

Stuart Morris, Planning Policy and Strategy Team Leader
Greater Cambridge Shared Planning Service

By email only

26 January 2026

Dear Stuart

Greater Cambridge Draft Local Plan – Reg 18 response

Thank you for consulting us on the Draft Greater Cambridge Local Plan. We welcome the opportunity to comment at this early stage and appreciate the ongoing constructive dialogue between our authorities.

Spatial Strategy and Distribution of Growth

We note that much of the proposed development within the Greater Cambridge planning area is directed towards the northern extent of the district, away from our shared boundary. This distribution reflects the availability of brownfield land within Cambridge and the strategic opportunities around the A14 corridor.

Given the jobs-led housing need identified in your evidence base, we recognise that these locations represent the most sustainable and appropriate areas for growth. We therefore support the overall spatial approach and have no further comments on the distribution of housing at this stage.

Potential for Future Growth at Ashwell and Morden

As previously discussed, we wish to reiterate the long-term strategic potential of the Ashwell and Morden area. The location aligns closely with the Government's policy direction encouraging development around railway stations, particularly where such locations are:

- Outside the Green Belt,
- Well-connected by rail, and
- Capable of supporting sustainable patterns of growth.

Ashwell and Morden benefits from regular direct rail services to both Cambridge and London, offering a sustainable transport option for future residents and reducing reliance on private car travel. We consider that this area warrants further joint exploration to determine whether it could play a role in meeting the future longer-term housing needs of both our authorities, be that in future iterations of Plans or as part of a Spatial Development Strategy.

We recognise that our respective Local Plans are progressing on different timelines, which may make alignment challenging at present. However, we would welcome continued engagement to ensure that any future opportunities for coordinated strategic planning are not missed.

Outdoor Sports Provision and Cross-Boundary Needs

We also wish to highlight the significant deficit of outdoor sports facilities in and around Royston, an issue we have raised with you previously. Given the proximity of Royston to the Greater Cambridge area, and the cross-boundary nature of sports and leisure catchments, we are keen to explore whether your emerging Plan could support the delivery of such facilities.

Provision of outdoor sports infrastructure in this part of the district would help meet the needs of both our communities and contribute to wider health and wellbeing objectives. We would welcome further discussion on how this could be incorporated into your evidence base and future iterations of the Plan.

Ongoing Engagement

We value the positive working relationship between our authorities and look forward to continued collaboration as your Local Plan progresses. Please keep us informed of any further evidence, options, or policy development that may have cross-boundary implications.

Yours sincerely



Debbie Coates
Principal Strategic Planning Officer