Notwithstanding this, the application is submitted with a BREEAM post-construction certificate which indicates that the building has achieved a rating of 'Very Good'. Officers welcome the inclusion of BREEAM considerations and the implementation of measures to support sustainability enhancements for water, energy, transport and other matters.

11.3 The application has been subject to formal consultation with the Council's Sustainability Officer who raises no objection to the proposal.

11.4 As such, whilst the application does not meet the required 'excellent' BREEAM rating set out in policy 28, Officers support the approach to sustainability and the improvements made.

## **12. Biodiversity**

12.1 Prior to the development of RSC 56, the application site contained a car park with apparent low ecological value. As part of the original development, areas of landscaping were introduced with grassed areas as well as hedging and small trees which are appreciated by Officers.

12.2 As the application was erected under permitted development, it is not considered reasonable to require any additional enhancement with this application. The application is exempt from mandatory biodiversity net

gain (BNG) as Section 73 applications where the original development was given permission prior to 12 February 2024 and therefore no BNG can be sought on the application.

- 12.3 Officers are satisfied that the proposed temporary development would adequately address biodiversity considerations.

### **13. Water Management and Flood Risk**

- 13.1 The site is not located within flood zone 1, and there is surface water risk on part of the site. The proposal does not increase impermeable surfaces on the site and therefore would not increase flood risk. The site utilises permeable paving and an open graded sub-base to slow the surface water run-off in the vehicular paved areas, to the existing drainage network. The floor levels within the buildings have been set above existing floor levels to mitigate flood risk to these.

- 13.2 Whilst the Council's Sustainable Drainage Officer has not provided comments on this application, the Officer had no objection to the retention of RSC 56 as part of the previous application (ref. 21/02525/S73) and considered the submitted Flood Risk Assessment and Drainage Strategy statement to be acceptable.

- 13.3 The building does not include a green or brown roof. This is not required by permitted development and was not required by the previous Section 73 consent. Additional information has been submitted to further explain that due to the buildings being erected as part of a medical emergency they are prefabricated in nature and therefore are not designed to accommodate a green/ brown roof. RSC 56 contains extensive plant on the roof top and therefore it is not considered to be a viable additional to the roof space. Therefore, Officers consider it is not reasonable to apply the requirements of policy 31 to the current application. Furthermore, taking into account its temporary nature, the harm is not considered to be significant. This approach is considered reasonable.

- 13.4 The applicants have suitably addressed the issues of water management and flood risk, and the proposal is in accordance with Local Plan policies 31 and 32 and NPPF advice.

### **14. Highway Safety and Transport Impacts**

- 14.1 The building is served by the existing vehicular and cycle network that extends across the campus. This application would not alter the existing

access arrangements for the Ambulance drop-off zone, nor would it impact the cycle access or parking area.

- 14.2 The application has been subject to formal consultation with Cambridgeshire County Council's Local Highways Authority who raise no objection to the proposal.
- 14.3 The proposal accords with the objectives of policy 80 of the Local Plan and is compliant with NPPF advice.

## **15. Car and Cycle Provision**

- 15.1 RSC 56 is located on the former Car Park F so has resulted in the displacement of the parking spaces for Hospital staff. The replacement parking is provided as part of eastern car park, permitted within application (ref. 23/01779/FUL). The car park is located on land north of Dame Mary Archer Way, approx. 5 minute walk from the site. Cycle parking was provided on site when the building was erected, 27 covered cycle parking spaces are provided close to the entrance of the building.
- 15.2 The proposal is considered to accord with policy 82 of the Local Plan and the Greater Cambridge Sustainable Design and Construction SPD.

## **16. Environmental Impacts**

- 16.1 Environmental Health Impacts
- 16.2 The Council's Environmental Health team raise no objections to the proposal and considers the risk to amenity from operational noise, local air quality, artificial lighting and contaminated land to be very low.
- 16.3 As part of the previous application, several informatives were attached, these are recommended to be re-attached to ensure consistency. Subject to this, the proposal is in accordance with Cambridge Local Plan (2018) policies 34, 35, 36.

## **17. Residential Amenity**

- 17.1 The proposed retention of RSC 56 is considered to be acceptable in terms of the impact upon residential amenity as there are no residential dwellings adjacent to the site.
- 17.2 The proposal adequately respects the amenity of its neighbours and of future occupants. The associated construction and environmental impacts



would be acceptable in accordance with Cambridge Local Plan (2018) policies 35 and 36.

## **18. Planning Balance**

- 18.1 Planning decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38[6] of the Planning and Compulsory Purchase Act 2004).
- 18.2 RSC 56 was erected under permitted development rights in order to support the hospital response to the coronavirus pandemic, the application seeks to retain the building further for a 10-year period in order support the refurbishment of the hospital that was delayed due to the pandemic response.
- 18.3 The proposed amendment to the conditions to allow the building to be retained would support the refurbishment of the hospital and supports its long-term vitality. The NPPF (2024) encourages the support of health provision that would help to meet community needs and Policy 17 of the Local Plan (2018) supports development that would meet health care needs.
- 18.4 The building was erected under permitted development rights and the time extended through a previous Section 73 consent (ref. 21/02525/S73) in order to retain the building until December 2024. This fallback scenario is a material consideration. The permitted development rights do not require the development to meet development plan policy. Compared to the permitted development fallback scenario, the current application seeks to retain the building for a longer period of time. The impact of this longer period of time can be assessed against the development plan and other material considerations.
- 18.5 The permitted development rights do not require the development to meet sustainability targets in the development plan. Notwithstanding this, the application has been submitted with information to demonstrate that the building would meet BREEAM 'very good' and the site has been provided with landscaped areas to support biodiversity uplift and amenity provision. This is welcomed by Officers and would reduce the environmental impact of the development over the proposed longer period of time.
- 18.6 In addition to this, the proposed retention of the improved cladding would enhance the appearance of the building and its contribution to the street scene within the Cambridge Biomedical Campus over the proposed

longer period of time. The proposal would also retain the existing landscaping and amenity space for the benefit of the campus over that period. The application has demonstrated that it would not conflict with the campus masterplan programme, its aims or the production of the SPD. The proposal is acceptable in terms of other environmental impacts compared to the permitted development fallback scenario.

- 18.7 Having taken into account the provisions of the development plan, NPPF and NPPG guidance, the views of statutory consultees and wider stakeholders, as well as all other material planning considerations, the proposed development is recommended for approval.

## **19. Recommendation**

### **19.1 Approve** subject to:

- The conditions and informatives as detailed in this report, with delegated authority to officers to carry through minor amendments to those conditions and informatives (and include others considered appropriate and necessary) prior to the issuing of the planning permission.

## **20. Planning Conditions**

1. Any use of the Regional Surge Centre 56 shall cease on or before 31 December 2034.
2. On or before 31 December 2035 -
  - i. The Regional Surge Centre 56 shall be removed; and
  - ii. The land shall be restored to a serviced development plot with underground services and connections retained.
3. 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.

### **Background papers:**

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- [Cambridge Local Plan \(2018\)](#)

