

This matter is being dealt with by
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Ministry of Housing, Communities and Local
Government
Planning Casework Unit
23 Stephenson Street
Birmingham
B2 4BH

Our ref: 1249803.66GM

17th April 2026

BY EMAIL ONLY:

PCU@communities.gov.uk

Dear Sirs/Madam,

THE CAMBRIDGE CITY COUNCIL (HANOVER COURT AND PRINCESS COURT) COMPULSORY PURCHASE ORDER 2026 ("the Compulsory Purchase Order")

Our client: South Staffordshire Water PLC ("SSW")

Objection in response to notice of making the Compulsory Purchase Order pursuant to Section 17 of the Housing Act 1985 and the Acquisition of Land Act 1981

This letter is an objection to the Cambridge City Council (Hanover Court and Princess Court) Compulsory Purchase Order 2026 (the "**Compulsory Purchase Order**") as submitted by Cambridge City Council (the "**Council**") in order to authorise the Council to carry out the proposed redevelopment of Hanover Court and Princess Court which will involve the demolition of existing blocks and redevelopment to provide 165 new homes, landscaping, community room, parking and associated works (the "**Scheme**") on land more particularly delineated on the attached sealed order maps, see sheets 1 to 9 (Appendix 1). This is in response to the letter sent by the Council to South Staffordshire Water PLC ("**SSW**") dated 24 March 2026 which enclosed the notice of the making of the Compulsory Purchase Order.

Our client has an interest in the operational apparatus owned by SSW in the vicinity of the Scheme, but our client has been given no further detail in relation to the Compulsory Purchase Order or the potential impact on its operational assets. In terms of responding to this objection then please address any correspondence to gemma.macintyre@shma.co.uk. Alternatively, the postal address is as set out at the top right of this letter.

SSW is a water undertaker appointed under the Water Act 1989, with statutory duties to carry out water supply functions throughout its appointed area. SSW operates assets that are located within the proposed Scheme. SSW does not object in principle to the Scheme but reserves its position in relation to the specific impact that it will have on its operations and assets. Such SSW apparatus is strategic and operational. SSW has no other options to serve the local areas if there is a loss of supply due to the Scheme. Accordingly, it is essential that SSW's assets remain in continuous operation in order to ensure the provision of water supplies to household and non-household customers. Please find enclosed at Appendix 2 a copy of the Network Map setting out our client's assets.

Any works required to be carried out on SSW's assets must be planned and implemented to avoid risk of supply interruption or damage to the integrity of the water network. SSW therefore objects to the Compulsory Purchase Order unless and until such time as an approved programme and methodology

of works is agreed. In addition, given that there has been no consultation between the Council and our client to date, we reserve the right to make further representations in the event that it becomes apparent that the Scheme will have an adverse impact on our client's operational apparatus.

Please note that SSW's objection will remain unless and until either SSW is satisfied that the Compulsory Purchase Order will not adversely impact on its assets, or alternatively, an asset protection agreement is secured. With the above in mind, the Council should now engage quickly and meaningfully with our client so as to ensure that our client's statutory apparatus is adequately protected.

We would be grateful if you could acknowledge receipt of this objection.

Yours faithfully

Shakespeare Martineau LLP

Direct Line: 0116 257 4469

Direct Fax: 0116 255 4559

E: gemma.macintyre@shma.co.uk

Encs Appendix 1 – Compulsory Purchase Order and Plans

Appendix 2 – Network Map

Appendix 1

**THE CAMBRIDGE CITY COUNCIL (HANOVER COURT AND PRINCESS COURT)
COMPULSORY PURCHASE ORDER 2026**

THE SCHEDULE

THE CAMBRIDGE CITY COUNCIL (HANOVER COURT AND PRINCESS COURT) COMPULSORY PURCHASE ORDER 2026

SECTION 17 HOUSING ACT 1985 AND THE ACQUISITION OF LAND ACT 1981

Cambridge City Council (in this order called "the acquiring authority") hereby makes the following order –

- 1 Subject to the provisions of this order, the acquiring authority is under section 17 of the Housing Act 1985 hereby authorised to purchase compulsorily the land described in paragraph 2 for the purpose of facilitating the demolition of Hanover Court and Princess Court and facilitating a redevelopment providing a qualitative and quantitative housing gain in the same location.
- 2 The land authorised to be purchased compulsorily under this order is the land described in the Schedule and delineated and shown coloured pink on the map prepared in duplicate, sealed with the common seal of the acquiring authority and marked "Map referred to in The Cambridge City Council (Hanover Court and Princess Court) Compulsory Purchase Order 2026", comprising nine sheets numbered Sheet 1 of 9, Sheet 2 of 9, Sheet 3 of 9, Sheet 4 of 9, Sheet 5 of 9, Sheet 6 of 9, Sheet 7 of 9, Sheet 8 of 9 and Sheet 9 of 9.
- 3 The acquiring authority may not serve a notice to treat or execute a general vesting declaration in respect of this order after the end of the period of three years beginning with the day on which the compulsory purchase order becomes operative.

