

Our Reference
Date

PI 25 0069 NCA
27 January 2026



Greater Cambridge Shared Planning Services

Dear Sir/Madam

Emerging Greater Cambridge Local Plan Regulation 18 Consultation – Draft Allocation

Policy S/C/NCA: North Cambridge Academy, 108, Arbury Road, Cambridge & Policy BG/PO: Protecting open spaces

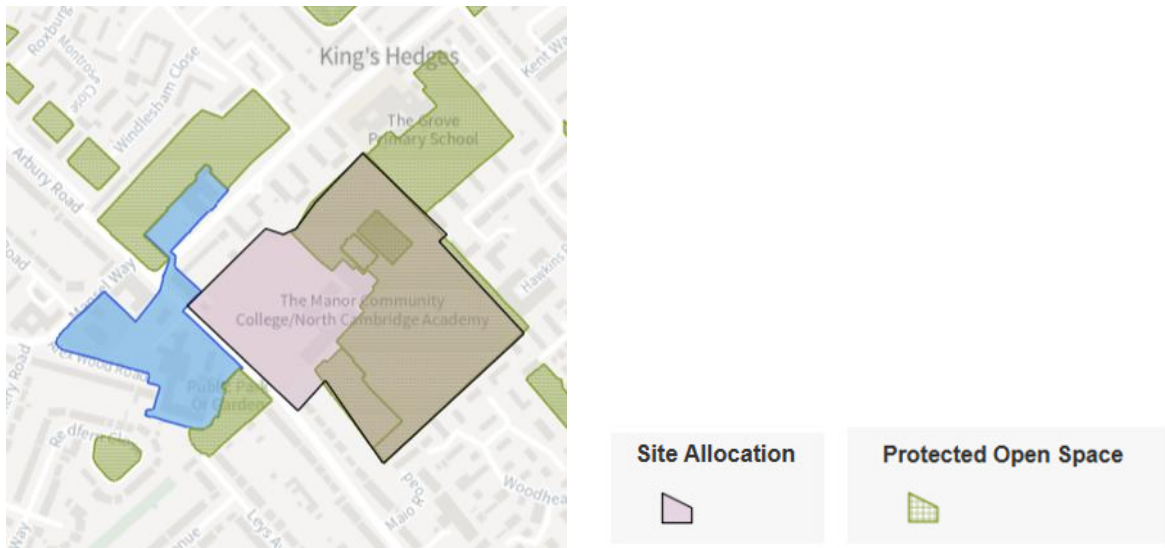
This representation has been prepared on behalf of the Meridian Trust and Cambridgeshire County Council, (hereafter referred to as “The landowners”), in relation to their land interests with regard to the draft allocation S/C/NCA: North Cambridge Academy, 108, Arbury Road, Cambridge and Policy G/PO: Protecting open spaces.

The landowners are pleased to see that NCA is recognized as an important local community asset in respect of providing education facilities for 11-19 year olds in the area and the use of the existing sports facilities for the local community outside of school hours.

The landowners are supportive of the principle of the new draft allocation for a mixed use development in the emerging Local Plan that includes approximately 150 dwellings and a sporting hub that would provide a range of new and enhanced sports facilities which would be available to the public outside of school hours. However, we would like to make some observations in relation to the total area of land allocated, the designated uses within the allocated site and the associated draft wording of several policies that relate to the draft allocation as follows:

Policy S/C/NCA: North Cambridge Academy, 108, Arbury Road, Cambridge

We support the principle of this policy that seeks a mixed-use development for approximately 150 dwellings and sports facilities. However, we seek clarity on the draft allocation proposals map as shown below.



Extract: Draft Allocation. Greater Cambridge Local Plan, Draft Plan 2025

The overall site boundary that is outlined in black appears to coincide with our original submission that outlined the site in red. It would appear that the entire site within the black line as shown above, is shaded pink and then part of the overall site allocation is overlain with green hatching that designates this area as Protected Open Space. If correct, this latter designation forms the majority of the overall allocation. The policy aims to create a sports hub with a range of new facilities that would be used by the pupils during the school day and outside of these hours, the facilities would be accessible to the public along with the construction of up to 150 new homes. The land uses within the allocation need to be carefully considered to ensure a comprehensive approach can be taken moving forward. The sports facilities need to be designed in a manner that they will function with the existing school in respect of safeguarding and security measures for pupils and work effectively outside of school hours for the community. Care will be needed to ensure appropriate pedestrian and vehicle access can be provided along with other associated works for these facilities and the residential development.

The policy clearly sets out what is expected to be delivered at points 1a and b in terms of sports facilities, but the current land use designations reduce the flexibility of where these facilities and the housing could be located. The importance of integrating the entire mixed-use development is recognized within the supporting information where there is reference to the housing development and the need for careful design to *“mitigate noise from the two adjacent schools, ensure no loss of privacy to those using the school facilities throughout the day and evening.....”*

We therefore request that there is flexibility within the overall site allocation to ensure that when the detailed design moves forward, the optimum layout for the entire mixed-use development can be achieved. This relates

in particular to the northern part of the site that is currently designated as open space. The policy itself is explicit in terms of what the allocation needs to deliver and we request that the open space designation is removed from this northern part of the site.

Policy BG/PO: Protecting open spaces

This policy crosses over with our representations above where a significant part of the land allocated under Policy S/C/NCA: North Cambridge Academy, 108, Arbury Road, appears to have been designated as protected open space. This policy is very restrictive and states development will not be permitted where it would lead to the loss of protected open space of environmental and/or recreational importance unless the existing open space can be satisfactorily replaced to an equivalent or better standard in terms of quality, quantity and accessibility. Educational facilities are referred to at point 3 where it states:

“3. In the case of school, college and university grounds, development may be permitted on existing open space where it meets a demonstrable educational need and does not adversely affect playing fields or other formal sports provision on the site.”

However, we believe this relates to cases where schools may need to be extended to accommodate additional pupil numbers. We have made representations in relation to Policy S/C/NCA, North Cambridge Academy, 108, Arbury Road and believe this designation, in particular with regard to the land to the north of the site, could prejudice a successful integrated mixed use development coming forward in a manner that would achieve a high quality development for residents, the school and the community. We therefore request as a minimum, the land to the north of the allocation is removed from the designation as protected open space. The detailed wording of Policy S/C/NCA itself, will ensure the necessary protection but allow flexibility within the site for the new development.

If you have any questions or queries on the points made, please do not hesitate to contact me.

Yours Sincerely



Lisa Skinner, BSc(Hons), MA, DipMgt, MRTPI

Director