



The Planning Inspectorate

THE CAMBOURNE TO CAMBRIDGE ORDER (REF DPI/E0535/25/1)

Pre-inquiry meeting to be held at 10.00 on Tuesday 24 June 2025

**Venue - Lee Seng Tee Hall, Wolfson College, Barton Road,
Cambridge CB3 9BB**

INSPECTORS' ADVANCE NOTE

Introduction

1. The pre-inquiry meeting will be led by ourselves, Richard Clegg and Geoff Underwood, as the appointed Panel of Inspectors. The Programme Officers, Joanna Vincent and Brenda Taplin, who are working under the sole direction of the Inspectors, will also be in attendance. An agenda for the meeting is attached.
2. The purpose of the meeting is to consider the ongoing management of the case and arrangements for the inquiry concerning the Transport & Works Act (TWA) Order, so that the inquiry proceeds in an efficient and effective manner. There will be no discussion of the merits of the cases at the meeting.

Scope of the proposals

3. The application for the TWA Order is accompanied by a request for a direction concerning deemed planning permission, and an application for an open space certificate. The meeting will consider the scope of the proposals, and reference will be made to amendments proposed by the Applicant.

Main considerations and other matters

4. Having regard to the material currently submitted, we consider that the main considerations in this case are likely to reflect the statement of matters issued by the Secretary of State for Transport on 22 May 2025 (CD25-01).
5. The views of the parties will be sought on other matters which may be addressed in evidence.

Participation in the inquiry

6. The parties present will be requested to advise on whether they wish to participate in the inquiry, and, if so, of their intended representatives. The likely participation by other parties will be assessed.

The form of the inquiry

7. It is intended that the inquiry will be arranged as a face-to-face event, but with the opportunity for on-line participation if the need arises. The meeting will discuss whether certain matters could be dealt with in a round-table format or by relying on written representations, as opposed to the formal presentation of evidence and cross-examination of witnesses. It will also consider whether the inquiry should be structured to provide separate sessions for individual and related objections.

Timetable

8. Eight weeks have been scheduled for the inquiry:
 - 16-19 September
 - 23-26 September
 - 30 September – 3 October
 - 14-17 October
 - 21-24 October
 - 4-7 November
 - 11-14 November
 - 18-21 November.

The views of the main parties will be sought on the length of the event, whether any evening sessions should take place, and whether there are any concerns about availability during the period currently scheduled. Following the receipt of time estimates, the Programme Officers will prepare a timetable for the inquiry.

Inquiry venues

9. The venue for the inquiry will be The Cambridge Belfry Hotel at Cambourne, Back Lane, Cambourne, Cambridge, CB23 6BW for all scheduled dates except 21 November 2025. On that date, the venue will be the Council Chamber, South Cambridgeshire Hall, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA. Details of the accommodation and facilities available at the venues will be requested at the meeting.

Documentation

10. The Programme Officers have prepared an inquiry website

Core documents - Gateley

All documents should be available digitally, and should be submitted to the Programme Officers for inclusion on the website. Suggestions for core documents should be discussed between the parties. The parties are encouraged to co-operate in the preparation of statements of common ground. The attached annex sets out the preferred format and content of proofs of evidence and other material.

11. We will require hard copies of certain documents, including relevant plans and proofs of evidence. Dates for the submission of proofs of evidence and other documents will be agreed at the meeting.

Site visits

12. We will undertake a programme of site visits, probably towards the end of the inquiry. The parties are encouraged to think about and agree locations to be included in the programme.

Costs

13. The parties will be asked whether they currently intend to make any applications for costs.

Richard Clegg, Geoff Underwood

INSPECTORS
16 June 2025

Annex - Content and format of proofs and appendices

Content

Proofs of evidence should:

- focus on the main issues identified, in particular on areas of disagreement;
- be proportionate to the number and complexity of issues and matters that the witness is addressing;
- be prepared with a clear structure that identifies and addresses the main issues within the witness's field of knowledge and avoids repetition;
- focus on what is really necessary to make the case and avoid including unnecessary material, or duplicating material in core documents or another witness's evidence;
- where referring to core documents, include the reference number;
- where case law is cited in a proof of evidence, include the full court report/ transcript reference in the proof and cross refer to a separate copy of the report/ transcript which should be included as a core document;
- where data is referred to, include that data, and outline any relevant assessment methodology and the assumptions used to support the arguments (unless this material has been previously agreed and is included as part of the statement of common ground).

Format of proofs/ statements and appendices:

- All documents should be submitted digitally. The Inspectors may request a hard copy of certain documents.
- Front covers to proofs/ statements and appendices should be clearly titled, with the name of the witness on the cover.
- **Pages and paragraphs should be numbered.**
- **All appendices should be compiled separately from statements. Digital versions of appendices should be submitted as separate documents.**
- **Appendices should have a contents page and be paginated.**