THE SCHEDULE

LAND TO BE PURCHASED

Table 1

Number on map (1)	Extent, description and situation of the land (2)	Qualifying persons under section 12(2)(a) of the Acquisition of Land Act 1981 - name and address (4)			
		Owners or reputed owners	Lessees or reputed lessees	Tenants or reputed tenants (other than lessees)	Occupiers
1	All interests in approximately 45 square metres of residential property (ground floor flat) at 5 Princess Court, Cambridge, CB2 1JJ, except those owned by the acquiring authority. Registered with the Land Registry with the title number CB451445.	Cambridge City Council The Guildhall Market Square Cambridge CB2 3QJ	Shamsa Kanwal Khairani 5 Princess Court Cambridge CB2 1JJ	-	-
2	All interests in approximately 48 square metres of residential property (ground floor flat) at 16 Princess Court, Cambridge, CB2 1JJ, except those owned by the acquiring authority. Registered with the Land Registry with the title number CB165738.	Cambridge City Council The Guildhall Market Square Cambridge CB2 3QJ	Samia Baig 185 The Sycamores Milton Cambridge CB24 6ZH	Shuang Wu 16 Princess Court Cambridge CB2 1JJ	-
3	All interests in approximately 51 square metres of residential property (first floor flat) at 7 Princess Court, Cambridge, CB2 1JJ, except those	Cambridge City Council The Guildhall Market Square Cambridge CB2 3QJ	Claudio Marzullo 7 Princess Court Cambridge CB2 1JJ	-	-

THE SCHEDULE

4	<p>owned by the acquiring authority. Registered with the Land Registry with the title number CB281017.</p> <p>All interests in approximately 54 square metres square metres of residential property (second floor flat) at 32 Hanover Court, Cambridge, CB2 1JH, except those owned by the acquiring authority. Registered with the Land Registry with the title number CB365747.</p>	<p>Cambridge City Council The Guildhall Market Square Cambridge CB2 3QJ</p>	<p>Yaoyu Chi 32 Hanover Court Cambridge CB2 1JH</p>	-	-
5	<p>All interests in approximately 51 square metres of residential property (second floor flat) at 33 Princess Court, Cambridge, CB2 1JJ, except those owned by the acquiring authority. Registered with the Land Registry with the title number CB96749.</p>	<p>Cambridge City Council The Guildhall Market Square Cambridge CB2 3QJ</p>	<p>Joya Johnson 93 Birkdale Lane Camden Wyoming DE 19934 USA</p>	<p>Mohammed Ahmed Zabara 33 Princess Court Cambridge CB2 1JJ</p> <p>Roqiah Mohammed Hamid Alddin 33 Princess Court Cambridge CB2 1JJ</p>	-
6	<p>All interests in approximately 4 square metres of residential property (third floor store) at 32 Hanover Court, Cambridge, CB2 1JH, except those owned by the acquiring authority. Registered with the Land Registry with the title number CB365747.</p>	<p>Cambridge City Council The Guildhall Market Square Cambridge CB2 3QJ</p>	<p>Yaoyu Chi 32 Hanover Court Cambridge CB2 1JH</p>	-	-

THE SCHEDULE

7	All interests in approximately 4 square metres of residential property (third floor store) at 24 Hanover Court, Cambridge, CB2 1JH, except those owned by the acquiring authority. Registered with the Land Registry with the title number CB300084.	Cambridge City Council The Guildhall Market Square Cambridge CB2 3QJ	Hernan Cordoba 24 Hanover Court Cambridge CB2 1JH	Dario Ferraro	-
8	All interests in approximately 4 square metres of residential property (third floor store) at 33 Princess Court, Cambridge, CB2 1JJ, except those owned by the acquiring authority. Registered with the Land Registry with the title number CB96749.	Cambridge City Council The Guildhall Market Square Cambridge CB2 3QJ	Joya Johnson 93 Birkdale Lane Camden Wyoming DE 19934 USA	Mohammed Ahmed Zabara 33 Princess Court Cambridge CB2 1JJ Roqiah Mohammed Hamid Alddin 33 Princess Court Cambridge CB2 1JJ	-
9	All interests in approximately 54 square metres of residential property (fourth floor flat) at 24 Hanover Court, Cambridge, CB2 1JH, except those owned by the acquiring authority. Registered with the Land Registry with the title number CB300084.	Cambridge City Council The Guildhall Market Square Cambridge CB2 3QJ	Hernan Cordoba 24 Hanover Court Cambridge CB2 1JH	Dario Ferraro	-
10	All interests in approximately 56 square metres of residential property (fifth floor flat) at 73 Hanover Court, Cambridge, CB2 1JH, except those owned by the	Cambridge City Council The Guildhall Market Square Cambridge CB2 3QJ	Bary George Pilsworth 73 Hanover Court Cambridge CB2 1JH	-	-

THE SCHEDULE

11	<p>acquiring authority. Registered with the Land Registry with the title number CB203613.</p> <p>All interests in approximately 55 square metres of residential property (fifth floor flat) at 49 Hanover Court, Cambridge, CB2 1JH, except those owned by the acquiring authority. Registered with the Land Registry with the title number CB261674.</p>	<p>Cambridge City Council The Guildhall Market Square Cambridge CB2 3QJ</p>	<p>Anthony Barrie Smedley 49 Hanover Court Cambridge CB2 1JH</p> <p>Zuhail Memis Smedley 49 Hanover Court Cambridge CB2 1JH</p>	-	-
12	<p>All interests in approximately 4 square metres of residential property (sixth floor store) at 73 Hanover Court, Cambridge, CB2 1JH, except those owned by the acquiring authority. Registered with the Land Registry with the title number CB203613.</p>	<p>Cambridge City Council The Guildhall Market Square Cambridge CB2 3QJ</p>	<p>Barry George Plisworth 73 Hanover Court Cambridge CB2 1JH</p>	-	-
13	<p>All interests in approximately 4 square metres of residential property (sixth floor store) at 49 Hanover Court, Cambridge, CB2 1JH, except those owned by the acquiring authority. Registered with the Land Registry with the title number CB261674.</p>	<p>Cambridge City Council The Guildhall Market Square Cambridge CB2 3QJ</p>	<p>Anthony Barrie Smedley 49 Hanover Court Cambridge CB2 1JH</p> <p>Zuhail Memis Smedley 49 Hanover Court Cambridge CB2 1JH</p>	-	-

