Statement of Common Ground Between South Cambridgeshire District Council and Cambridgeshire County Council

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Applicant's Statement of Common Ground between South Cambridgeshire District Council and Cambridge County Council

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1 Introduction

1.1 Purpose of this document

1.1.1 This Statement of Common Ground (SoCG) has been prepared in respect of the Cambridge South East Transport Scheme (the "Scheme") as part of the application made by Cambridgeshire County Council (the "Applicant") to the Secretary of State for Transport, for a Transport and Works Act Order (TWAO) under sections 1, 3 and 6 of the Transport and Works Act 1992 (the "1992 Act").

1.1.2 A detailed description of the Cambridge South East Transport scheme ("The Scheme") can be found in Chapter [2] of the Applicant's Environmental Statement (Doc Ref **[CSET1-10.02 and CD1-10.02.01]).**

1.1.3 This SoCG does not seek to replicate information which is available elsewhere within the application documents. All application documents referred to are available on the Inquiry website (Inquiry documents - Gateley).

1.1.4 This SoCG has been produced to confirm to the Inquiry and Secretary of State where agreement has been reached between the parties, and where agreement has (not) yet been reached. SoCGs are an established means in the planning process of allowing parties to identify and focus on specific issues that may need to be addressed during the Inquiry.

1.2 Parties to this Statement of Common Ground

1.2.1 This SoCG has been prepared between (1) the Applicant and (2) South Cambridgeshire District Council ("SCDC").

1.2.2 The Applicant is the Local Highway Authority for its administrative area for the local road network and has the necessary powers and duties to operate, manage, maintain, and enhance the local transport network.

1.2.3 SCDC is a Local Planning Authority for the purposes of the application for the part of the Scheme within the authority's administrative area. The Greater Cambridge Shared Planning Service ("GCSP") provides the planning service for SCDC and Cambridge City Council ("CaCC"). A separate SoCG between the Applicant and CaCC will be provided.

1.3 Terminology

1.3.1 Within the table in Section 3, "Issues of this SoCG", the terminology is as follows:

- "Agreed" indicates area(s) of agreement.
- "Under Discussion" indicates area(s) of current disagreement where resolution remains possible, and where parties continue discussing the issue(s) to determine whether they can reach agreement by the end of the Inquiry; and
- "Not Agreed" indicates a final position for area(s) of disagreement where the resolution of the divergent positions will not be possible, and parties agree on this point.

1.3.2 It can be assumed that any matters not specifically referred to in Section 3, "Issues of this SoCG", are not of material interest or relevant to SCDC and therefore have not been the subject of any discussions between the parties. As such, those matters can be read as agreed only to the extent that they are either not of material interest or relevance to SCDC.

2 Record of Engagement

2.1.1 Engagement between the Applicant and GCSP has been ongoing for a number of years. This SoCG focuses on key meetings from application submission although formal pre-application engagement also took place. It identifies the level of engagement that has taken place, over what length of time, and the extent to which the meetings have been successful in addressing issues raised by SCDC.

2.1.2 A summary of these meetings and correspondence that has taken place between the Applicant and GCSP in relation to the application is outlined in **Table 2.1.1** below.

Table 2.1.1 Record of Engagement

Date	Form of Correspondence	Key Topics Discussed and Key Outcomes
11/02/2025 07/10/2026	Meetings	Regular meetings between GCSP and applicant to progress to resolution the issues raised by Councils in Statement of Case including review of additional information and agreeing appropriate mitigation through scheme amendments and/or planning conditions. At these meetings, general updates on progress with the application preparation and subsequent submission were given, together with engagement with stakeholders and consultees and project programme, The meetings were also focusing on detailed matters identified in the Statement of Case or raised by consultees as follows – scheme's alignment with other infrastructure projects; – ecology surveys and resulting assessment and identification of mitigation measures; – consideration of the construction impact (debris and run off from temporary site compound and temporary crossing) on Hobson's Brook and Nine Wells LNR, and consideration of alternative proposals and/or mitigation measures; – assessment of the operational impact on Hobson's Brook (groundwater levels and pollution), and consideration of alternative proposals and/or mitigation measures; – scrutiny of BNG calculations and confirmation of how long-term management and maintenance arrangements will be secured; – consideration and assessment of construction and operational lighting; – consideration of LVIA and trees; – discussion on detailed design and design principles; – discussion to agree planning conditions. These meetings involved technical specialists for the Councils and applicant team as required. The outcomes are summarised in the SoCG tables below.
22/01/2025	Meeting	Introduction to the GCP programme-wide biodiversity net gain strategy, including CSET. Attended by GCSP planning and ecology officers. GCP outlined commitment to achieving 20% BNG programme-wide and approach to delivery onsite and offsite.
29/07/2025	Site visit	Joint site visit between GCSP and applicant to walk main sections of the proposed route to understand the site context and proposals in preparation.

