

THE CAMBRIDGE SOUTH EAST TRANSPORT ORDER (REF DPI/E0535/25/7)

Pre-inquiry meeting to be held at 10.00 on Tuesday 20 October 2026

**Venue - The Graduate by Hilton Cambridge Hotel at Granta Place,
Cambridge CB2 1RT**

INSPECTORS' ADVANCE NOTE

Introduction

1. The pre-inquiry meeting (PIM) will be led by ourselves, Nancy Thomas and Luke Regan, as the appointed Panel of Inspectors. The Programme Officers, Joanna Vincent and Sue Power-Redman, who are working under the sole direction of the Inspectors, will also be in attendance. They are impartial and should be the first point of contact should parties have any questions with regards to the process at Joanna.Vincent@gateleybe.com.
2. An agenda for the meeting is attached at Annex 1. The purpose of the meeting is to consider the ongoing management of the case and arrangements for the inquiry concerning the application for a 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 case 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. The meeting will consider the scope of the proposals, and reference will be made to any 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 7 September 2026.
5. The views of the parties will be sought on the statement of matters and any other issues 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.

7. All parties will be asked to provide a written summary of all witnesses and likely time requirements for evidence in chief, cross examination and re-examination.

The form of the inquiry

8. 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. We will also consider whether the inquiry should be structured to provide separate sessions for individual and related objections.
9. The parties will be invited to comment on how evidence is to be presented, assuming a preference for that to be on a topic-by-topic basis.

Timetable

10. Six weeks have provisionally been scheduled for the inquiry:

8-11 December
15-18 December
12-15 January
19-22 January
2-5 February
9-12 February

11. All parties will be invited to consider whether additional inquiry time (if needed) could be accommodated in the weeks commencing 22 February and 1 March 2027. Consideration can be given to whether closing statements could be heard virtually if the contingency time is required.
12. The views of the main parties will be sought on the length of the event, and whether there are any concerns about availability during the period currently scheduled. Following the receipt of time estimates, a provisional timetable for the inquiry will be prepared.

Inquiry venues

13. The venue for the inquiry will be The Graduate by Hilton Cambridge Hotel at Granta Place, Cambridge, CB2 1RT for all scheduled dates except 8-11 December 2026. On those dates, the venue will be Homerton College, University of Cambridge, Hills Road, Cambridge, CB2 8PH. Details of the accommodation and facilities available at the venues will be requested at the meeting.

Documentation

14. The Programme Officers have prepared an inquiry website:

[Core documents - Gateley](#)

15. 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 2 sets out the preferred format and content of proofs of evidence and other material.
16. We will require hard copies of certain documents, including relevant plans and proofs of evidence. There is guidance for the writing of proofs of evidence at [Transport and Works Act orders: a brief guide - GOV.UK](#). Dates for the submission of other documents will be discussed at the meeting.

Site visits

17. We will undertake site visits on an unaccompanied basis from public land. We will also consider whether any accompanied site visits are required from land that is not publicly accessible once the inquiry commences. The parties are encouraged to think about and agree locations to be included in the site visit programme.

Costs

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

Nancy Thomas and Luke Regan

INSPECTORS
29 September 2026

Annex 1 – Provisional agenda for pre-inquiry meeting



Planning Inspectorate

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AGENDA

1. Opening remarks: Panel of Inspectors, Programme Officers, purpose and conduct of the meeting
2. Introductions and participation at the inquiry
3. Scope of the proposals, including any proposed amendments
4. Main considerations and other matters
5. The format of the inquiry
6. Timetable
7. Inquiry venues
8. Documentation
9. Site visits
10. Costs
11. Any other procedural matters

Nancy Thomas and Luke Regan

INSPECTORS
29 September 2026

Annex 2 - 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.