THE SCHEDULE

Table 2

Number on map (4)	Other qualifying persons under section 12(2A)(a) of the Acquisition of Land Act 1981 (5)		Other qualifying persons under section 12(2A)(b) of the Acquisition of Land Act 1981 – not otherwise shown in Tables 1 & 2 (6)	
	Name and address	Description of interest to be acquired	Name and address	Description of the land for which the person in adjoining column is likely to make a claim
1	Bank of Scotland Plc The Mound Edinburgh EH1 1YZ	As mortgagee of 5 Princess Court, Cambridge, CB2 1JJ (registered leasehold title numbered CB451445).	-	-
2	The Mortgage Works (UK) Plc Nationwide House Pipers Way Swindon SN38 1NW	As mortgagee of 16 Princess Court, Cambridge, CB2 1JJ (registered leasehold title numbered CB165738).	-	-
3	Cambridge City Council The Guildhall Market Square Cambridge CB2 3QJ	As chargee of 7 Princess Court, Cambridge, CB2 1JJ (registered leasehold title numbered CB281017).	-	-
3	Morag Finance Limited 5 Churchill Place 10th Floor London United Kingdom E14 5HU	As chargee of 7 Princess Court, Cambridge, CB2 1JJ (registered leasehold title numbered CB281017).	-	-
7, 9	The Mortgage Business Public Limited Company Trinity Road Halifax HX1 2RG	As mortgagee of 24 Hanover Court, Cambridge, CB2 1JH (registered leasehold title numbered CB300084).	-	-
7, 9	Lloyds Bank Plc 25 Gresham Street London EC2V 7HN	As chargee of 24 Hanover Court, Cambridge, CB2 1JH (registered leasehold title numbered CB300084).	-	-

THE SCHEDULE

<p>7, 9</p>	<p>Hillesden Securities Limited 1 Kings Hill Avenue Kings Hill West Malling England ME19 4UA</p>	<p>As chargee of 24 Hanover Court, Cambridge, CB2 1JH (registered leasehold title numbered CB300084).</p>	<p>-</p>	<p>-</p>
<p>11, 13</p>	<p>Alan Christopher Galton 63 Shaftesbury Avenue Blackpool FY2 9TR and c/o Hope Green Care Home London Road Adlington Macclesfield, Cheshire SK10 4NJ Dorothy Galton and The Personal Representatives, Executors or Administration of the Estate of Dorothy Galton 63 Shaftesbury Avenue Blackpool FY2 9TR</p>	<p>As chargee of 49 Hanover Court, Cambridge, CB2 1JH (registered leasehold title numbered CB261674).</p>	<p>-</p>	<p>-</p>

THE SCHEDULE

Table 3



Number on map (7)	Other qualifying persons under section 12(2)(c) of the Acquisition of Land Act 1981 (8)
	Name and address
	None

General Entries

List of statutory undertakers and other like bodies having or possibly having a right to keep equipment or having the benefit of easements in or over the land within the Order

Party Name	Address
AWG Group Limited	Lancaster House, Lancaster Way, Ermine Business Park, Huntingdon, Cambridgeshire, PE29 6XU
Cadent Gas Limited	Cadent, Pilot Way, Ansty, Coventry, CV7 9JU
South Staffordshire Water PLC (trading as Cambridge Water)	Green Lane, Walsall, West Midlands, WS2 7PD
Cambridgeshire County Council	New Shire Hall, Emery Crescent, Enterprise Campus, Alconbury Weald, Huntingdon, PE28 4YE
CityFibre Limited	15 Bedford Street, London, WC2E 9HE
Openreach Limited	6 Gracechurch Street, London, EC3V 0AT
UK Power Networks (Operations) Limited	Newington House, 237 Southwark Bridge Road, London, SE1 6NP
Virgin Media Limited	500 Brook Drive, Reading, United Kingdom, RG2 6UU
Eastern Power Networks PLC	Newington House, 237 Southwark Bridge Road, London, SE1 6NP

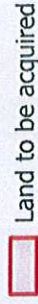
THE SCHEDULE

<p>THE COMMON SEAL of Cambridge City Council was affixed in the presence of</p> <p></p> <p>..... Authorised Signatory</p> <p>Date:..... 19/03/2026</p>		 <p>19/03/2026 ①</p>
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Map referred to in the Cambridge City Council (Hanover Court and Princess Court) Compulsory Purchase Order 2026



Where applicable the plot boundaries show the general boundary of the registered land. It does not show exact line of the boundaries. Measurements scaled from this plan may not match measurements between the same points on the ground.



