

Hanover and Princess Court

Statement of Community Involvement
May 2025

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Introduction

1.0

Introduction

1.1 Introduction

This Statement of Community Involvement has been prepared in support of an application for planning permission (the 'Application') for a proposed development at Hanover and Princess Courts, Coronation Street, Cambridge CB2 1HJ (the 'Site'). The scheme is being brought forward by Cambridge Investment Partnership LLP [CIP] (the 'Applicant') and the description of the proposed development is:

Full planning application for the demolition of existing buildings and erection of 165 new homes, new community room, landscaping, parking and associated works.

A comprehensive description of the proposals can be found in the Design and Access Statement accompanying this submission.

This report details the public consultation carried out to date in order to inform the design evolution of the proposals. The consultation process has been carried out in accordance with national and local policies, as is laid out in **Section 2.0** of this report. The consultation took place in October-November 2024.

Concilio is a communications agency that specialises in political and stakeholder engagement in support of the built environment. Concilio has managed the communications programme, ensuring robust and in-depth engagement has taken place.

1.2 The Consultation Process and Objectives

Concilio was initially appointed in June 2021, to carry out engagement with tenants and residents, alongside neighbours, exploring options for the future of the Site. This included several in-person consultation events held on the Site at Hanover and Princess Courts in August 2022. Following Cambridge City Council's Housing Scrutiny Committee's approval of plans to pursue redevelopment in March 2023, Concilio performed a comprehensive and effective community consultation in October-November 2024, on the Application proposals for the Site, managing the pre-application consultation process with neighbouring residents and key stakeholders.

The Applicant believes that the local community and other key stakeholders should be engaged to gain valuable feedback regarding the Site and their view on the proposals. To achieve this, Concilio put together a comprehensive and effective engagement strategy, which included a flyer to local residents advertising the consultation and encouraging engagement with the consultation website, a consultation website with an online feedback form, an in-person public exhibition for the local community.

Alongside the public consultation, the Applicant sought to engage with key political stakeholders, including the Site's Cambridge City ward councillors. Project briefing presentations took place with councillors in March, June and October 2023, April and September 2024, and February 2025. A site visit and walk around was held on 6th November 2023. The Applicant also worked with Greater Cambridge Shared Planning's Youth Engagement Service to hold two Youth Engagement Workshops in June 2024, with the objective to provide local youths with the opportunity to have a genuine input into the design of the proposed development. The Workshops comprised a series of activities to enable the local youths to get involved in the various design elements of the development proposals, via a structured approach. You can find the results of this engagement in the Youth Engagement Report submitted as part of this application.

Please find below a list of engagement activities undertaken by the project team to raise the profile of the scheme and engage with residents and key community and political stakeholders:

- Emails with early notification of the consultation sent to key stakeholders – 21st October 2024
- Briefing offers sent to key stakeholders – 21st October 2024
- Launch of consultation website – 21st October 2024
- Email notification of the launch of the public consultation to all identified key stakeholders – 21st October 2024
- Delivery of 918 flyers to residential and business properties around the Site, notifying them of the launch of the consultation and the consultation website – 21st October 2024
- News article published on the Cambridge Investment Partnership website, with accompanying LinkedIn post, with notification of public consultation – 29th October 2024
- Meeting with North Newtown Resident’s Association – 6th November 2024
- In-person drop-in public exhibition – 7th November 2024
- Meeting with St Pauls CofE Primary School – 7th March 2025
- Meeting with St Alban’s Catholic Primary School and the Stephen Perse Foundation (Senior School) – 22nd April 2025
- Meeting with Stephen Perse Foundation (Senior School) – 30th April 2025

The objectives of the public consultation were to ensure that local residents, businesses, interested parties and elected representatives were made aware of the proposals and had an opportunity to comment and put forward questions concerning the plans. The Applicant therefore implemented a programme of community engagement in October-November 2024 as follows:

Engagement with key stakeholders

From the outset, the Applicant sought to engage with key community stakeholders, including the Site’s neighbours, local schools and educational institutions and local businesses. Briefing offers were made to the key stakeholders on 21st October 2024.

These included:

- The Hills Road Area Residents Association
- St George’s Court Care Home
- North Newtown Residents Association
- Yusuf Hamied Department of Chemistry, University of Cambridge
- St Alban’s Catholic Primary School
- Visual Arts centre, The Stephen Perse Foundation
- Stephen Perse Foundation (Senior School)
- St Pauls CofE Primary School
- St Catherine’s College Russell Street
- CAMYOGA
- Cambridge Crystallographic Data Centre
- Thomson Webb & Corfield (Solicitors)
- Flex Studios

Upon consultation launch, all identified key stakeholders were sent an email with a letter outlining the consultation and proposals.

Appendix D includes a copy of the emails sent to stakeholders.

A meeting took place with North Newtown Residents' Association on 6th November 2024. A summary of the comments and feedback from these meetings can be found in **Section 4.0** of this report.

Consultation Website

A digital website was created and has been live since 21st October 2024. The website received 596 total website visitors throughout the period of 21st October 2024 – 15th November 2024. The website contained details on the consultation and information about the proposals as well as contact details for people to pass on their questions and comments to the project team and an online feedback form, to allow visitors to the website to engage with the proposals and submit their feedback to the project team. The website (www.hanoverandprincess.co.uk) has remained live so the project team can continue to receive comments and take these into consideration.

Appendix C includes PDF copies of the consultation website.

Direct liaison with residents and businesses

The Applicant ensured that members of the project team were able to discuss the plans with residents and businesses who wished to be involved in the application process. This was achieved through the targeted delivery of a letter to the area around the Site, a total of 734 addresses, which directed people to the consultation website and invited them to get involved by viewing the website, share their thoughts on the proposals via the feedback form, or get in touch through the contact details provided.

An email address was provided so recipients could contact the project team directly with feedback and questions. A freephone number was issued within the letter to ensure those without internet access could still provide comments.

Appendices A and B show the distribution area and the consultation flyer.

Public consultation events

The Applicant wished to ensure the local community had considerable opportunity to participate in the public consultation. A public drop-in event was held at a location close to the Site on 7th November 2024, between 3pm and 7pm, to provide an opportunity for interested residents and stakeholders to find out more about the proposals, offer their feedback and put any questions to members of the project team directly. A hard copy version of the online survey was available at the event for people to complete and free post envelopes were provided for those wishing to take the survey away and return later. In total, six people attended the in-person event and discussed the proposals with the project team, asking a number of questions and providing a range of feedback. A summary of this feedback is detailed in **Section 4.0** of this report.

The Applicant has sought to involve the local community and stakeholders extensively. This process is in addition to ongoing correspondence and communication with Cambridge City Council as part of the formal pre-application process and engagement with immediate neighbours to the Site.

2.0

Policy

Framework

2.0

Policy Framework

2.1 Policy Framework

Planning policy at every level strongly encourages pre-application consultation with the community on proposals for major developments. The consultation for this project has been undertaken in line with the principles set out in the National Planning Policy Framework (NPPF, December 2024) and Cambridge City Council's Statement of Community Involvement (2024).