Date	Form of Correspondence	Key Topics Discussed and Key Outcomes
21/10/2025	Meeting	Ecology workshop to address the ecology sections of the draft Statement of Case (SoC) as submitted by GCSP.
17/07/2026	Email	Comments from GCSP on draft planning conditions.
23/07/2026	Meeting	Meeting between GCSP and applicant to discuss the draft conditions relating to construction environmental health and ecology conditions with relevant technical specialists.
27/07/2026	Email	Comments from GCSP on draft construction environmental health and ecology planning conditions.
30/07/2026	Meeting	Discussion on the legal mechanism to secure onsite and offsite biodiversity net gain provisions and potential use of S106 Agreements, Conservation Covenants and planning conditions. Further consideration to be given. Attended by GCSP planning officers and applicant.
31/07/2026	Meeting	Meeting between GCSP planning officer and applicant's planning adviser to review and discuss comments on draft planning conditions with a view to progressing an agreed set of conditions prior to the public inquiry.
16/08/2026	Email	Correspondence from GCSP planning officer to applicant team providing the Councils' advice on the use of legal agreements to secure onsite biodiversity net gain provisions.
04/09/2026	Email	Comments from GCSP on draft planning conditions.
09/09/2026	Meeting	Applicant gave briefing on scheme changes to GCSP planning, ecology, landscape and sustainability officers, CCiC biodiversity and drainage officers, and SCDC environmental health officer. No significant issues were raised at the meeting, subject to review of final drawings and ES addendum.
15/09/2026	Email	Comments from GCSP on draft planning conditions.
15/09/2026	Meeting	Meeting between GCSP planning officer and applicant's planning adviser to review and discuss comments on draft planning conditions and Design Principles with a view to progressing an agreed draft prior to the public inquiry.

2.1.3 It is agreed that this is an accurate record of key meetings and other forms of consultation and engagement undertaken between the Applicant and GCSP in relation to issues addressed in this SoCG.

3 Matters

3.1 Issues agreed, not agreed or under discussion

3.1.1 Table 3.1 below details each of the matters which have been agreed between the Applicant and SCDC.

Matter Ref	Matter	Document Reference	SCDC Position	Applicant's Position	Status	Date and Method of Agreement
1	Need for CSET	South Cambridgeshire Local Plan **[CD8-02]**	It is **agreed** that there is a clear and compelling need case for the Scheme, which would play an essential role in supporting planned and future growth in Cambridge and surrounding areas, including the expansion of key allocated employment sites such as the Cambridge Biomedical Campus (CBC), Granta Park and Babraham Research Campus, as well as emerging allocations including Land adjacent to A11 and A1307 at Grange Farm. The Scheme is particularly important within the Haverhill-Cambridge Corridor, where a cluster of research, biomedical and knowledge-based employment sites are located in close proximity to each other and where Cambridge serves as a regional centre for employment, retail and healthcare. It is **agreed** that the Scheme is a key component of the adopted and emerging transport plans to address identified issues along the Haverhill-Cambridge Corridor. The Scheme would provide a high-quality public transport and active travel corridor to facilitate a modal shift away from dependency on private car use, which in turn will support sustainable employment and housing growth and the associated economic, social and environmental benefits. It is **agreed** that the Scheme will help futureproof the transport network and enhance access to jobs, education, healthcare, shops and leisure facilities thereby unlocking sustainable economic growth and supporting the Government's national economic ambitions for the Cambridge region. The Applicant's need for the Scheme is understood and the Scheme would be compliant with S/6 of the SCLP 2018.		Agreed	As per this SoCG