Land to be acquired

Sheet 1 of 9

- 1. CB451445 – ground floor
- Flat 5 Princess Court
- 2. CB165738 – ground floor
- Flat 16 Princess Court

Scale: 1:500 when printed at A4
0 5 10 20 Meters



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In the presence of

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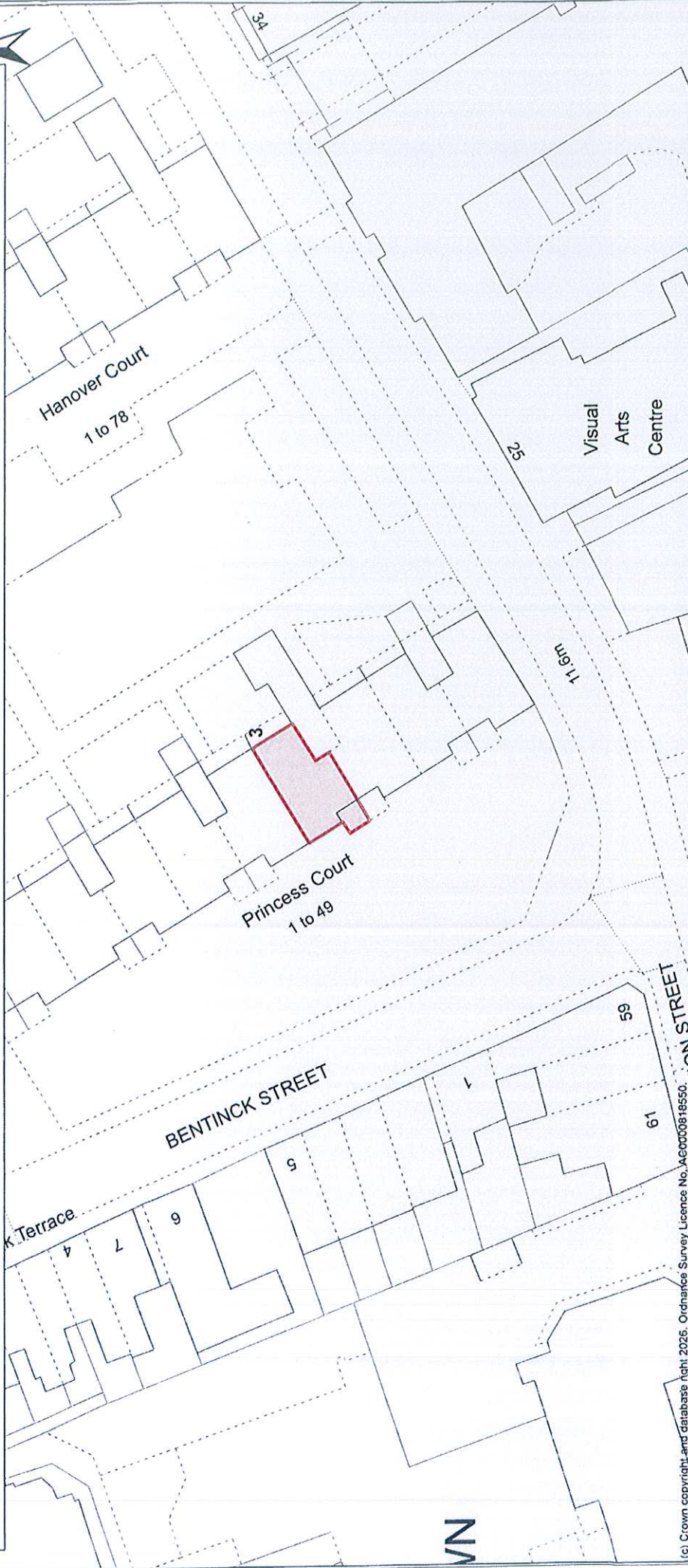
Authorised Signatory

19/3/2026

Date :