The legislative framework for enhanced public consultation is presented through the Planning and Compulsory Purchase Act 2004 and within national planning guidance as set out in the NPPF and National Planning Policy Guidance (NPPG). The NPPF encourages positive community engagement between all parties involved and affected by development proposals.

Specifically, the NPPF states (in Chapter 4, paragraph 40) that *"Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community."*

The Greater Cambridge Shared Planning Service's Statement of Community Involvement (adopted in July 2019) outlines the Council's commitment to involve the community in all aspects of Planning. This document sets out that: "Both Cambridge City and South Cambridgeshire District Council encourage applicants to carry out early engagement with the LPA and the local community before submitting a planning application. Early discussion of a proposal in the form of a pre-application with the council can:

- Verify the information required to be submitted with the application;
- Reduce the likelihood of submitting invalid applications;
- Help the applicant to understand how planning policies and other requirements may affect their proposal and;
- Raise the quality of the development."

The consultation strategy devised and implemented by Concilio has been designed to meet the requirements for consultation as laid out in the NPPF and in The Greater Cambridge Shared Planning Service's Statement of Community Involvement. This Statement is submitted to set out the type of community involvement undertaken, the views expressed, and the changes made, in accordance with Cambridge City Council's expectations.

2.2 Planning Description of development

Full planning application for the demolition of existing buildings and erection of 165 new homes, new community room, landscaping, parking and associated works.

3.0

The Consultation Process

3.0

The Consultation Process

3.1 Aims of Consultation

The Applicant was keen to ensure the consultation strategy put in place delivered a series of key aims to assist with the evolution and development of the proposals:

- To raise awareness of the emerging proposals for the redevelopment of the Site and discuss the public benefits;
- To undertake consultation that ensured feedback could be incorporated into the final proposals;
- To enable constructive dialogue between local stakeholders, the community, the project team and the Applicant;
- To ensure everyone who wanted to take part in the consultation was able to by being accessible and inclusive.

3.2 Consultation Process

The consultation strategy and process that has been undertaken in relation to the application has been developed with both local and national policy and the above aims in mind. Specifically, the consultation process has:

- Conducted an engagement programme that is appropriate for the local community and key stakeholders and the scale of the proposals;
- Conducted consultation consisting of individual meetings with key stakeholders and digital interactive engagement with a consultation website with options to provide feedback and to contact the project team directly;
- Ensured the consultation was well publicised;
- Explained clearly what the scope of the consultation was; and
- Analysed the results from the online survey and feedback objectively.

3.3 Consultation Area

A consultation area was identified to reflect the context of the Site and scale of the redevelopment proposals, as well as feedback from ward councillors. The consultation area consisted of **734** addresses during the consultation, comprising local residents and businesses around the Site, ensuring that a range of stakeholders were involved.

Appendix A includes copy of the distribution area.

3.4 Project Contact and Communications Channels

A link for the consultation website and a summary of the proposals were provided in both the distributed flyer and the emails to stakeholders. The flyer also included a freephone number and e-mail address for general questions and comments. The freephone number was provided so those who did not have access to the internet could still engage with the consultation.

A freephone number and e-mail address were publicised to ensure that information and questions could be managed from one place and there was a single point of contact for residents.

A consultation website (<https://hanoverandprincess.co.uk>) formed the 'consultation hub' and contained a summary of the proposals and information on the consultation. The consultation website contained an online feedback form to allow visitors to the website to engage with the proposals and submit their feedback to the project team. Contact details were also provided on the website so that visitors could get in touch with the project team.

The consultation website sought the views of local residents and key stakeholders to gather meaningful feedback from the local community.

Residents were offered the opportunity to leave their feedback via a questionnaire (survey) on the website. The survey included various types of questions, including multiple choice questions, and open comment questions. The feedback survey was also made available in hard copy form at the in-person consultation drop-in event. In total, **37** survey responses were received.

Appendix B include a copy of the consultation flyer.

Appendix C contains screenshots of the consultation website to date.

Appendix D includes a copy of the emails sent to key stakeholders.

Appendix E contains a copy of the consultation boards.

4.0

Feedback

4.0

Feedback

4.1 Introduction

The public consultation on the proposals for the Application took place in October-November 2024. As outlined above, this involved a flyer raising awareness of the consultation, emails to key political and community stakeholders, a consultation website with an online feedback form and a public exhibition event.

The sections below outline the feedback received throughout the consultation.

4.2. Feedback

Feedback from public consultation events

The local community and any interested parties were provided the opportunity to hear about the proposals direct from the project team and ask any questions through an invitation to attend a public exhibition on the proposals on 7th November 2024 in near the location of ‘The Site’. In total, **38** people attended this in-person drop-in event, including representatives from St Albans School and local councillors, and discussed the proposals with the project team, asking a number of questions and providing a range of feedback.

Overall, feedback during the public exhibition was broadly positive, with most in agreement that the existing buildings need replacing. Attendees generally understood and accepted the explanation for why the mature trees on the Site needed to be removed, with many also expressing a strong desire to see the remaining trees protected. There was also interest in landscaping, with several strongly supportive of the landscaping proposals.

Feedback from key stakeholders

There was email correspondence with a neighbouring law firm, Thomson, Webb & Corfield on 22nd October 2024 and with St Catharine’s College at the University of Cambridge on 1st November 2024.

A meeting also took place with the North Newtown Residents Association on 6th November 2024.

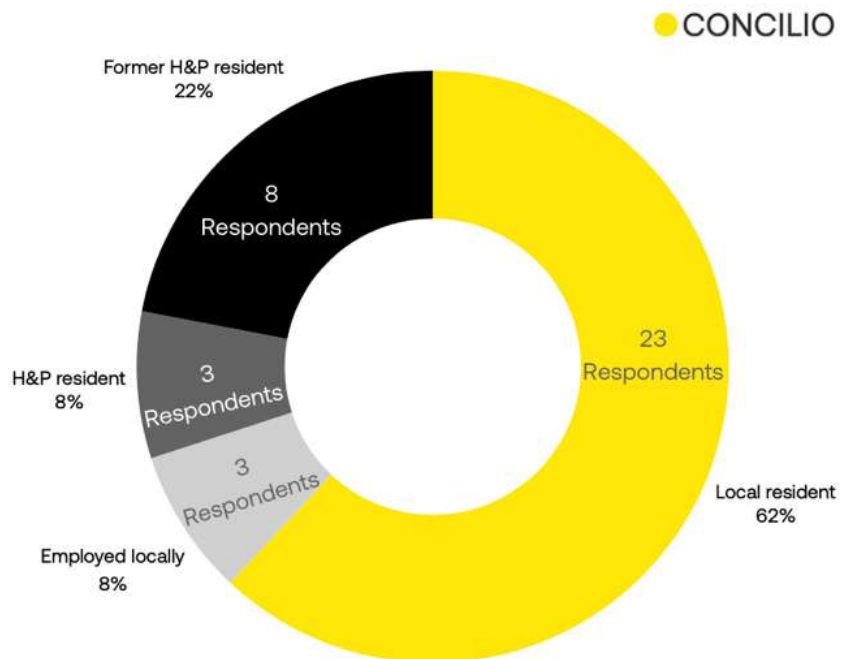
Thomson Webb & Corfield Solicitors
• Asked questions around the potential impact on their ability to access their office during construction.
St Catharine’s College, University of Cambridge
• Requested to be kept informed of project timings and general updates on the plans.
North Newtown Residents Association