Matter Ref	Matter	Document Reference	SCDC Position	Applicant's Position	Status	Date and Method of Agreement
2	Need for a Green Belt Location	National Planning Policy Framework, August 2026 **[CD11-01.01]**	It is **agreed** that the Scheme constitutes local transport infrastructure that can demonstrate a requirement for a Green Belt location. It is **agreed** that Cambridge is surrounded by Green Belt and therefore it would not be possible for an off-road public transport route and Travel Hub to be delivered without some release of Green Belt land. It is **agreed** that the preferred route and Travel Hub location have been robustly assessed and justified. It is **agreed** that the Travel Hub, bridges and bus stops would reduce the openness of the Green Belt and, in some locations between Granham's Road and the River Granta, would result in limited conflict with Green Belt purposes. The degree of harm has been carefully assessed, with harm from the bus stops considered minor, the River Granta bridges moderate-minor, and the Travel Hub moderate, reducing to moderate-minor following mitigation secured through conditions. With reference to Policy GB7(1)(f)(i) of the NPPF **[CD11-01.01 pages 61-62], it is agreed** that the Scheme is transport infrastructure requiring a Green Belt location. It is also agreed that whilst there is some conflict arising from the Scheme with the Green Belt purposes, these are not significant.		Agreed	

Matter Ref	Matter	Document Reference	SCDC Position	Applicant's Position	Status	Date and Method of Agreement
		National Planning Policy Framework, August 2026 **[CD11-01.01]** South Cambridgeshire Local Plan **[CD8-02]**	SCDC await further evidence as to whether the Scheme can be said to minimise its impact on the openness of the Green Belt in order to fulfil both limbs of NPPF policy GB7(1)(f). Thereafter, SCDC will consider the Scheme's compliance with NPPF policy GB6 and Policy S/4 of the SCLP 2018. Therefore, SCDC do not currently agree that the Scheme would not be inappropriate development but will review further evidence provided on this matter.	The Applicant considers the Scheme minimises its impact on the openness of the Green Belt and because it does not significantly harm the purposes of including land in the Green Belt, as agreed above. For this reason, the Applicant concludes the development is not inappropriate development in the Green Belt.	Under Discussion	
		National Planning Policy Framework, August 2026 **[CD11-01.01]**	Nevertheless, it is **agreed** that the significant national, regional, economic, social, environmental and transport benefits of the Scheme combine to create a compelling and clear Very Special Circumstances case. In particular, the Scheme is considered essential to support the future growth of Cambridge, and these benefits are judged to clearly outweigh the harm to the Green Belt by reason of inappropriateness, and any other harm, in accordance with Policy GB6 of the NPPF.		Agreed	As per this SoCG
3	Best and Most Versatile (BMV) Land	Schedule 1: Proposed planning conditions attached to deemed planning permission Revision 1 **[CD1-14.01]** South Cambridgeshire Local Plan **[CD8-02]**	The Parties **agree** that the Scheme would result in the loss of agricultural land. It is **agreed** that the need for the Scheme is sufficiently material to override the need to protect/retain the agricultural use of the land, given the wider strategic benefits of the Scheme, but subject to appropriate mitigation measures (to include planning conditions). It is **agreed** that the CEMP secured through Condition 9, the Soil Handling Management Plan secured through Condition 14**,** and the Site Investigation Strategy secured through Condition 4**,** as set out in the schedule of proposed conditions **[CD1-14.01],** provide the necessary mitigation measures to ensure that the Scheme would comply with Policy NH/3 of the SCLP 2018.		Agreed	As per this SoCG

Matter Ref	Matter	Document Reference	SCDC Position	Applicant's Position	Status	Date and Method of Agreement
4	Landscape	Schedule 1: Proposed planning conditions attached to deemed planning permission Revision 1 **[CD1-14.01]** Design and Access Statement **[CD1-17.02]** Appendix 2.2 Landscape and Ecological Management Plan **[CD1-10.05]** Proposed Site Plans **[CD1-12.04.01; CD1-12.05.01; CD1-12.06.01]** South Cambridgeshire Local Plan **[CD8-02]** Cambridge Southern Fridge Area Action Plan **[CD8-14]**	It is **agreed** that the landscape impact arising from the Scheme is acceptable with the agreed mitigation measures in place. There **is agreed** support for the proposed landscape and visual mitigation strategy, including the LEMP, landscape maintenance and replacement planting, operational lighting controls and River Granta restoration and reinstatement measures. These are secured through planning Condition 9, Condition 11, Condition 16, Condition 23, Condition 27, and Condition 29, as set out in the schedule of proposed conditions **[CD1-14.01].** It is agreed that the temporary construction impacts could be appropriately mitigated as secured through Condition 9 and Condition 8 **[CD1-14.01]** There is agreed support for the landscape Design Principles in the Design and Access Statement **[CD1-17.02]** and Condition 16 on detailed landscape design submissions. This matter has therefore been addressed, and the Scheme is compliant with Policies HQ/1, S/7, NH/2, NH/13 of the SCLP 2018 and CSF/5 of the Cambridge Southern Fringe Area Action Plan.		Agreed	As per this SoCG