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19/03/2026

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 Land to be acquired

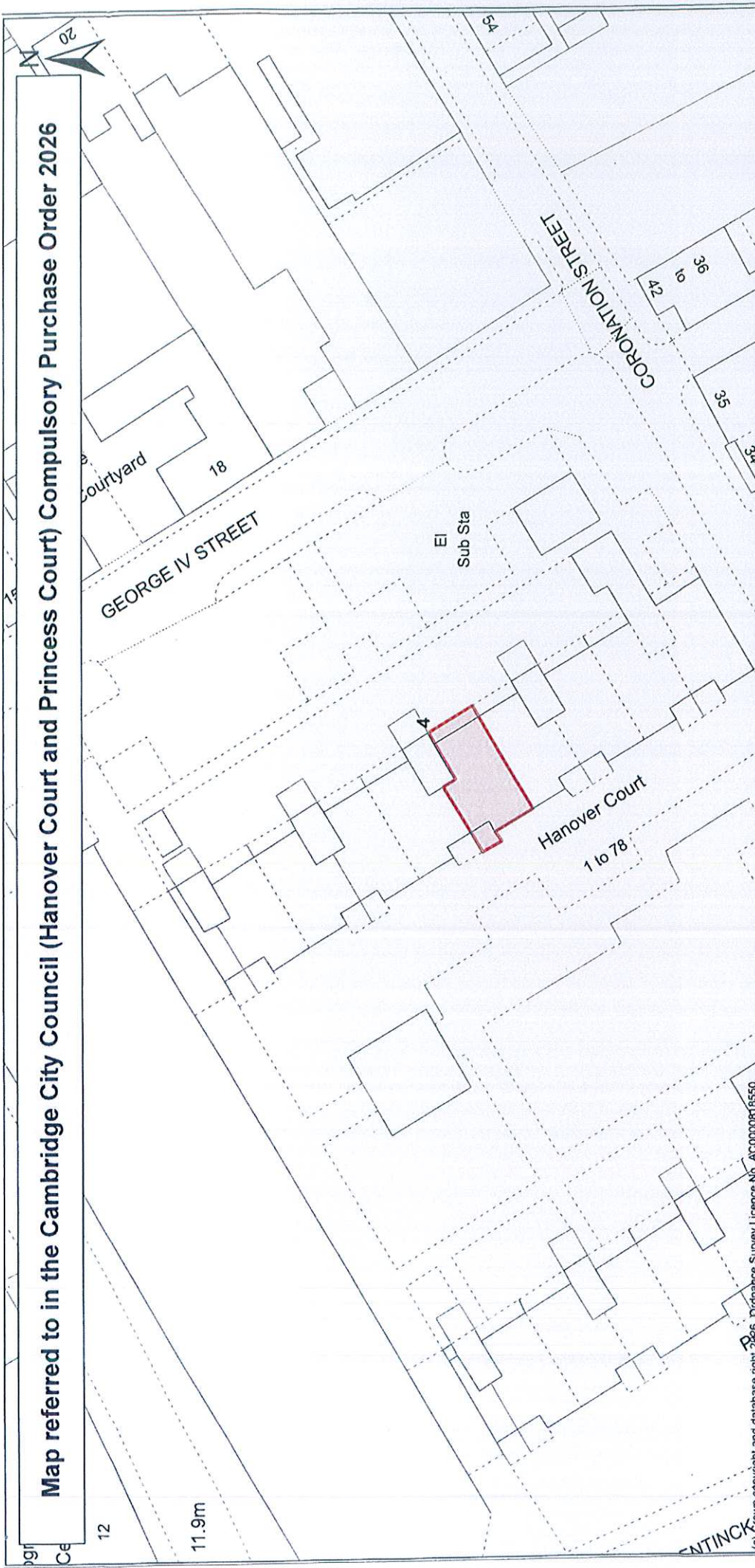
Sheet 2 of 9

3. CB281017 – first floor
 - Flat 7 Princess Court


Scale: 1:500 when printed at A4
 0 5 10 20 Meters



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 Land to be acquired

Scale: 1:500 when printed at A4

0 5 10 20 Meters


Sheet 3 of 9

4. CB365747 – second floor -
Flat 32 Hanover Court



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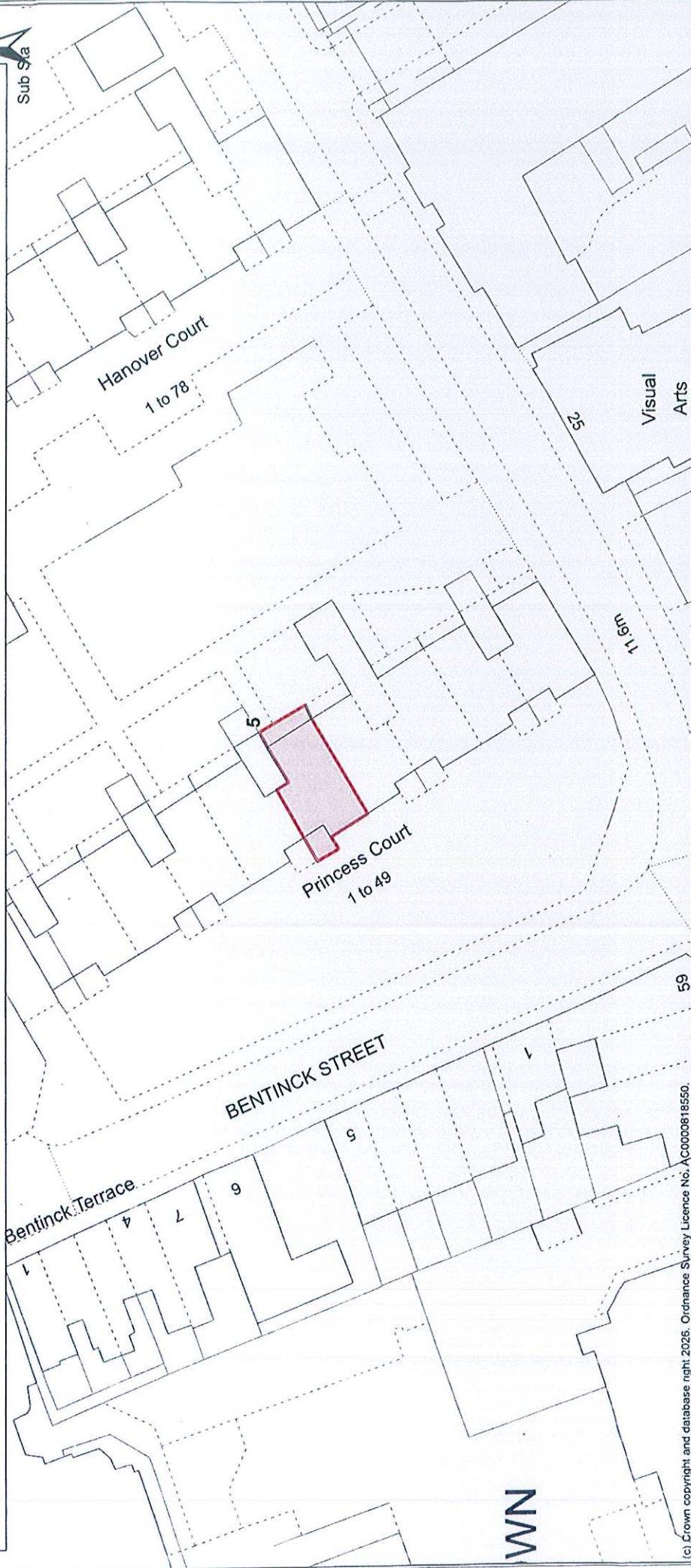
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Land to be acquired