- Supportive of the four block layout and the permeability
- Want to be engaged as part of the construction plan
- While valuing the importance of the trees on the Site, they understood why they needed to be removed to ensure safe construction
- Supportive of the landscaping proposals
- Wanted to understand the separation between private and affordable blocks
- Community rooms need to be able to meet the needs of the wider community
- Wanted to understand the large influx of new people into Newtown and how their integration was going to be managed
- Questions over the number and type of garage car parking spaces.
- Questions about how the scale of the buildings will be in keeping with the Conservation Area
- Wanted to know about community centre provision

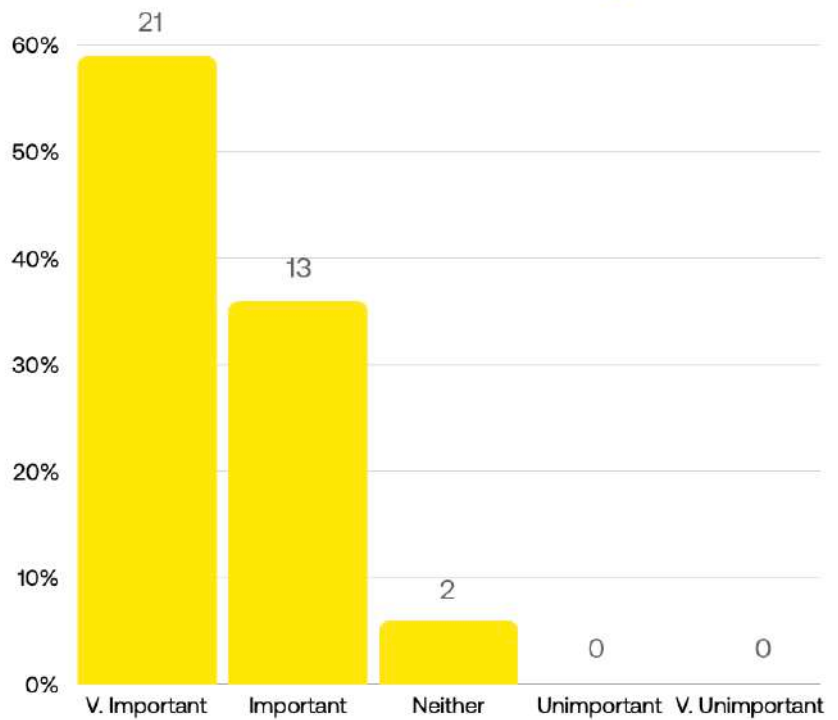
Feedback from Survey Responses

Overall, a total of 37 survey responses were received. The survey responses can be found below:

Q.1) What is your relationship to the local area? 37/37 answered



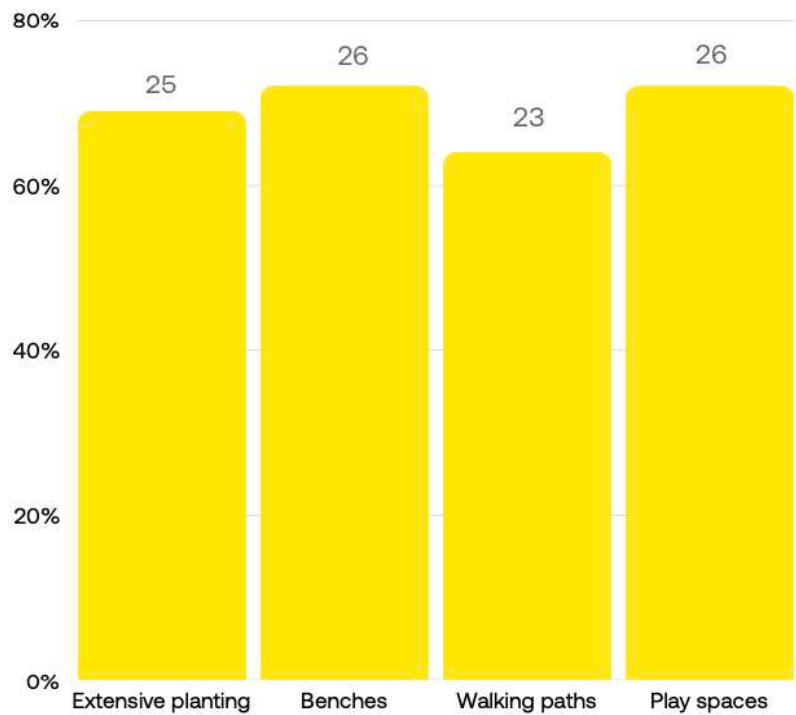
Q.2) How important is providing new homes in Cambridge to you? 36/37 answered



Q.3) Please rank what is most important to you in the redevelopment of Hanover and Princess Court? 35/37 answered

#1	Re-providing affordable homes	#2.14 average
#2	New green spaces	#3.17 average
#3	Energy efficient homes	#3.34 average
#4	Accessibility	#4 average
#5	Areas for community use	#4.11 average
#6	A wide range of tenures	#4.23 average

Q.4) Please select from the following list what you would like to see in Hanover and Princess Court's new open spaces? (multiple choice) 36/37 answered



An 'Other' category was also provided where respondents could input suggestions of their choice in an open text box. These answers are set out below:

Other answers: (7/37)	
• Mainly soft planting of native species • Litter bins • Community garden for residents to be involved in • Mature trees • Parking (twice) • Grass areas	

Q.5) Our proposals will include the re-provision of a community room for use by local people. What would you like to see the community room used for? 25/37 answered

Direct quotes:
• Meetings, safe space, hire, coffee mornings, clubs, private hire" • "Choirs, coffee mornings, craft mornings" • "Depending on the age of the community meeting area for older people, mums groups, yoga groups and residents meeting groups" • "A range of daytime and evening activities, catering for a range of age groups. Intergenerational activities. A key question is: who will run the community room? Will it be run by an outside charitable organisation, as happens on other new developments? Will there be developer Section 106 money/'seed funding' to set up and support activities (and running costs) in the community facility for the first 2/3 years?"
Other suggestions:
• Books / Library • Art gallery • Children's parties • Social Events • Local resident meetings • Snooker • Mother and baby get-together • Exercise classes • Community groups • Place to meet local councillors • Fitness classes

Q.6) As part of our proposals we will be creating new accessible homes and introducing cycle storage for residents. Do you think that the new Hanover and Princess Court will benefit the local area? 35/37 answered

Respondents were able to answer in an open text box.