Matter Ref	Matter	Document Reference	SCDC Position	Applicant's Position	Status	Date and Method of Agreement
5	Built Heritage	Schedule 1: Proposed planning conditions attached to deemed planning permission Revision 1 **[CD1-14.01]** Environmental Statement **[CD1-10.02, pages 237-259]** and Environmental Statement Addendum **[CD1-10.02.01]** National Planning Policy Framework, August 2026 **[CD11-01.01]**	The Environmental Statement provides an acceptable assessment of the impact of the proposal on built heritage. Its conclusions are **agreed.** Whilst some harm has been identified, this is assessed as falling at the lowest end of the scale. It is **agreed** that any additional noise, lighting, movement and activity associated with the Scheme would generally be experienced only as occasional glimpsed change within the wider countryside and would have negligible, transient and non-significant effects on the significance of built heritage assets. The Parties **agree** that Condition 20 to secure a Heritage Mitigation Plan to protect heritage assets and their setting provides acceptable mitigation of the Scheme **[CD1-14.01].** It is agreed that the need for the Scheme provides sufficient public benefit to override the limited harm to built heritage in accordance with NPPF Policies HE4, HE5, HE6 and HE9 **[CD11-01.01].**		Agreed	As per this SoCG
6	Car and Cycle Provision	Schedule 1: Proposed planning conditions attached to deemed planning permission Revision 1 **[CD1-14.01]**	SCDC **defers** to Cambridgeshire County Council (CCC) to consider the transport impact of the proposals, including car parking and cycle provision, against relevant planning policies. CCC consider the proposals **are acceptable** as car and cycle provision, management and mitigation measures are secured through Condition 16**,** Condition 24, Condition 25**,** Condition 31 and Condition 33 **[CD1-14.01].**		Agreed	As per this SoCG
7	Accessibility and inclusive design	Schedule 1: Proposed planning conditions attached to deemed planning permission Revision 1 **[CD1-14.01]** Design and Access Statement **[CD1-17.02]** South Cambridgeshire Local Plan **[CD8-02]**	It is **agreed** that accessibility and inclusive design is acceptably addressed and secured through the Design Principles in the Design and Access Statement and Condition 22, Condition 24**,** Condition 26, Condition 31 and Condition 33 **[CD1-14.01]** It is therefore agreed that this matter is addressed and the Scheme would accord with SCLP 2018 Policies HQ/1, TI/2 and TI/3.		Agreed	As per this SoCG

Matter Ref	Matter	Document Reference	SCDC Position	Applicant's Position	Status	Date and Method of Agreement
8	Carbon reduction and sustainable design	Schedule 1: Proposed planning conditions attached to deemed planning permission Revision 1 **[CD1-14.01]** South Cambridgeshire Local Plan **[CD8-02]**	It is **agreed** that the approach to addressing climate change, carbon and greenhouse gas emissions, water efficiency and sustainable design are acceptably addressed through securing Condition 8, Condition 9, Condition 22, Condition 18, Condition 25 and Condition 34 **[CD1-14.01].** This matter is addressed and the Scheme complies with Policies CC/1, CC/3, and CC4 of the SCLP 2018.		Agreed	As per this SoCG
9	Contaminated Land	Schedule 1: Proposed planning conditions attached to deemed planning permission Revision 1 **[CD1-14.01]** South Cambridgeshire Local Plan **[CD8-02]** Environmental Statement **[CD1-10.02] and** Environmental Statement Addendum **[CD1-10.02.01]**	It is **agreed** that land contamination is not expected to give rise to significant risks to human health, subject to the implementation of the mitigation measures identified within the Environmental Statement which are secured by Condition 4, Condition 5, Condition 6 and Condition 30 **[CD1-14.01].** This matter is addressed and the proposals accord with Policy SC/11 of the South Cambridgeshire Local Plan 2018.		Agreed	As per this SoCG

