

Longstanton Parish Council



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Clerk: Mr Jaymes Sinclair BA (Hons.)

Friday, 30 January 2026

Dear Greater Cambridgeshire Shared Planning,

Please find below comments from Longstanton Parish Council regarding the Draft Local Plan consultation.

Following the meeting of Longstanton Parish Council on 16th December 2025 and subsequent meeting on 26th January 2026, the council wish to bring to your attention several concerns regarding the proposed changes listed in the Local Plan information published via <https://greatercambridgeplanning.org/emerging-plans-and-guidance/greater-cambridge-local-plan/>. Councillors noted that the website used to promote the Local Plan is not structured well, it is difficult to navigate and frequently presents users with large lists of documents to download. The language used across the website is not easy for the casual user to understand, potentially limiting the understanding many residents will have of the process at hand.

Councillors expressed great concern over the categorisation of the green spaces which currently separate Longstanton from the new development of Northstowe. It is concerning for all residents that these areas which are of historic significance for the village, may be developed upon. It should be noted that in October 2025, permission was refused by GCP for the construction of a single self-build property at Grove Cottage, adjacent to the paddocks on the grounds that (among others):

"...the proposed development in this location and scale proposed would harmfully impact on heritage assets by eroding their historically open setting. An important characteristic of the Longstanton Conservation Area would be seriously degraded, while views to and from listed buildings including All Saints Church (grade I listed) and Manor Farm (grade II listed) would be negatively affected by introducing development in what historically has been part of the surrounding farmland that forms a core part of the rural character of the area. It will negatively alter the historic relationship between the listed buildings identified. The harm would arise from both the addition of substantial built form and the introduction of hand standing, domestic boundary treatments, and domestic paraphernalia."

Similar applications have been refused in the past and it now appears that the re-categorisation of this land is a 'goal-moving' exercise.

The Parish Council is of the understanding that the village of Oakington has received guarantees that specified areas will be protected from reclassification as areas suitable for development.

Longstanton has already endured a great deal of change with the arrival of Northstowe and is now looking to receive similar assurances for these areas within the parish of Longstanton.

Similar guarantees were promised from the outset of Northstowe's development, which were never delivered.

Written confirmation is requested by the Parish Council that the area known as 'The Paddocks' in Longstanton, between Rampton Road, The Manor, Grove Cottage and Toad Acres will remain as an open green space and will not be developed for **any** purpose.

The council requests the GCP to clarify the difference between 'The Paddocks' and 'Western Park' in Northstowe. Both are green open spaces, which are publicly accessible, however 'The Paddocks' is listed a 'Heritage Asset' on the interactive map provided on the GCP website. This area holds historical significance for the Parish and surrounding area including critical archaeological remains, housing platforms, old lanes and Ridge and Furrow land - part of the Anglo-Saxon site of the village. Taking its historical significance into account, 'The Paddocks' are labelled in the provided maps as N/NS and shaded pink - which is being understood by the Council and residents that this area could be earmarked for development. Could the same categorisation not be applied to 'Western Park' which in comparison to 'The Paddocks' is a modern, man-made area also providing green separation between Longstanton and Northstowe?

Concerns extend to other parts of the village which currently provide green separation from current and future development, these include strips of land at the St. Michael's end of Longstanton, the meadow adjacent to Western Park and Magdalane Close (currently believed to be designated sports land, Longstanton and an area separating Prentice Close, Longstanton from Northstowe.

The Parish of Longstanton has provided the backbone for a significant amount of new housing in this area, notably the 'Home Farm' development within the village and now the development of Northstowe. The village's infrastructure cannot support further development. Councillors continued to raise concerns that this would not be the limit of land which is reclassified and that this process would be repeated as the need for housing arises.

Residents have aired concern that some or all of the proposed 24 Traveller Pitches (within the development of Northstowe) outlined in the Draft Local Plan (statement 2.102) would be located on any of the previously mentioned Green Separation Areas. While the council respects the need to provide facilities for all parts of the community, the historic significance and existing infrastructure within the village must be considered when locating these new facilities. These areas must be protected and are certainly not suitable for development of any sort including travellers' pitches. Councillors added that Longstanton was not selected to hold a public exhibition of these proposed changes, although the Village Institute (often used for planning consultations) is available. A late request was received for GCP to attend our Christmas Light Switch-on event, which the council did not have enough notice to discuss. This meant that without traveling out of the village, residents would need to rely on printed and digital matter to understand the proposed changes. This has put our residents without means of travel and/or internet access, particularly the elderly at a disadvantage.

Additionally, as it has been confirmed by SCDC that there has been irreparable damage to the hydraulic ecosystem underneath our village, we must insist that no further development of any sort should be permitted within the Parish of Longstanton or the surrounding parishes without full and transparent public consultation to get ahead of any potential issues.

Signed, written responses and guarantees are requested from senior officers, that:

- These areas of beauty and historic importance within the Parish of Longstanton will remain that way and will not be designated as areas to locate further housing in addition to those already provided within the main body of Northstowe.
- The protected status of 'The Paddocks' as a 'Heritage Asset' is highlighted and guaranteed within the Draft Local Plan and its subsequent versions.

- Existing green separation will only be improved upon, in terms of biodiversity, accessibility and proper management and must not be used for development.
- Confirmation is provided that the proposed Traveller Sites will be located within the Northstowe Defined Development Extent and not on adjacent land outside of the NDDE.
- An exhibition of the proposed plan is held in Longstanton, making these proposals accessible to residents of the village.
- Maps are re-drawn to clearly outline areas listed as 'Heritage Assets' and areas listed as 'Green Separation' without the confusion caused by the 'Pink Shading' of the existing maps.
- Relevant Parish Councils are further consulted on the redrafting of the Local Plan, so that further amendments are made transparently.



Jaymes Sinclair

Parish Clerk, Proper Officer and RFO
Longstanton Parish Council