Summary of Responses:
• 44 of the 37 (65%) respondents wrote "Yes" • <u>Positive reception of proposals</u>: Many respondents agree that new buildings are necessary, considering the current ones outdated, inefficient, or unsightly. Words like "eyesore," "blot on the area," and "horrible and inefficient" are used to describe the current buildings which are widely viewed as unattractive and inappropriate for the community's needs. • <u>Accessibility</u>: Accessibility is noted as a significant benefit, with at least one respondent explicitly valuing accessible homes. • <u>Concerns about loss of green space</u>: Several respondents worry about reduced green space and gardens, which they consider important for the local environment and community well-being. • <u>Parking and transportation</u>: Concerns about parking space and transportation options also surface, with some residents stressing the need to maintain current parking provisions and raising issues around e-scooter safety. Many consider bicycles sufficient and prefer e-scooters to be excluded due to perceived dangers.
Indicative quotes:
• "The existing buildings are an eyesore so any improvement is to be welcomed" • "Absolutely, the current buildings look horrible and inefficient"

Q.7) Overall, what do you think about our proposals for the redevelopment of the Hanover and Princess estate? 32/37 answered

Respondents were able to answer in an open text box.

Summary of Responses:
• <u>Positive sentiment</u>: Many respondents are pleased with the proposals, describing them as an improvement, better looking, and more attractive than the current buildings. There's appreciation for ecological considerations, the landscaping, and the ambition behind the plans. Some respondents are broadly supportive but want assurances that the property and grounds will be maintained well. • <u>Support for affordable and accessible housing</u>: Respondents mentioned the importance of affordable and accessible housing. There's a desire for as many properties as possible to be available for social rent/affordable pricing, and for wheelchair-accessible homes to be created. • <u>Parking</u>: Several respondents were concerned about parking provisions not being sufficient. Some wondered where those using the existing parking garage would now park. • <u>Density and height</u>: Some mention fears that the project looks to increase density and that it may lead to smaller, more crowded spaces that could limit community development. Opinions vary on the height of the new buildings. While some prefer shorter buildings to avoid blocking views, others argue that reducing the height makes inefficient use of space.
Direct quotes:
• "Very impressed, it looks well thought out and ecologically sound" • "I think it was about time to demolish the current buildings. They are ugly and are taller than what they should have been so hopefully new buildings will be contemporary, nice looking, and not as tall as now." • "I understand and support the ambition, however the current renderings of the buildings show a sterile environment out of keeping with its environment that would quickly look as depressing as the current blocks do. The sheer walls and unbroken mass and weighting need to be reconsidered. Although these are affordable homes, they must nonetheless be homes residents and neighbours alike must be proud of." • "Broadly in favour, providing the property and grounds are maintained properly" • "VERY PLEASED - It is long overdue" • "Ugly but tolerable" • "I like the proposals, I particularly like the landscaping" • "They look good and make effective use of the site. I hope it becomes the community I enjoyed when living there in the past. It will require some community development input and investment to make sure this happens..." • "I think that all of the properties should be for social rent. I think it very important that wheelchair user-liveable properties be built and available for social rent, however, it seems very unlikely that this will be the case. It is hard to see how the provision of wheelchair user-liveable properties will met in the proposed development."

Q.8) Is there anything you would like the project team to know regarding the regeneration of Hanover and Princess Court? 23/37 answered

Respondents were able to answer in an open text box.

Summary of Responses:
• <u>Sustainability</u>: Multiple respondents encourage the use of renewable energy, such as photovoltaic (PV) panels, and suggest rainwater storage for garden irrigation and toilet flushing. They emphasise sustainable practices and maintaining green spaces. • <u>Accessibility</u>: There are detailed comments about making wheelchair-accessible homes genuinely usable for those with disabilities, including adequate space for mobility aids, accessible communal areas, and visitor parking for people with disabilities. Accessibility for those who are housebound and need access to mail or support services is also highlighted. • <u>Affordable housing</u>: Some residents advocate for a higher proportion of social housing and are concerned that rent increases might make it difficult for previous tenants to return. • <u>Public space and trees</u>: The preservation of mature trees and blossom trees is requested, as well as green spaces between buildings. Respondents stress the need for a child-friendly play area, dog waste disposal areas away from back doors, and community gardening to encourage a supportive community. • <u>Parking</u>: Parking remains a major concern, with specific requests to maintain adequate parking provisions and visitor spaces. Additionally, there are calls to manage construction traffic carefully, directing it away from residential areas and ensuring safe exits.
Direct quotes:
• "Please maximise the installation of pv panels. will there be rainwater storage for watering the garden and flushing toilets?" • "It's important to have a fenced off space for children to play" • "Please keep as many of the existing mature trees as possible and keep the green space between the existing Princess Court building and Bentinck Street." • "Please retain the blossom trees on Bentinck Street" • "Treat it with the careful consideration as though you were designing your own home" • "Ensure bike storage is fixed subsurface, otherwise you'll face serious bike theft issues like in Trumpington developments" • "Try and put the dog refuse area away from peoples back doors." • "Wheelchair accessible homes are rarely wheelchair user-liveable. Homes need to be big enough to allow powerchairs to be used (not just fit through the doors). There needs to be space to charge a powerchair and to accommodate a back-up powerchair. There needs to be room for other aids. Communal front doors and communal bin stores are difficult/impossible for many. Visitor parking is necessary for sick/disabled people to get the help they need. Letterboxes in communal lobbies rather than on individual front doors mean that people who are housebound cannot access their post." • "Totally inadequate parking provisions. Balconies vastly inferior compared to the existing sheltered from three sides balconies - if you are going to provide such balconies can just as well save money and not provide at all."

4.3. Responding to Feedback

The feedback received throughout the public consultation was taken into consideration by the Applicant and project team. Concilio, on behalf of the Applicant, responded to those who got in touch via direct correspondence and questions were answered in detail by the project team. Consultation material and plans requested by stakeholders were provided by the project team.

Theme		Response
Accessibility		The proposed scheme has been designed with accessibility at its core, ensuring that all homes are accessible and welcoming to a wide range of people. Four homes will be delivered as Part M Category 3 (wheelchair user dwellings). These are all affordable homes, located at ground floor level and each benefits from its own private garden. To support independent living, each of these homes will also have a dedicated accessible parking bay on site.
		All other homes in the scheme will meet Part M Category 2 standards—providing a higher level of accessibility suitable for a broad spectrum of residents and visitors, including older people, those with limited mobility, and some wheelchair users. Every block includes a lift, ensuring level access to all homes from street to front door. This is particularly important for families with young children in buggies, residents recovering from injury, or those who are able-bodied but may struggle with stairs. The design supports people at all stages of life, enabling residents to remain in their homes as their needs evolve.
		The new community room will be located at the ground floor of Block D and will be accessible with level access.
Green Space		The proposals bring enhanced outdoor spaces that are purposefully designed to be welcoming and used all year round.
Parking		Residents communicated that parking is under pressure in the area. In line with Cambridge's sustainable transport policies, parking provision within the site will be kept to a minimum to encourage walking, cycling, and public transport use for new residents. There will be four accessible parking bays serving the Category 3 homes, as well as a dedicated car club space. The car club will be available to both new residents of the scheme and existing residents from surrounding streets, offering flexible access to a shared vehicle without the need for private car ownership. Within the new residential blocks there will be 247 cycle bays including 14 spaces for larger cycles.
Community Usage	Room	The new community room will serve as a welcoming hub to residents and the local community as a place where they can come together.
Affordable Housing		The Cambridge policy requires a minimum of 40% affordable housing on schemes of 10 homes or more. Our proposal exceeds this requirement, delivering 44% affordable homes and 45% affordable habitable rooms. Specifically, the existing 82 affordable homes contain 181 habitable rooms, while the