Matter Ref	Matter	Document Reference	SCDC Position	Applicant's Position	Status	Date and Method of Agreement
10	Noise and air quality	Environmental Statement **[CD1-10.02]** and Environmental Statement Addendum **[CD1-10.02.01]** Schedule 1: Proposed planning conditions attached to deemed planning permission Revision 1 **[CD1-14.01]** South Cambridgeshire Local Plan **[CD8-02]**	The Environmental Statement **[CD1-10.02, pages 88-117]** provides an acceptable assessment of the impact of the proposal on noise and the Parties agree its conclusions. The Environmental Statement **[CD1-10.02, pages 63-87]** provides an acceptable assessment of the impact of the proposal on that air quality. The Parties agree its conclusion that during the operational phase increases in nitrogen dioxide concentrations would be, at worst, negligible at modelled sensitive receptor locations. SCDC accepts the assessment based on the use of hybrid buses operating on the busway and switching to electric operation upon entering the Cambridge Biomedical Campus. This is specifically addressed through Condition 34 **[CD1-14.01]** which secures minimum vehicle emissions standards. SCDC support the intention to transition to zero-emission vehicles to limit future carbon and emissions. The Parties agree that Condition 8**,** Condition 9 and Condition 34 secure appropriate mitigation measures for the noise and air quality effects of the Scheme to be acceptable during the construction and operational phases of the Scheme, as set out in the submitted proposed schedule of planning conditions **[CD1-14.01].** This matter is addressed and the proposals comply with SCLP 2018 Policies CC/6, SC/10, SC/12 and TI/2.		Agreed	As per this SoCG
11	Flood	Schedule 1: Proposed planning conditions attached to deemed planning permission Revision 1 **[CD1-14.01]**	SCDC defers to CCC as LLFA to consider the flood risk and drainage impacts of the proposals against relevant planning policies. CCC **consider the proposals are acceptable** in relation to flood risk and drainage with the mitigation measures secured through Condition 15 and Condition 28 to address this matter **[CD1-14.01].**		Agreed	As per this SoCG

Matter Ref	Matter	Document Reference	SCDC Position	Applicant's Position	Status	Date and Method of Agreement
12	Archaeology	Schedule 1: Proposed planning conditions attached to deemed planning permission Revision 1 **[CD1-14.01]**	SCDC defers to CCC to consider the impact of the proposals on archaeology against relevant planning policies. CCC **consider the proposals are acceptable** with Condition 7 **[CD1-14.01]** in place to secure the implementation of a programme of archaeological mitigation work to protect and preserve archaeological features of significance.			As per this SoCG
13	Plans and LVIA	Environmental Statement **[CD1-10.02] and** Environmental Statement Addendum **[CD1-10.02.01]** Schedule 1: Proposed planning conditions attached to deemed planning permission Revision 1 **[CD1-14.01]** South Cambridgeshire Local Plan **[CD8-02]**	The LVIA **[Chapter 11 of CD1-10.02]** provides an acceptable assessment of the impact of the proposal on landscape character. The Parties agree that the LVIA concludes there would be some Large or Moderate adverse impacts during the operational and construction phases. The Parties agree that the landscape impacts are mitigated through Condition 16 **[CD1-14.01]** which secures the requirement for further soft and hard landscaping design development details in compliance with the Design Principles in the amended Design and Access Statement **[CD1-17.02]** and Condition 27 **[CD1-14.01].** The Parties agree that design development details in relation to the Travel Hub, busway and bus stops in compliance with the Design Principles in the amended Design and Access Statement **[CD1-17.02]** will be secured by Condition 21 and Condition 24 **[CD1-14.01].** The Parties agree that the impact of construction and operational lighting on landscape will be mitigated through Condition 9 and Condition 23 **[CD1-14.01].** This matter has been addressed, and the Scheme is compliant with Policies HQ/1, S/7, NH/2 and NH/13 of the SCLP 2018.	Agreed	As per this SoCG

