

The Cambridge City Council (Hanover Court and Princess Court) Compulsory Purchase Order 2026 (CPO/PLA/10002)

Summary Supplemental Proof of Evidence of Ross Jones (Senior Development Manager, Cambridge City Council) (CD 9.5)

dated 25 September 2026

1 Introduction

1.1 Qualifications and Experience

I, Ross Jones, hold a BSc (Hons) in Building Surveying and have been a Member of the Royal Institution of Chartered Surveyors (MRICS) since 2005. I am currently the Senior Development Manager in Cambridge City Council's Development team, a post I have held since 6 March 2023.

2 Scope of Evidence

2.1 My Supplemental Proof of Evidence has been made to:

2.1.1 assist the Inspector by providing an update in respect of the various objections received and ongoing negotiations relating to The Cambridge City Council (Hanover Court and Princess Court) Compulsory Purchase Order 2026 (the **Order**) in connection with the proposed redevelopment of Hanover Court and Princess Court (the **Estate**); and

2.1.2 set out the Council's response to the further representations in objections made to the Order.

2.2 In Section 3 of my Supplemental Proof, I address Objector 1's Statement (**CD 5.8**) which is based on the same five grounds as set out in the Objector's Statement of Case (**CD 5.6**).

2.3 In Section 4 of my Supplemental Proof, I address Objector 2's Statement (**CD 5.9**) which largely repeats statements made as part of the Objector's Statement of Case (**CD 5.7**).

3 Update on negotiations

3.1 The up-to-date position regarding negotiations with the remaining objectors (Objectors 1, 2 and 3) is set out in detail in Section 5 of my Supplemental Proof. As a summary:

3.1.1 Objector 1: The parties are very close to agreeing a Letter of Intent based on a Right of Return arrangement, with provision for an alternative financial settlement if preferred at any point prior to completion of the return flat. The parties intend to execute the Letter of Intent by 2 October 2026 and it is understood that upon execution of the Letter of Intent, Objector 1 intends to withdraw their objection to the Order.

3.1.2 Objector 2: The Council is close to agreeing a Letter of Intent based on the provision of temporary accommodation and a financial settlement including appropriate reasonable adjustments. The parties intend to execute the Letter of Intent by the date of the inquiry and it is understood that upon execution of the Letter of Intent, Objector 2 intends to withdraw her objection to the Order.

3.1.3 Objector 3: The Council is awaiting a finalised claim and anticipates proceeding to a settlement shortly following receipt. The Council anticipates that the objection to the Order will be withdrawn upon agreement, though the timing may be protracted given the Objector's overseas location.

Conclusion

The Council is in ongoing discussions with all parties who have objected to the Order with the aim of reaching mutual agreement and will update this information as matters progress. The Council has carefully considered the objections. Notwithstanding the points raised, the I remain satisfied as to the justification of the Order and that all of the Order Land is required.