	proposed affordable homes will provide 186 habitable rooms, marking an increase in the overall quality of accommodation. We discussed with residents how the new homes will also be built to current space standards meaning that the affordable residential being provided is 265sqm more than the existing total of 4220sqm.
Density	The proposed scheme delivers a density of 217 homes per hectare, optimising the use of a compact urban site of 0.7598 hectares. The plans will deliver 165 new homes, replacing the current 128, alongside an uplift in accommodation, with 412 habitable rooms proposed compared to the existing 288. This increase allows for a more diverse and balanced mix of homes, better suited to modern needs. Importantly, the overall building footprint is reduced to just 96% of the existing, opening up more of the site for landscaped amenity and green public space. This shift allows the scheme to feel more open and welcoming. The existing buildings are widely seen as outdated and no longer fit for purpose, both in terms of energy efficiency and accessibility. Many in the local community welcomed the opportunity to replace the tired existing blocks with sustainable new homes that reflect today's aspirations for design, comfort, and community.
Height	The proposals introduce four new residential blocks of five and six storeys, carefully designed to maximise the number of homes while remaining sensitive to the site's context and neighbours. Along Bentinck Street, the proposed height remains at five storeys, in keeping with the existing scale. Although the new buildings are the same height in storeys as those they replace, they are slightly taller overall to meet modern ceiling height standards and enhance internal comfort. To reduce the impact on neighbouring homes, the new buildings are set back by an average of 22 metres from Bentinck Street. The design also introduces generous gaps between the blocks, greatly improving visual permeability and allowing views through to shared gardens and green space. The number of balconies facing Bentinck Street has been halved, from 40 to 20, providing greater privacy for neighbouring properties. We understood from consultation that this was a key concern to residents. On King George IV Street, the proposals respond to context by rising to six storeys, echoing the scale of the existing Hanover Court. At the prominent corner of Union Road, the height is reduced to five storeys following consultation, protecting key views from Wanstead House. Meanwhile, Block E steps down to four storeys, helping to break up the massing, introduce architectural variety, and reflect the fine grain and rhythm of the conservation area.
Sustainability	The sustainability strategy here consists of four core tenets. 1. Low carbon energy strategy – The development will be gas-free and feature exhaust air heat pumps. 2. Building fabric efficiency – Designed for energy efficiency, the building's fabric will incorporate high-quality insulation and airtight construction to minimise heat loss and reduce energy consumption.

	3. Renewable energy generation – The development will incorporate renewable energy by installing solar photovoltaic panels. 4. Cooling and overheating – By incorporating natural ventilation and dual aspect design, we will ensure efficient airflow and cooling throughout the homes, protecting against overheating.
Tree Strategy	A comprehensive and carefully considered tree strategy underpins the landscaping proposals. While the redevelopment requires the removal of three Category A London Plane trees this has been balanced through a robust programme of new tree planting. 18 new trees are proposed, with species selection guided by climate resilience, biodiversity value and visual character.

5.0

Conclusion

5.0

Conclusion

5.1 Summary

The purpose of this consultation process was to facilitate dialogue between the Applicant, key stakeholders, neighbouring residents, the local community and local businesses. The Applicant has actively sought to consult key stakeholders throughout the consultation, positively engage with the local community to fully explain the context for the proposal, present the design and respond to comments raised.

The Applicant has been able to conduct a comprehensive and effective community consultation. A considerable number of people viewed the consultation website and there was engagement with the proposals digitally through the online feedback forms. Several people also attended the in-person drop-in event and engaged with members of the project team at the pop-up street stall. The Applicant and project team have taken the feedback received throughout the public consultation into consideration in the development of the Application proposals.

Following pre-application discussions with Cambridge City Council planning officers and engagement with key stakeholders and the local community, the Applicant believes the proposals are befitting of this area. The Applicant will deliver a scheme appropriate to the needs of the community.

The Applicant will continue to engage regularly with stakeholders and interested parties post submission, and if the application is approved throughout the construction period.

5.2 Continued Engagement

The Applicant will ensure that the submission of the Application does not mark the end of community engagement and will continue to discuss the proposals with the local community throughout the planning process.

We have also taken the decision to leave the consultation website live. This is to ensure that the project team can still receive comments and respond to feedback from the local community.

Once the application has been validated, there will be a period where those who are interested can visit the Council's online planning register to view all of the documents submitted as part of the application. There will also be an option for residents to submit comments to the Council that will be taken into consideration ahead of determination.

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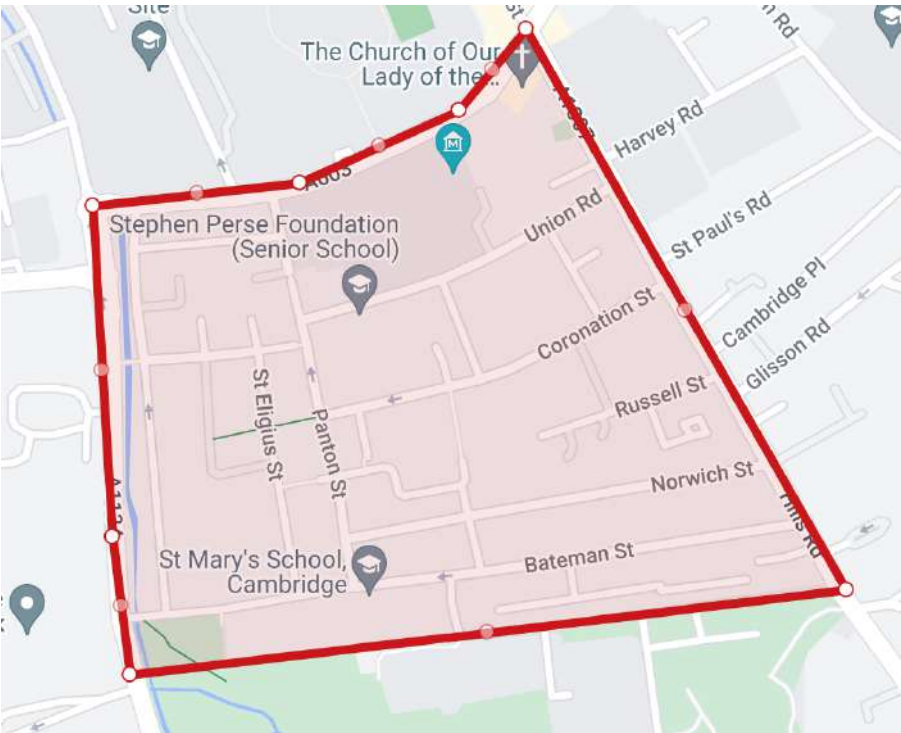
Appendices

6.0

Appendices

Appendix A	Flyer Distribution area
Appendix B	Consultation Flyer
Appendix C	Consultation Website
Appendix D	Stakeholder Emails
Appendix E	Consultation Boards

Appendix A: Distribution area



Appendix B: Flyer sent to local addresses



Consultation on Hanover and Princess Court Regeneration

Cambridge City Council is pleased to launch a public consultation on plans to regenerate the no longer fit for purpose Hanover and Princess Court Estate to re-provide larger high quality affordable homes.