Sheet 4 of 9

5. CB96749 – second floor
- Flat 33 Princess Court

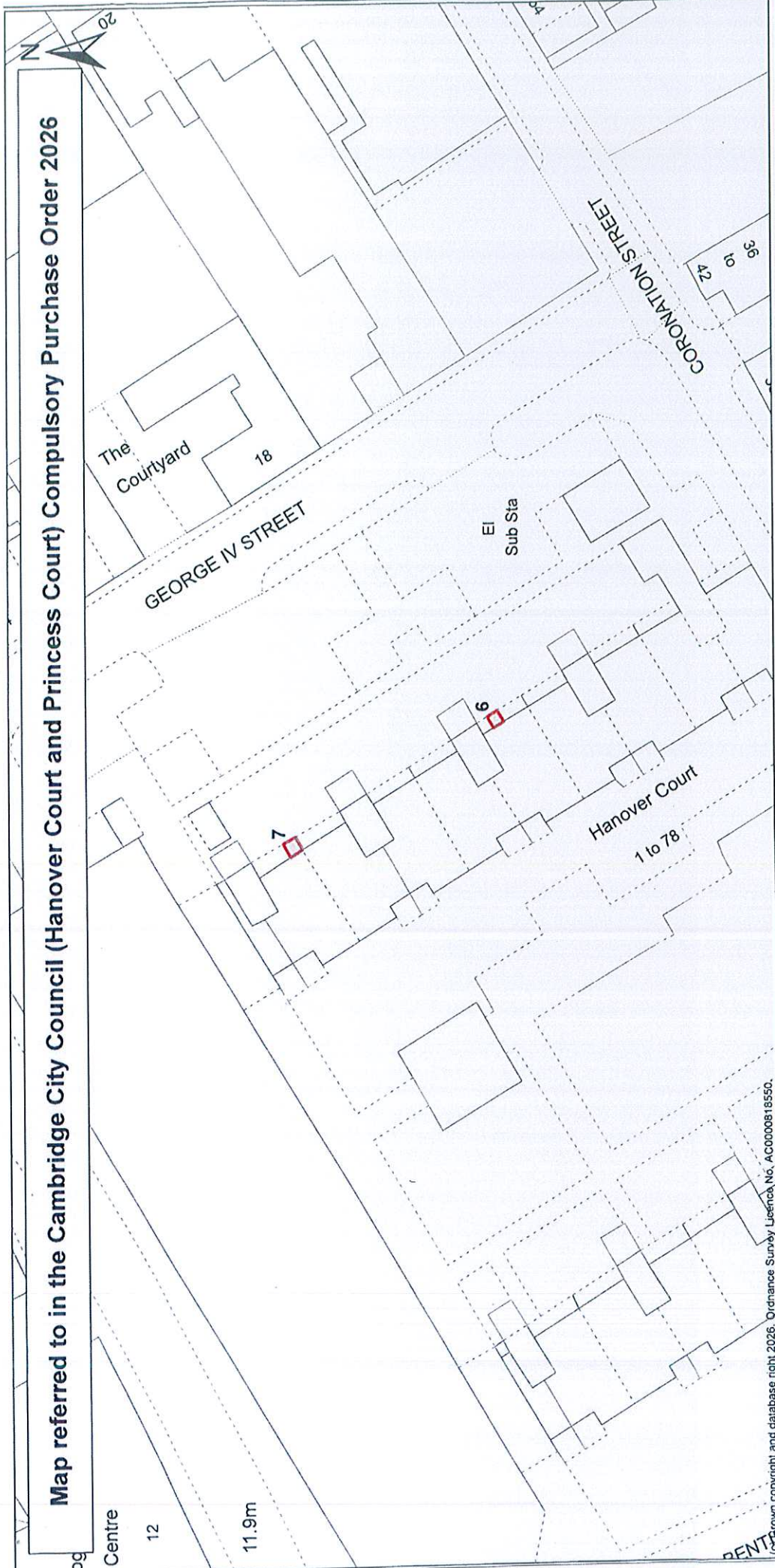
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Land to be acquired
 Scale: 1:500 when printed at A4
 0 5 10 20 Meters

Sheet 5 of 9
 6. CB365747 – third floor store
 - Flat 32 Hanover Court
 7. CB300084 – third floor store
 - Flat 24 Hanover Court

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Map referred to in the Cambridge City Council (Hanover Court and Princess Court) Compulsory Purchase Order 2026



EI
Sub Sta

Hanover Court
1 to 78

Princess Court
1 to 49

BENTINCK STREET

Bentinck Terrace

1

4

7

6

5

1

8

25

11.6m

Visual

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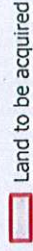
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Land to be acquired