Matter Ref	Matter	Document Reference	SCDC Position	Applicant's Position	Status	Date and Method of Agreement
14	Alignment with the Cambridge South Station, East West Rail and Sawston Greenway schemes		The Parties **agree** that there should be continuing discussions and engagement between East West Rail and GCP to ensure the Scheme does not prejudice, constrain or conflict with the delivery of East West Rail. The Parties **agree** that the Scheme should manage its interface with Cambridge South Station. The Parties **agree** that there should be continued coordination to align the Scheme with delivery of the Sawston Greenway scheme.		Agreed	As per this SoCG

15	Biodiversity and ecology	Mr Watson's Proof of Evidence **[CD27-01 APP-W5-01]** Chartered Institute of Ecology and Environmental Management (CIEEM) Advice Note on the Lifespan of Ecological Reports and Surveys **[CD11-33]** Schedule 1: Proposed planning conditions attached to deemed planning permission Revision 1 **[CD1-14.01]** The Applicant's Change Request **[CD24-01]** South Cambridgeshire Local Plan **[CD8-02]**	A number of ecological surveys which had become out of date have been updated and some continue to be updated. Where updated, these have been shared with GCSP. The latest list of these ecological surveys and their status, including those for bats, reptiles, otters, water voles and great crested newts, is set out in Mr Watson's evidence **[CD27-01 APP-W5-01].** These ecological surveys will be ongoing throughout the construction phase and would be updated in accordance with CIEEM guidance. The mechanism for review with GCSP is through the discharge of Condition 10**,** Condition 11 and 13**,** with species-specific monitoring secured where necessary through Condition 19 (as set out in the submitted proposed planning conditions attached to deemed planning permission Revision 1 **[CD CD1-14.01]).** This is agreed. The Parties agree that ecological mitigation measures during the construction phase, including ecological protection, pollution prevention and construction management controls, are secured through Condition 8**,** Condition 9 and Condition 10 **[CD1-14.01].** The Parties agree that ecological safeguards for barbastelle bats in relation to operational lighting are secured through Condition 23 and in relation to construction lighting through Condition 10**.** The Parties agree that a bat mitigation proposal based on up-to-date surveys will be secured through Condition 11**,** and appropriate monitoring and remedial action secured through Condition 19 **[CD1-14.01].** The Parties agree that the long-term landscape and habitat management and restoration of habitats associated with the River Granta and Hobson's Brook are secured through Condition 27 and Condition 29 **[CD1-14.01].** The Scheme Amendments include changes to the Ecology and Attenuation Ponds in the vicinity of Hobson's Brook. SCDC agrees that the amendments in the Change Request **[CD24-01]** address the impacts on Hobson's Brook and that Condition 10**,** Condition 11 and Condition 15 safeguard Hobson's Brook as an important habitat **[CD1-14.01].** The Parties agree with the approach to providing 20% onsite BNG and that the Scheme is not legally required to provide mandatory	Agreed	As per this SoCG

Matter Ref	Matter	Document Reference	SCDC Position	Applicant's Position	Status	Date and Method of Agreement
			10% BNG. BNG commitments and monitoring are secured by Condition 17 **[CD1-14.01].** The GCSP Ecology Officer has reviewed the Scheme and Scheme Amendments and concluded that the proposals are acceptable with the suitable mitigation secured through conditions. These matters have been addressed, and the Scheme is compliant with Policies NH/4 and NH/5 of the SCLP 2018.			
16	Tree retention/ loss	Environmental Statement **[CD1-10.02] and** Environmental Statement Addendum **[CD1-10.02.01]** Schedule 1: Proposed planning conditions attached to deemed planning permission Revision 1 **[CD1-14.01]** South Cambridgeshire Local Plan **[CD8-02]**	The Applicant has committed to retain Oak Tree AT025, a Category A tree of high value. The Scheme Amendments include revising and reconfiguring the Travel Hub to allow its retention. SCDC **agree** that this aligns with mitigation measure LV2 within the Environmental Statement **[CD10-02, page 227]** and is secured through Condition 12 **[CD1-14.01].** This ensures compliance with Policy NH/6 of the SCLP 2018. The Applicant advises that the removal of trees along the Francis Crick Avenue section falls outside the scope of the TWAO. SCDC acknowledges that the applicant has removed this from the scope of the TWAO and this is a separate matter from the Scheme.		Agreed	As per this SoCG
17	Conditions	Schedule 1: Proposed planning conditions attached to deemed planning permission Revision 1 **[CD1-14.01]**	The conditions contained within the conditions schedule **[CD1-14.01]** have been drafted following extensive engagement between GCSP and the Applicant, and in consultation with technical specialists. The conditions are necessary to mitigate the impacts of the Scheme. The conditions are agreed between GCSP on behalf of SCDC and the Applicant.		Agreed	As per this SoCG

