North Herts Council

Stuart Morris, Planning Policy and Strategy Team Leader

Greater Cambridge Shared Planning Service

By email only

25 September 2026

Dear Stuart

Greater Cambridge Local Plan – Regulation 19 – Response from North Herts Council

Thank you for consulting us on the Greater Cambridge Local Plan – Regulation 19. Following our ongoing discussions, please find attached our formal response to the draft Local Plan.

Policy S/DS: Development Strategy

We supported the overall spatial approach that was outlined in your Regulation 18 consultation draft plan. Given the jobs led housing need identified in your evidence documents, we recognise that the locations and spatial distribution of proposed new development proposed in the Local Plan are the most sustainable and most appropriate areas for growth in the Greater Cambridge area.

Policy BG/EO: Providing and enhancing open spaces

We note that Policy BG/EO requires sets the standards for new open space which should be provided in conjunction with residential and commercial development.

We welcome the provision in Clause 7 that accessible green space for development proposals located in a zone of potential risk for a publicly accessible Site of Special Scientific Interest (SSSI) that is sensitive to the effects of recreational pressure must be informed by Natural England guidance and should be delivered in the early stages of development. Whilst there are no proposed allocations near Therfield Heath SSSI in North Hertfordshire, the policy could apply to any windfall sites which might come forward in the Therfield Heath zone of risk, but which are in South Cambridgeshire.

Draft Statement of Common Ground

We agree that the Draft Statement of Common Ground reflects the agreement between the authorities that there is a significant deficiency of Sports Provision in the Royston and that discussions have taken place between the authorities as to how this can be best addressed through our Local Plans.

North Herts Council are proceeding with a review of the Local Plan. As you are aware, we have published our Playing Pitch and Outdoor Sport Strategy, Assessment Report and Strategy and Action Plan which identify the level of sport facility deficiencies in the Royston area. We have also recently published for consultation the list of sites put forward for development in the next Local Plan. Work on assessing those sites is continuing in preparation for the draft Local Plan which we expect to publish in late 2027. As part of those site assessments, we will consider whether any of them might be suitable for outdoor sports provision.

Potential for Future Growth at Ashwell and Morden Spatial Development Strategy

As previously discussed, we wish to reiterate the long-term strategic potential of the Ashwell and Morden area, given the emphasis in the new NPPF about locating new development near well connected rail stations. The location at Ashwell and Morden aligns closely with the Government's policy direction as it is outside the Green Belt, it is near a well-connected rail station and is a location which can support sustainable patterns of growth.

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, probably through the Spatial Development Strategies for Cambridgeshire and Hertfordshire.

Yours sincerely



Debbie Coates

Strategic Planning Team Leader