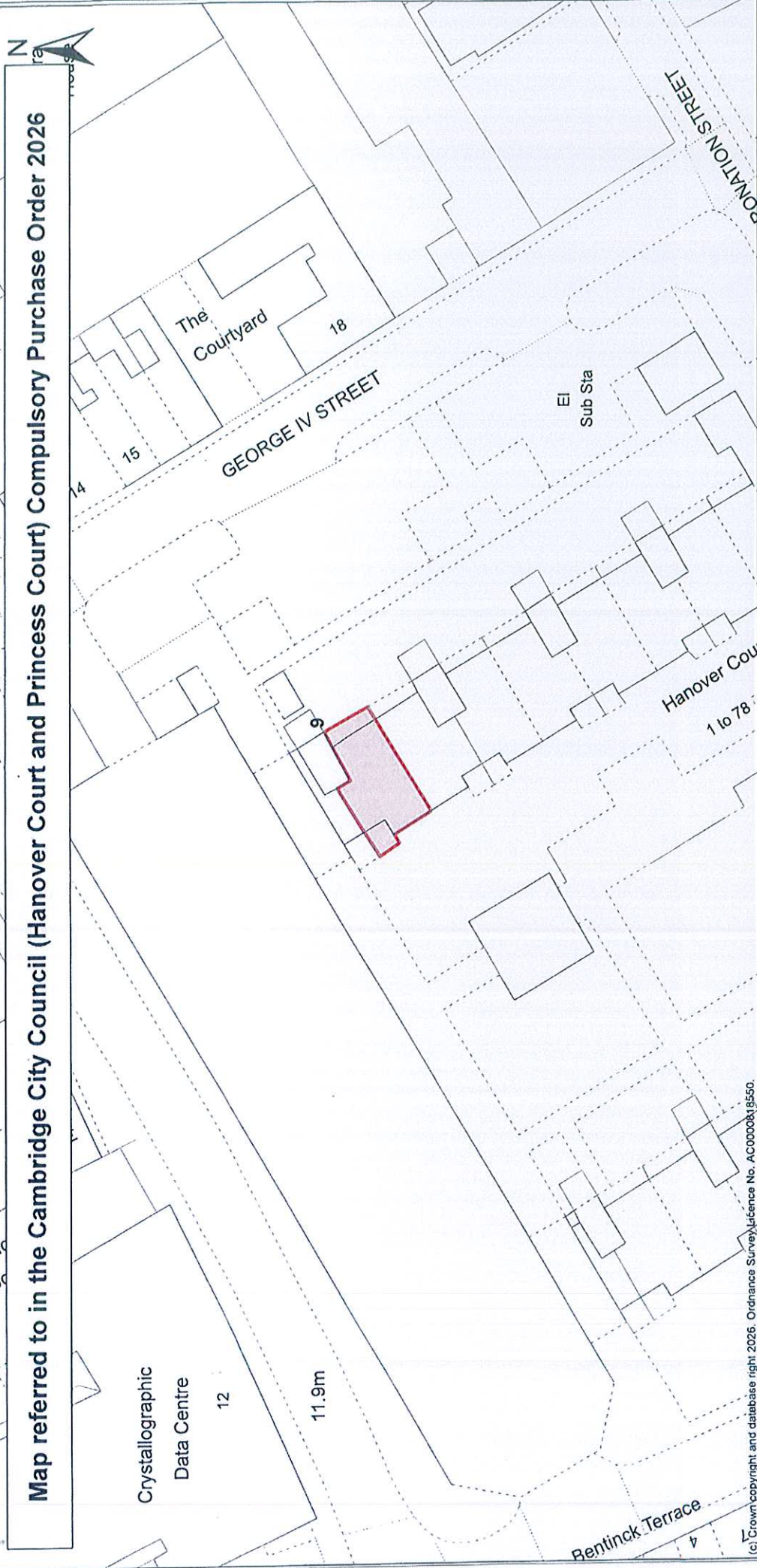
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0 5 10 20 Meters

Sheet 6 of 9

8. CB96749 – third floor store
- Flat 33 Princess Court



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 Land to be acquired

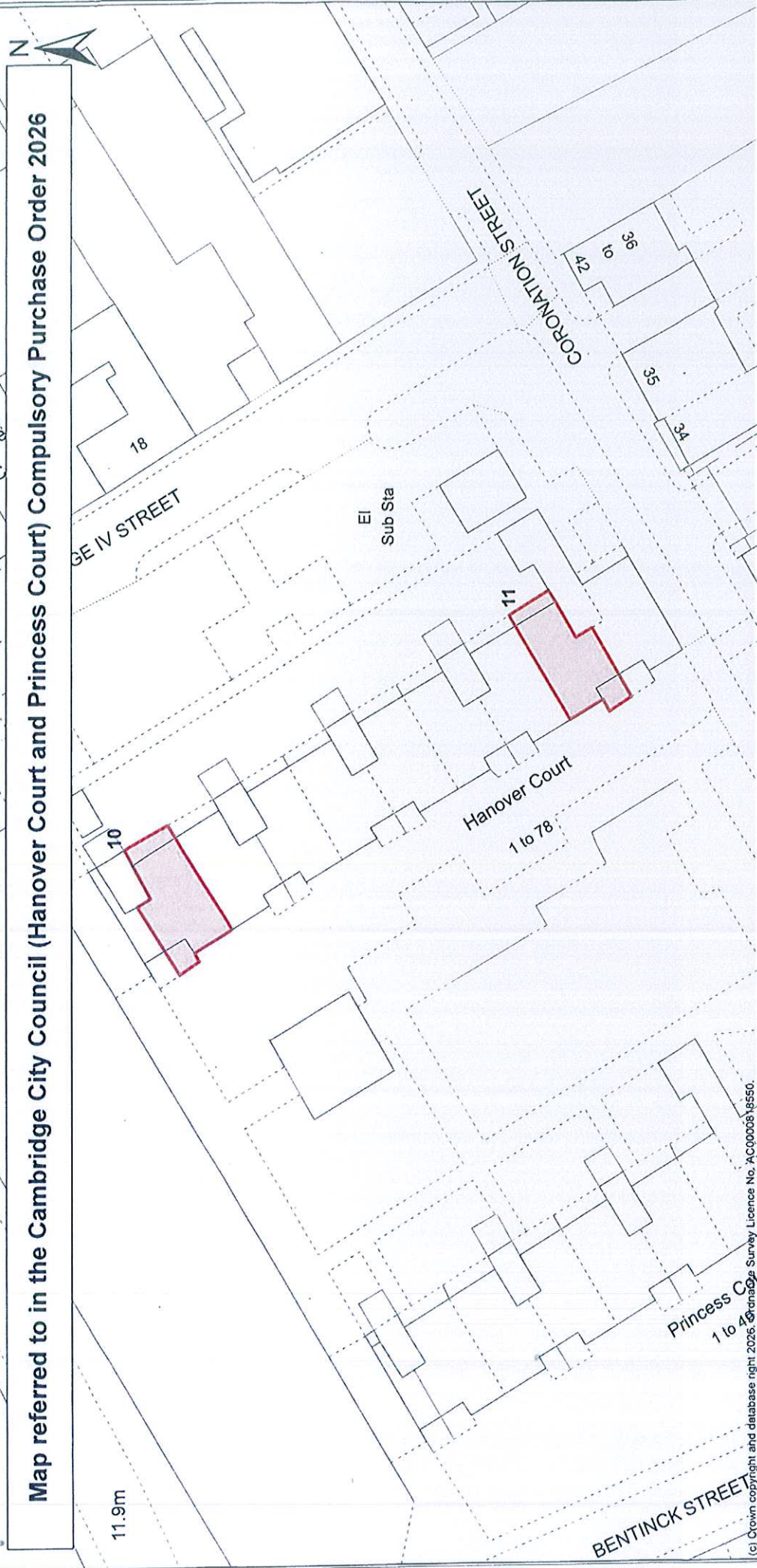
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Sheet 7 of 9
 9. CB300084 – fourth floor
 - Flat 24 Hanover Court