We are proposing more homes on the site, including larger affordable options and, for the first time, wheelchair accessible homes on the estate. The plans also feature improved public and shared green spaces, for both relaxation and play. Additionally, a multi-use community room will be available for residents and locals to enjoy.

Our public consultation closes on the 11th November. Learn more about the new Hanover and Princess Court plans and share your feedback on the next page! ➔



Cambridge Investment Partnership



CAMBRIDGE CITY COUNCIL

Our Proposals



Larger affordable homes



Increased number of high quality homes



Including new accessible homes



Reprovided community room



New energy efficient buildings



Outdoor spaces for play and relaxation

Have your say

Public Exhibition

Date: November 7th
Hour: 3-7pm
Location: St. Paul's Church, Hills Rd, Cambridge, CB2 1JP

Fill in our survey!



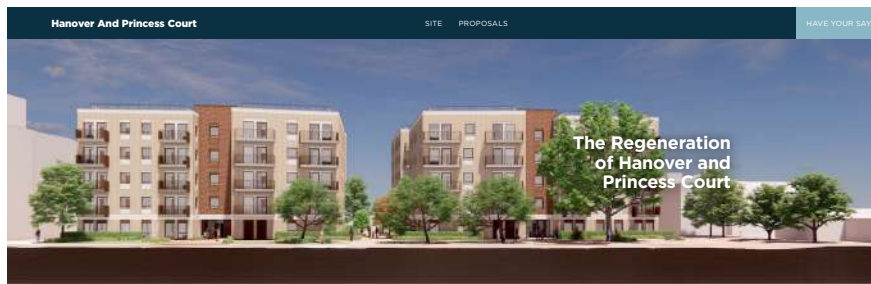
If you would like printed copies of the consultation material or would like to contact the project team with questions or feedback. ➔➔

Please contact us:

☎ 0800 193 0884
✉ drowson@conciliocomms.com

www.hanoverandprincess.co.uk

Appendix C: Consultation Website



Cambridge Investment Partnership is pleased to launch a consultation on plans for the new Hanover and Princess Court

Cambridge City Council is working with Cambridge Investment Partnership (CIP) to regenerate the no longer fit for purpose Hanover and Princess Court Estate.

In November 2021, the Council started a conversation with residents on the future of Hanover and Princess Court. Following approval from the Housing Scrutiny Committee, we shared an update with local residents via a community consultation in August 2022, where we asked local residents for their feedback on the options presented. We are pleased to present our plans for the Estate's regeneration and learn your thoughts on the proposals so far.

Our proposals for the new Hanover and Princess Court will include more homes than at present, larger affordable homes and for the first time on the Estate, wheelchair accessible homes. In addition to new housing and open spaces the plans will include a multi-use community room for residents and local people to enjoy.

Our public consultation will run until Monday 18th November. You can learn more about the new Hanover and Princess Court and let us know your thoughts on the plans below.

HAVE YOUR SAY



Our proposals



Larger energy efficient homes

We aim to provide larger energy efficient homes which reduce financial costs for residents and improve sustainability. The new homes will come in a range of tenures in the new Hanover and Princess Court including family homes. The new homes will feature improved fire safety standards, be gas free and well insulated to achieve energy usage savings.



Increased and accessible living space

The current Hanover and Princess Court has no homes with wheelchair access. The regeneration of the Estate will deliver purpose-built homes for people in the community with accessibility needs for the first time.



Community Room

As part of our proposals, we will be providing the community room which can be used for various social activities to help support a thriving local community. The room will have space inside for events and a garden courtyard which can be used as a gathering area.



Fully usable courtyard space

The new Hanover and Princess Court will provide a fully usable courtyard space which can be used all year round. Our new enhanced open spaces will also feature designs influenced by our YES workshops. The Greater Cambridge Shared Planning Service's Youth Engagement Service workshops bring together local school children to produce their own designs for street furniture such as benches. You'll be able to see these designs in the new Hanover and Princess Court.



Indicative views



VIEW FROM THE CORNER OF CORONATION AND BENTINCK STREET

Have your say

Public Exhibition

Thursday 7th November
3pm till 7pm
St. Paul's Church, Hills Road, CB2 1UP

[VIEW LOCATION](#)

Online Survey

Available till: Monday 18th November

[SURVEY LINK](#)

Stay Connected & Get In Touch With Us

☐ I accept the privacy policy and the submission of my personal data.

[SUBMIT](#)

Hanover And Princess

E: drowson@conclloccomm.com | T: 0800 193 0884

Appendix D: Stakeholder Emails

Notification Email

RE: Consultation launch - Proposals for the regeneration of the Hanover and Princess Court Estate

Good afternoon,

Cambridge Investment Partnership is inviting the local community around the Hanover and Princess Court Estate to provide feedback on our plans to regenerate the Estate. Following consultation with residents in 2022 Cambridge City Council decided that a complete regeneration of the Estate was necessary to deliver high quality new affordable homes on the site.

Our proposals will provide new homes that are larger, more accessible and more sustainable than before for households of all sizes in the new Estate. The new homes will come in addition to new green spaces tailored for residents and the local community.

As we develop our proposals for Hanover and Princess Court, we will be engaging with the community at an in-person event where we can hear opinions and comments on our plans. Our website is now live – www.hanoverandprincess.co.uk – to provide local residents and businesses with further information about the plans and collect feedback through our digital survey.

On November 7th 3pm-7pm we will be hosting a public exhibition at St. Paul's Church (Hills Rd, Cambridge CB2 1JP). All members of the community are invited to join us to discuss the proposals with the project team and leave their feedback.

If you have any questions about the consultation or proposals, please do not hesitate to get in touch by emailing Daniel atdrowson@conciliocomms.com or by calling 0800 193 9945.

Yours faithfully,

Briefing Email

RE: Meeting offer to discuss proposals for the regeneration of the Hanover and Princess Court Estate

Good afternoon,

Cambridge Investment Partnership is inviting the local community around the Hanover and Princess Court Estate to provide feedback on our plans to regenerate the Estate. Following consultation with residents in 2022 Cambridge City Council decided that a complete regeneration of the Estate was necessary to deliver high quality new affordable homes on the site.