Matter Ref	Matter	Document Reference	SCDC Position	Applicant's Position	Status	Date and Method of Agreement
18	Design Principles	Schedule 1: Proposed planning conditions attached to deemed planning permission Revision 1 **[CD1-14.01]** Design and Access Statement **[CD1-17.02]**	The Parties agree that further design development is required in relation to the Travel Hub, bus stops and busway route, with a focus on design matters including accessibility and inclusivity, landscaping, public realm, lighting, cycle parking, trees, climate resilience and sustainability matters. The Parties agree that these matters will be addressed through the discharge of Condition 16, Condition 18, Condition 21, Condition 22, Condition 23, Condition 24, Condition 25, Condition 26 and Condition 31 **[CD1-14.01].** The Parties agree that compliance with the agreed Design Principles in the amended Design and Access Statement **[CD1-17.02]** required in Condition 16, Condition 21, Condition 24 will ensure consideration is given to those design matters necessary to ensure acceptable mitigation. The Parties **agree** that a collaborative pre-application process will be required prior to submission of those conditions.		Agreed	As per this SoCG
19	Development Plan	• The South Cambridgeshire Local Plan September 2018 (SCLP 2018) **[CD8-02]** • Stapleford and Great Shelford Neighbourhood Plan October 2025 **[CD8-13.01]** • Cambridge Southern Fringe Area Action Plan February 2008 **[CD8-14]** • Cambridgeshire and Peterborough Minerals and Waste Local Plan July 2021 **[CD8-03]**	The Parties **agree** that the relevant Development Plan for South Cambridgeshire District Council includes the following relevant documents: • The South Cambridgeshire Local Plan September 2018 (SCLP 2018); • SCLP 2018 Adopted Policies Map September 2018; • Stapleford and Great Shelford Neighbourhood Plan October 2025; • Cambridge Southern Fringe Area Action Plan February 2008; • Cambridgeshire and Peterborough Minerals and Waste Local Plan July 2021.		Agreed	As per this SoCG

Matter Ref	Matter	Document Reference	SCDC Position	Applicant's Position	Status	Date and Method of Agreement
20	Development Plan Policies	South Cambridgeshire Local Plan **[CD8-02]**	The Parties **agree** that the relevant SCLP 2018 policies are: • Policy S/2: Objectives of the Local Plan • Policy S/3: Presumption in Favour of Sustainable Development • Policy S/4: Cambridge Green Belt • Policy S/5 Provision of New Jobs and Homes • Policy S/6 The Development Strategy to 2031 • Policy S/7: Development Frameworks • Policy S/12: Phasing, Delivery and Monitoring • Policy CC/1: Mitigation and Adaptation to Climate Change • Policy CC/3: Renewable and Low Carbon Energy in New Developments • Policy CC/4: Water Efficiency • Policy CC/6: Construction Methods • Policy CC/7: Water Quality • Policy CC/8: Sustainable Drainage Systems • Policy CC/9: Managing Flood Risk • Policy HQ/1: Design Principles • Policy HQ/2: Public Art and New Development • Policy NH/2: Protecting and Enhancing Landscape Character • Policy NH/3: Protecting Agricultural Land • Policy NH/4: Biodiversity • Policy NH/5: Sites of Biodiversity or Geological Importance • Policy NH/8: Mitigating the Impact of Development in and adjoining the Green Belt • Policy NH/14: Heritage Assets • Policy SC/2: Health Impact Assessment • Policy SC/9: Lighting Proposals • Policy SC/10: Noise Pollution • Policy SC/11: Contaminated Land • Policy SC/12: Air Quality • Policy SC/14: Odour and Other Fugitive Emissions to Air • Policy E/2: Cambridge Biomedical Campus		Agreed	As per this SoCG

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Signed on behalf of Cambridgeshire County Council: ……..

Name:……

Authorised Signatory

Dated:……

Signed on behalf of South Cambridgeshire District Council: ……..

Name:……

Authorised Signatory

Dated:……