

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

**Summary Statement of Evidence of Paul Belton (Carter Jonas)
(CD 9.3)**

dated 15 September 2026

1 Introduction

1.1 Qualifications and Experience

I, Paul Belton, hold a Bachelor of Arts (Honours) degree and a Diploma in Town Planning from the University of Newcastle upon Tyne, and I am a Chartered Town Planner and Fellow of the RTPI with over 23 years' experience in both local government and planning consultancy. I am currently a Partner and Head of Planning & Development East at Carter Jonas LLP, based in Cambridge.

1.2 Involvement with the Scheme

I have been the lead planning consultant for the proposed development at Hanover and Princess Court since May 2021, acting on behalf of the Cambridge Investment Partnership, and have advised on all relevant planning matters throughout. My role has covered identifying planning designations and constraints, advising on relevant policies, appraising emerging concept schemes, engaging in extensive pre-application discussions with Cambridge City Council as LPA, assisting with public engagement, overseeing the Planning Statement, leading the planning application submission in October 2025, and managing that application through to a resolution to approve at Planning Committee in June 2026.

1.3 Scope of Evidence

My evidence covers: the planning status and history of the Scheme; compliance with national and local planning policies; the conditions, obligations and public benefits related to the development; the likelihood of implementing the proposed development; and responses to objectors on the status of the planning application, consideration of development options, and public benefits.

2 Planning History and the Planning Permission

2.1 Section 2 of my Statement (**CD 9.4**) sets out the planning history of the Estate and the development and current status of the Scheme.

2.2 Carter Jonas was instructed in May 2021 and conducted a series of pre-application meetings with the LPA that explored issues including tree retention, scale, massing, and building form, being pre application meetings 1, 2 and 3 (**CD 4.6, 4.7 and 4.8**). It was ultimately concluded that three Category A London Plane trees could not be retained. Subsequent meetings refined proposals around block layout, building heights, Conservation Area impacts, and the community facility, before a Viability Assessment confirmed the scheme could not support affordable housing, leading to the application being amended.

2.3 The application went before Planning Committee on 24th June 2026 with an officer recommendation of approval. The Planning Committee resolved that the less-than-substantial harm caused to the conservation area and loss of the three trees were outweighed by public benefits to be secured by the Scheme. These benefits include efficient use of a brownfield site, delivery of 165 new homes, improved public realm, reprovision of community space, 20% biodiversity net gain, and employment generation. The Scheme was accordingly approved subject to completion of a section 106 agreement, the amended condition wording covering the demolition of the buildings (condition 30) being agreed, and a new condition relating to the Site Waste Management Plan being added.

- 2.4 While planning permission has not yet been granted, I see no reason why the agreed actions set out in the Planning Committee's resolution cannot be completed and expect these actions to be completed by the end of 2026. Save for those under discussion with the LPA specified above, all conditions of the Development have been agreed by CIP and are not considered to be unusual or onerous. The heads of terms for the section 106 agreement are also agreed by CIP.

3 **Planning Policy**

- 3.1 Section 3 of my Statement (**CD 9.4**) sets out national and local planning policy in support of delivery of the Scheme.
- 3.2 As set out in the Ministry of Housing, Communities & Local Government's "Guidance on the Compulsory Purchase Process" (2026) (**CD 3.2**), where planning permission is required for the proposed scheme, local planning authorities should demonstrate that there are no obvious reasons why permission may be withheld. In the present case, the compliance of the Development with national and local planning policy underlines the absence of any likely planning impediment to delivery and supports the compelling case for confirmation of the Order.
- 3.3 When considered by the Planning Committee in June 2026, the application was assessed against the 2024 version of the National Planning Policy Framework (**NPPF**) (**CD 3.1A**). The updated NPPF published on 17 August 2026 (the **Updated NPPF**, **CD 3.1B**) continues to support brownfield regeneration, housing delivery, best use of land and viability and has strengthened the presumption in favour of brownfield redevelopment in built-up areas. I conclude that the proposed Development continues to comply with the Updated NPPF when taken as a whole.
- 3.4 The proposed development's compliance with the adopted Local Plan (**CD 3.4**) is described in full within the Committee Report (**CD 2.4**) and the Planning Statement (**CD 4.14**). There have been no changes to the Local Plan since the June Planning Committee meeting. A new Greater Cambridge Local Plan is being prepared but remains at an early stage and is not currently being given weight in planning determinations. I expect the planning permission to have been issued prior to its adoption, and in any event, the in-principle support for the Development would not, in my view, materially change if the Emerging Plan were adopted.

4 **Response to Objectors**

Section 4 of my Statement (**CD 9.4**) sets out my response to the objections which refer to planning related issues, being Ground 1 in each of Objector 1's objection (**CD 5.1**) and statement of case (**CD 5.6**).

5 **Conclusion**

- 5.1 I have been working on the Scheme since 2021, advising on all relevant planning matters throughout, including the preparation, submission and management of the Planning Application. The proposed Development will provide much-needed homes and community facilities, and it already benefits from a resolution to approve from Planning Committee. I am satisfied that there are no planning impediments to the delivery of the Scheme.
- 5.2 In my professional opinion, the proposed Development, which has a resolution to approve, is in general conformity with the adopted Local Plan, and where conflicts or harm have been

identified, these are outweighed by the clear and significant benefits of the Development. Before approval is issued, the section 106 agreement needs to be completed, revised condition wording for demolition agreed, and an additional Site Waste Management Plan condition added - all of which are progressing - and I expect the planning approval to be issued prior to the end of 2026.