Our proposals will provide new homes that are larger, more accessible and more sustainable than before for households of all sizes in the new Estate. The new homes will come in addition to new green spaces tailored for residents and the local community.

As an important neighbour to the Hanover and Princess Estate we would be delighted if you would join us for an in-person or online meeting to discuss the proposals with our project team where we can gather your valuable feedback. If you would like to arrange a meeting with us please do not hesitate to get in touch by emailing Daniel at drowson@conciliocomms.com or by calling 0800 193 0884.

As we develop our proposals for Hanover and Princess Court, we will be engaging with the community at an in-person event where we can hear opinions and comments on our plans. Our website is now live – www.hanoverandprincess.co.uk – to provide local residents and businesses with further information about the plans and collect feedback through our digital survey.

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If you have any questions about the consultation or proposals, please do not hesitate to get in touch using the details above.

Yours faithfully,

Welcome to our exhibition
on the regeneration of
Hanover and Princess Court

Cambridge University
Cambridge University
Cambridge University

Site context

Hanover and Princess Court is a Cambridge City Council owned housing estate built in the 1960s.

The buildings are currently in poor condition, with homes below modern space standards that do not achieve suitable energy efficiency levels. Furthermore all of the units within this current development are unable to meet fire safety standards.

To create an environment fit for residents today and in the future CIP was tasked with finding the best route forward. We presented options for retrofitting or entirely regenerating the Estate. Following consultation with the local community and residents in 2022, Cambridge City Council took the decision to completely regenerate the Estate. Since that decision we have been working on detailed proposals for Hanover and Princess Court which we are excited to share with you today.

The Estate at present is formed by two residential blocks joined by a garage which form a U-shape block. In total there are 127 homes on the existing Estate. Our proposals aim to provide a fit for purpose Estate with more homes, more open space and a smaller building footprint.



The site context map shows the location of the Hanover and Princess Court housing estate (highlighted in orange) within the Cambridge city center. Key landmarks include St Albans Primary School to the north, the University of Cambridge to the west, and the Cambridge City Centre to the south. The map also shows the site boundary and the location of the existing estate (marked with a red dot). Below the map are two photographs of the existing estate: one showing the North East Side and the other showing the West Side.

1 Existing Estate - North East Side

2 Existing Estate - West Side

Site opportunities

The site offers many opportunities that help contribute to a successful and desirable place to live.

Key opportunities relating to the site are shown on the diagram below.

The diagram shows an aerial view of a site bounded by a red dashed line. The site is divided into several areas: a large green circular area in the center, a blue rectangular area at the top, and a smaller green rectangular area at the bottom. The site is surrounded by existing trees and buildings. A legend on the right lists the following opportunities:

- SITE BOUNDARY**: Indicated by a red dashed line.
- SUN PATH**: Indicated by a yellow dashed line.
- OPPORTUNITY TO OPEN UP SITE FOR BETTER PEDESTRIAN AND CYCLE CONNECTIONS**: Indicated by a blue dashed line.
- OPPORTUNITY FOR ACTIVE FRONTAGE**: Indicated by a blue dashed line.
- BOUNDARY BETTERMENT AND FORMAL ENTRY POINT**: Indicated by a green rectangle.
- OPPORTUNITY TO PROVIDE MEANINGFUL, GREEN AMENITY**: Indicated by a green circle.
- OPPORTUNITY TO PROVIDE A NEW ACCESSIBLE COMMUNITY ROOM**: Indicated by a grey square.
- EXISTING TREES TO BE RETAINED**: Indicated by a green circle.
- OPPORTUNITY FOR VIEWS INTO PUBLIC OPEN SPACE**: Indicated by a blue arrow.

Our proposals

Existing		Proposed	
3,032 sqm Existing footprint	2,215 sqm Existing central amenity	164 Proposed homes	2,225 sqm Proposed central amenity
127 Existing homes	0% Current wheelchair homes provision	74 (45%) Proposed affordable homes	5% Proposed wheelchair homes provision
182 HAB Rooms	4227sqm Area of affordable homes	190 HAB Rooms	6080sqm Area of affordable homes
24 Surface Spaces (Excluding 124 multi-storey car parking spaces)		17 Surface Spaces	

About Cambridge Investment Partnership



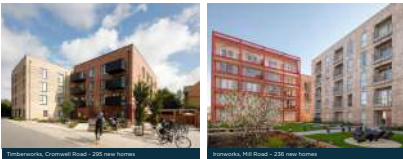
Cambridge Investment Partnership (CIP) is an equal partnership between Cambridge City Council and Hill Investment Partnerships.

CIP is supporting the Council to deliver new council rented homes across the city by developing council-owned land and other sites.

The Partnership model allows the joint investment of land, funding and professional expertise in housing and mixed-use development. CIP is focused on tackling Cambridge's affordable housing shortage for the Council whilst promoting excellence in design and placemaking.

CIP is about to handover its 1000th home and to date, has delivered 600 council homes across 14 sites in Cambridge. Such sites were previously used as council offices, council housing and unused garages no longer fit for purpose.

Pictured to the right are some of our recent developments, highlighting the high-quality new homes we are providing across Cambridge.



Our Vision

- To create sustainable and successful new places to live in Cambridge
- Improve the use of council assets and those of other public sector bodies in Cambridge to meet the identified housing need across the city
- Deliver 1,000 new council homes in Cambridge through partnership
- Achieve high environmental standards for new homes with all future developments to be gas-free

Our vision



Our ambition for Hanover and Princess Court is to deliver 164 homes built to the highest possible standard, offering a mix of private and affordable accommodation, guided by the following principles.

Sustainable design

Our spacious, adaptable flats will provide cycle parking (including cargo cycles) and visitor cycle parking, ensuring residents have the ability to travel sustainably to and from their homes.

Building quality

Buildings that prioritise functionality and accessibility, with natural light and ventilation, and include robust safety and security measures.

Innovative technology

Buildings that have efficient heating and energy systems and include the installation of solar PV panels and exhaust air heat pumps. Achieving a gas free development.

Inclusive communities

A development with a range of accommodation types for households of all sizes, in addition to a community room and improved landscape features to encourage informal play, providing benefits to residents and visitors.



[illegible]

Proposed layout




Our proposals for Hanover and Princess Court will provide 164 homes, representing an uplift of 37 homes. We plan to replace the existing buildings with four separate blocks, allowing for greater permeability and improved access in and around the surrounding areas.

We will also deliver 4 purpose-built homes for individuals with accessibility needs. In addition to these specialised homes, we are providing a range of 1, 2 and 3 bedroom homes for families of all sizes. A breakdown of the house types and tenures can be seen to the right.