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 Land to be acquired
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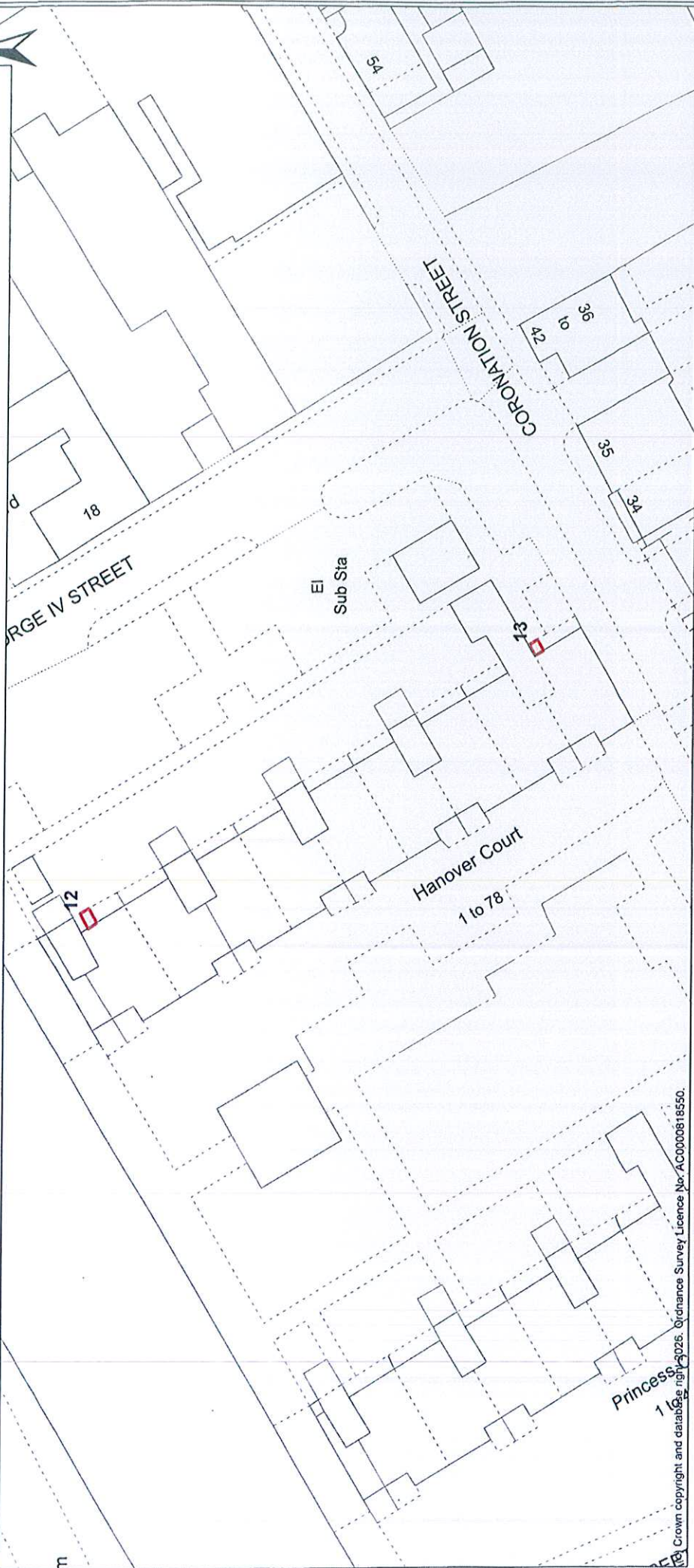
Sheet 8 of 9
 10. CB203613 – fifth floor
 - Flat 73 Hanover Court
 11. CB261674 – fifth floor
 - Flat 49 Hanover Court



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Sheet 9 of 9

- 12. CB203613 – sixth floor store - Flat 73 Hanover Court
- 13. CB261674 – sixth floor store - Flat 49 Hanover Court

Scale: 1:500 when printed at A4

0 5 10 20 Meters

Land to be acquired

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Authorised Signatory

Date : 19/03/2026



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Appendix 2

