

Our Reference
Date



PI 25 0069 NCA
6 March 2025

Greater Cambridge Shared Planning Services

Dear Sir/Madam

New site submission for the Greater Cambridge Local Plan - North Cambridge Academy, (NCA) - 108, Arbury Road, Cambridge, CB4 2JF

On behalf of [REDACTED] and Cambridgeshire County Council, we would like to put forward the above site that comprises approximately 7.58 ha of land for consideration as part of the new Greater Cambridge Local Plan, (GCLP). We do not believe the Council has considered this site previously and would like to promote the inclusion of this land with part of the site being allocated for housing development and the remainder would be split between the existing educational use, new community uses and shared educational and community uses. This submission is accompanied by:

- A site location plan that highlights the entire site with a red line
- A separate Site Zone drawing that clearly defines the various land uses to be considered
- A letter from each of the landowners confirming support for the submission
- Title documents for the land

The site

NCA is situated approximately 2.5 miles to the northeast of Cambridge City Centre and was established in 2013. It is located to the northeast of Arbury Road, within a largely residential area. The site is generally flat apart from a change in levels at the front of the site to Arbury Road. Directly opposite the site is Arbury Court that includes independent shops, a supermarket, library, pharmacy and post office. A doctors surgery adjoins the site and there is a cycle path outside of the School along Arbury Road and bus stops within easy walking distance of the site. Campkin Road Public Car Park is also within easy walking distance of the school.

The original site included the Manor Community College, that was built in 1959 and accommodated 460 pupils and the former Bellerby's College which was an international college with on site living accommodation. Due to the state of repair of the Manor School building, it was designated as part of the Priority School Building Programme. Bellerby's College did not form part of this programme and remained separate and operational until it closed in 2020.

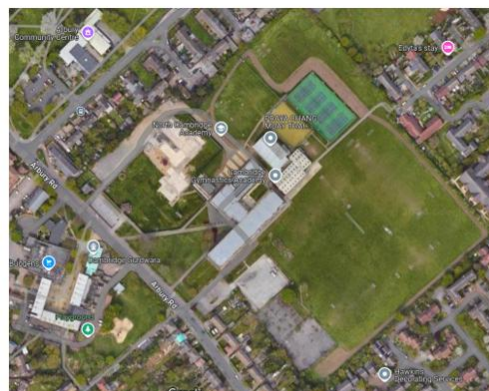
The following extracts show the extent and spread of built format on the site and the multi-storey building.



Extent of buildings across the site and elevations of the former Manor Community College

These buildings were subsequently demolished, apart from the sports hall. The current secondary school was constructed on the site following the grant of planning permission by Cambridge City Council in September 2014, Council reference 14/0591/FUL. The permission was for a two storey building with associated parking and landscaping to accommodate approximately 750 pupils aged 11-16 years old. Vehicle and pedestrian access are available from Arbury Road with separate pedestrian and cycle access from Haviland way.

The Bellerby College was previously an international school with on site residential accommodation. Due to the decline in international students, the school was closed in 2020 and the land and buildings were transferred to Cambridgeshire County Council. The buildings were demolished in 2021 and this land is now surplus to requirements. The following Google image shows the current arrangements on site with the new school.



Extract: Google Maps

The site is currently underutilized with significant areas of hard standing remaining from where the former Bellerby's College stood prior to demolition and the car park.

Local Planning Policy

Cambridge Local Plan 2018

This site is within the development boundary with majority of the school site designated as Protected Open Space within the current adopted Local Plan as shown by the following extract, (green dots) and the remaining land where the buildings previously existed, has no formal designation.



This allocation is based on an old Ordnance Survey base prior to the grant of planning permission in September 2014 for the new secondary school. The designations in the Proposals Map were not updated prior to the Local Plan being adopted in 2018. The allocation was intended to protect the sport fields of the original school with the buildings left outside the designation. However, even though the new school was granted permission in 2014 and opened prior to 2018, the allocation was not updated to reflect the new building and playing field location in the current adopted local plan. This leads to a contradiction in terms of what is on the ground and the designations within the Local Plan.

The proposals

██ The school site now incorporates the land from the former Bellerby's College and the overall site size is far larger than required. The existing school is designed to accommodate 750 pupils and the Trust has already carried out feasibility study that confirms the school could be extended in the future to accommodate 900 pupils without impacting on the land proposed for housing.

The proposal seeks an allocation for housing on land that previously formed part of Bellerby's College and the car park, with the remainder of the site allocated for education and community uses as shown on the submitted Zoning Plan. In respect of housing, it is intended to provide a mix of units to meet the local need along with affordable housing.

In respect of new education and community uses, it is intended to improve the current sports offering at the site with the potential to:

- Extend the sports hall to include new changing facilities, storage areas, a new café, an additional court and climbing wall.
- Construct a new entrance to the sports hall to facilitate community access and create a secure line for the school
- Provide a 3G astro pitch
- Provide 4 new tennis courts and a MUGA

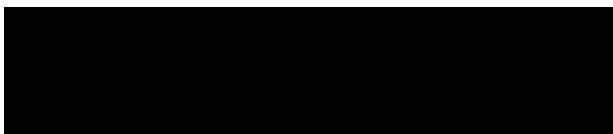
This would not only improve the education for pupils, but these facilities would also be available for the general community.

Conclusion

The site is situated within Flood Zone 1, is not within a conservation area or near to any heritage assets. The site is situated in a highly sustainable location as described earlier in this letter and within an established residential area. We understand there is a significant need for housing in the area, in particular within the city centre development boundary. There is also a desire to increase the density of development to meet housing need in locations which are highly accessible by walking, cycling and public transport. This site meets these criteria with the local centre opposite the site, a cycle route outside and bus stops within the immediate vicinity of the site. The proposed allocations would make an effective use of the site, bring much needed housing and improve educational and community facilities in the area.

If you require any further details, please do not hesitate to call me.

Yours Sincerely

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Director