
From: [REDACTED]

Sent: 23 April 2026 18:29

To: PCU <PCU@communities.gov.uk>

Subject: OBJECTION from 5 Princess Court

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FORMAL OBJECTION TO COMPULSORY PURCHASE ORDER

1. Introduction

I submit a formal objection to the Compulsory Purchase Order (“the Order”).

I am a resident and person with a legal and beneficial interest in the property affected by the Order, and I am directly and materially affected by its confirmation.

While I set out the concerns below, I wish to make clear at the outset that I remain willing to engage constructively with the acquiring authority in order to seek a fair and mutually acceptable resolution.

2. Disability, Health and Accessibility Considerations

I have significant health conditions and accessibility-related needs which are directly relevant to both the assessment of compensation and the suitability of any alternative accommodation.

I submit that insufficient regard has been had to these matters by the acquiring authority to date. The compensation offered does not enable me to secure suitable equivalent accommodation within Cambridge that meets my identified needs. This results in a disproportionate impact on me as an individual and does not adequately secure reasonable equivalence in housing outcomes. These matters engage duties under the Equality Act 2010 and require a proper and individualised assessment.

I would welcome continued engagement with the acquiring authority to ensure these needs are properly understood and reflected in any revised proposal.

3. Inadequacy of Compensation and Equivalent Accommodation

I submit that the compensation offered is insufficient to enable me to secure reasonably equivalent accommodation within the same locality.

In particular, the failure to recognise the functional need for an additional room or equivalent space means that, in practical terms, I cannot obtain comparable accommodation.

As a result, the principle of equivalence is not currently met, and I will not be placed, so far as money can do so, in a position equivalent to my current home.

I remain open to discussion regarding a revised valuation or adjusted offer that would properly address this issue.

4. Deficiencies in Valuation Process

I submit that aspects of the valuation process lack transparency and procedural clarity, including:

Initial agreement for an independent valuation process

Contact by the acquiring authority with my independent valuer without my knowledge or consent

Reliance on a revised lower valuation

Issuance of a revised valuation during ongoing engagement without adequate explanation

These matters have undermined confidence in the independence and fairness of the valuation process.

I respectfully request clarification to restore confidence in the integrity of the process.

5. Incorrect Allegations and Verification of Facts

I have been alleged to have misled the independent valuer regarding the classification of the property, particularly in relation to the second bedroom.

I deny this allegation. I have acted transparently throughout.

In my submission, it was for the acquiring authority to verify lease and planning status prior to reliance on valuation assumptions. Any misunderstanding in this regard should not be attributed to me.

I remain willing to assist in clarifying any outstanding factual matters to support resolution.

6. Consistency in Assessment and Equal Treatment

I have concerns regarding the consistency of approach to lease interpretation and property classification across affected properties within the scheme.

In my case, issues arose concerning classification of the property and treatment of the second bedroom, which materially affected valuation assumptions.

I respectfully request confirmation that consistent standards have been applied across comparable properties, as this is fundamental to ensuring fairness, transparency, and equal treatment.

7. Engagement and Decision-Making Process

While I recognise the complexity of the scheme, I have concerns that insufficient weight has been given to individual circumstances in the decision-making process to date.

I respectfully encourage continued engagement to ensure that my personal circumstances are properly and fairly reflected in any final outcome.

8. Legitimate Expectation: Temporary Buyback / Rehousing Option During Move-Out Phase

During the initial consultation and move-out engagement phase, I was informed that affected residents would have the option to agree a purchase price for a property within the scheme area, enabling continued residence within the locality.

My understanding was that this was a time-limited and practical arrangement, whereby: a purchase price would be agreed at the point of relocation / move-out, and residents would secure accommodation within the scheme area at that agreed value, rather than at a later redevelopment stage when market values may have increased.

This was not understood as a long-term return option, but as a temporary buyback / rehousing mechanism linked to the relocation phase, intended to preserve housing continuity and affordability within the scheme area.

This formed a material part of my understanding and engagement with the process.

The subsequent withdrawal of this option without adequate explanation or meaningful re-consultation has undermined confidence in the fairness and transparency of the process.

I would welcome clarification as to whether any equivalent arrangement remains available.

9. Health and Wellbeing Impact

The ongoing uncertainty and handling of this process has had a significant adverse impact on my health and wellbeing.

It has contributed to heightened anxiety and a deterioration in my asthma condition, including episodes of severe breathing difficulty requiring medical attention.

These impacts are directly linked to the stress and uncertainty arising from the process and should be properly taken into account as a material consideration.

I remain willing to provide supporting medical evidence if required.

Many thanks,

[REDACTED]