

This document supersedes the Statement of Matters dated 7 September 2026.

TRANSPORT AND WORKS ACT 1992: CAMBRIDGE SOUTH EAST TRANSPORT

TOWN AND COUNTRY PLANNING ACT 1990: REQUEST FOR DEEMED PLANNING PERMISSION

TRANSPORT AND WORKS (INQUIRIES PROCEDURE) RULES 2004

STATEMENT OF MATTERS

This Statement relates to the public inquiry to be held into the applications by Cambridgeshire County Council (“CCC”) for:

- (i) the above proposed Order under the Transport and Works Act 1992 (“TWA”);
- (ii) a direction as to deemed planning permission for the development for which provision is included in the TWA Order (the Order);

The TWA Order application will be determined by the Secretary of State for Transport (“the Secretary of State”). This statement sets out under rule 7(6) of the Transport and Works (Inquiries Procedure) Rules 2004 the matters about which the Secretary of State wishes to be informed in their consideration of this application. The matters are as follows:

In relation to the application for the TWA Order and deemed planning permission at (i) and (ii) above

These applications are to be determined by the Secretary of State for Transport

1. The aims and objectives of, and the need for, the proposed Cambridge South East Transport (“the scheme”).
2. Whether all statutory procedural requirements have been complied with.
3. The main alternative options considered by CCC and the reasons for choosing the preferred option set out in the Order. The cost of the scheme and overall benefits.
4. The effect of the implementation, operation and maintenance of the scheme.
 - a. The potential environmental impact of the proposed activities, including but not limited to the impact on drainage, Green Belt land, air pollution, material use, biodiversity, habitats and wildlife, with particular reference to the Granta Chalk Stream, Hobson’s Conduit chalk stream, Gog Magog Hills landscape and Nine Wells Local Nature Reserve.
 - b. Habitats Regulations Assessment (HRA): Any matters relating to the HRA for the proposed Cambridge South East Transport scheme, including the effects of the scheme on relevant protected habitats and species.
 - c. The potential disruption to, and effects on the safety and wellbeing of users of, non-motorised routes such as cycleways, footpaths and bridleways.
 - d. The impact of the proposal on areas of historical or cultural significance.
 - e. The implications of the development on agricultural land.

- f. Whether the scheme could result in the allocation of adjacent agricultural land for future development through the severance of fields by the busway.
 - g. The potential visual and noise pollution caused by the scheme.
- 5. The effects of the scheme on statutory undertakers, statutory utilities and other utility providers, and their ability to carry out their current and future undertakings effectively, safely and in compliance with any statutory or contractual obligations and the protective provisions afforded to them.
- 6. Having regard to the criteria for justifying compulsory purchase powers in paragraphs 12 to 15 of the [Ministry of Housing, Communities & Local Government 'Guidance on the Compulsory Purchase Process' published in October 2024](#) and updated in January 2025:
 - a) Whether there is a compelling case in the public interest to justify conferring on CCC powers to compulsorily acquire and use land for the purposes of the scheme, including whether reasonable efforts have been made by the acquiring authority to negotiate the purchase of land by agreement.
 - b) Whether the purposes for which the compulsory purchase powers are sought are sufficient to justify interfering with the human rights of those with an interest in the land affected (having regard to the Human Rights Act 1998).
 - c) Whether there are likely to be any impediments to CCC implementing the scheme, including the availability of funding.
 - d) Whether all the land and rights over land which CCC has applied for are necessary to implement the scheme.
- 7. Any other matters which may be raised at the inquiry which may be important and relevant to the Secretary of State's decision.

Notes

It should be noted that whilst the above matters appear to the Secretary of State, from the evidence so far available, to be the principal ones that need to be addressed, this statement does not preclude the inquiry Inspectors from hearing evidence on any other matters that they may consider relevant to the consideration of the applications. In addition, this statement does not pre-determine the order in which issues are to be addressed at the inquiry, nor does the numbering imply any order of importance.

19 October 2026