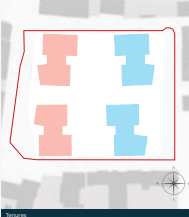
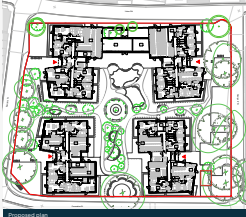
Proposed house types and tenures

	1 bed	2 bed	3 bed
Total	98	41	25
Ground Total	164		

	1 bed	2 bed	3 bed
Affordable	42	26	8
Total	74*		

*inc. 4 M4 CatC3 homes = 5%

	1 bed	2 bed	3 bed
Private	56	15	17
Agreements	90		
Total	90		

Key

- Affordable
- Private

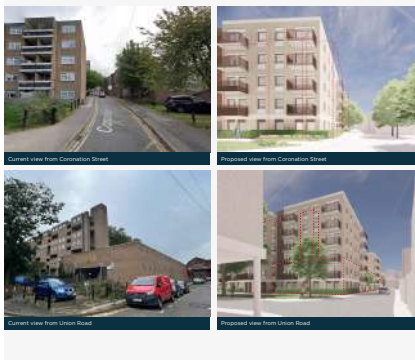
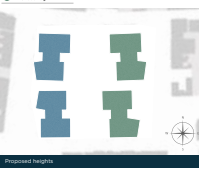
Staircase

Proposed paths

Heights

The existing blocks on the Estate are a combination of 5 storeys (13m high) and 8 storeys (20.5m high). We are proposing four new blocks of 5 storeys (13m high) and 6 storeys (19.9m high) that maximise the quantity of the homes while balancing design objectives. The western blocks will be 5 storeys tall while the eastern blocks will be 6 storeys tall. The diagram on this board shows you how the heights will be distributed across the Estate.

Key

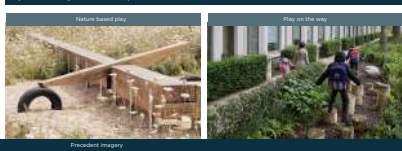


Improved community spaces

Our proposals include improved community spaces for social events, play and community groups.

The Community Room will ensure that community is at the heart of the new estate, serving as a welcoming hub where residents and the local community can come together.

Our enhanced outdoor spaces are designed to be used all year around to provide a welcoming environment no matter the time of year. We have crafted new play areas where children will be able to enjoy outdoor spaces around the new Estate.



Landscape proposals

Our landscaping and public realm proposal is designed to enhance health and wellbeing and promote climate resilience.

A permeable network of clear, accessible routes will allow residents to navigate the area easily, alongside multiple play spaces suitable for all ages, encouraging active play and interaction.

Inviting areas for rest amidst biodiverse vegetation will foster a sense of community and promote both physical and mental well-being.

The landscape will also feature natural water management solutions, such as rain gardens and permeable surfaces, to reduce flood risk and enhance environmental quality.

Our new open spaces will feature designs influenced by our Youth Engagement Services (YES) workshops. These workshops bring together local school children to produce their own designs for street furniture such as benches. You'll be able to see these designs in the new Hanover and Princess Court.

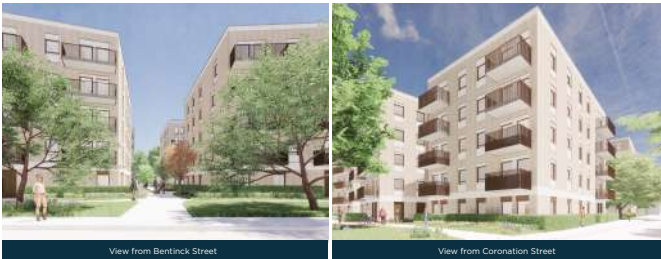


Tree strategy

The images below highlight the existing trees and the trees which are proposed to be removed in order to deliver new homes on site.



Visuals



Our sustainability strategy

CIP is committed to delivering environmentally sustainable developments in accordance with the City's climate change objectives. With sustainability and energy efficiency at the core of our design approach, our strategy is built on the following key principles:

Low Carbon Energy Strategy

The development will be gas-free and feature exhaust air heat pumps, helping to reduce carbon emissions.

Building Fabric Efficiency

Designed for energy efficiency, the building's fabric will incorporate high-quality insulation and airtight construction to minimise heat loss and reduce energy consumption.

Renewable Energy Generation

The development will incorporate renewable energy by installing solar photovoltaic panels.

Cooling and Overheating

By incorporating natural ventilation and dual aspect design, we will ensure efficient airflow and cooling throughout the homes, protecting against overheating.

Tree strategy

We have made every effort to retain as many trees as possible on site. Throughout the planning process, we have carefully assessed each tree's condition and significance.

A compromise on keeping and removing some trees is needed to enable the existing buildings to be demolished safely and for the new buildings to be built. Our proposed scheme design has evolved around the trees that can be retained. The proposed landscape design also focuses on the existing trees and enhances biodiversity on site through the planting of more native species.

In summary

- We have sought expert opinion on all key matters.
- We do not take the decision to propose removal of the London Plane trees lightly.
- An element of compromise is required to facilitate safe demolition and build out the scheme.
- The priority is always safety and given the independent advice received, safety measures alone would require the removal of the trees.
- The opportunity to increase canopy coverage exists once the newly planted trees reach maturity and provide biological betterment in the long term.

How many trees are there on site?

There are 28 trees on the site. 11 trees are proposed to remain, located to the east, south and western perimeters of the site. 17 trees in the centre of the site are proposed to be removed to facilitate demolition of the existing buildings and the construction of the new buildings.

Why is it proposed to remove 3 London Plane trees?

1. Safety

Based on the advice of a Chartered Safety Engineer, the existing buildings cannot be safely demolished if the London Plane trees in the centre of the site are retained.

Health and safety risks result from:

- Unnecessary work at height
- Unnecessary working on unstable structures
- Using hand tools instead of mechanical machinery

Health and safety concerns are the most important reason why the London Plane trees are proposed to be removed.

In the safest way of working must be adopted wherever possible.

2. Damage to the trees

Hypothetically working around the trees would most likely cause substantial structural and/or physiological damage compromising their integrity.

Tree protection measures will not guarantee they will survive.

The risks to the trees include:

- Removal of car park basement
- Removal of existing services in the root protection area
- Location in demolition exclusion zone
- Cumulative impact

3. No space for construction

The new buildings cannot be constructed if the trees remain as they are in the construction area. A lower crane is needed which will not be able to operate if the London Plane trees remain.

4. Extra costs

Hypothetically retaining the trees would incur an extra £2.9m cost. Even after taking on this cost there is no guarantee the trees would survive. Value for money cannot be justified on this basis.

Have your say

We want to get your feedback on the proposals for Hanover and Princess Court.

These exhibition boards are available from today on our website so you can access the information at any time. If you haven't done so already, please provide us with your feedback on our survey, which you can complete online anytime or on paper at our exhibition today.

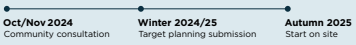
The survey will close on November 15th.

hanoverandprincess.co.uk

You can contact the project team at any point to ask questions or express your views.

If you would like to get in touch, please:
Email - drowsom@concilocomms.com
Freephone - 0800 195 0384

INDICATIVE TIMELINE



Scan me to visit our consultation website

YOU CAN GET IN TOUCH AT
DROWSOM@CONCILOCOMMS.COM



