

201159

Support

Document Element: Heydon Neighbourhood Plan Submission Version, Heydon Neighbourhood Plan Submission Version

Respondent: Mrs Julia Davies

Summary:

I am strongly in support of the Heydon NP. The Heydon Parish Landscape Appraisal in 2022 evidenced that we are fortunate to live in an exceptional area. The Neighbourhood Plan aims to recognise the special landscape and protect it for the enjoyment of those living here but also the many people who look at, visit or walk through the village on the Icknield Way and Harcamlow Way. This area is an amenity for the whole County, not just those lucky to live here.

Full text:

I am strongly in support of the Heydon NP. The Heydon Parish Landscape Appraisal in 2022 evidenced that we are fortunate to live in an exceptional area. The Neighbourhood Plan aims to recognise the special landscape and protect it for the enjoyment of those living here but also the many people who look at, visit or walk through the village on the Icknield Way and Harcamlow Way. This area is an amenity for the whole County, not just those lucky to live here.

Attachments: None

201160

Support

Document Element: Heydon Neighbourhood Plan Submission Version, Heydon Neighbourhood Plan Submission Version

Respondent: Mr John Bullough

Summary:

I support strongly the Heydon Neighbourhood Plan which I believe will be key to the future evolution of our village and community.

Full text:

I support strongly the Heydon Neighbourhood Plan which I believe will be key to the future evolution of our village and community.

Attachments: None

201338

Support

Document Element: Heydon Neighbourhood Plan Submission Version, Heydon Neighbourhood Plan Submission Version

Respondent: Mr Laurence Jacobs

Summary:

█ Fully support the plan.

Full text:

█ Fully support the plan.

Attachments: None

201339

Support

Document Element: Heydon Neighbourhood Plan Submission Version, Heydon Neighbourhood Plan Submission Version

Respondent: Mr Stephen Bucksey

Summary:

This is a well consulted and incredibly well produced document made by a team of dedicated individuals over a 5 year period ...the accuracy and diligence used is second to none and is obvious by its output I have been privileged to work with them on it

Full text:

This is a well consulted and incredibly well produced document made by a team of dedicated individuals over a 5 year period ...the accuracy and diligence used is second to none and is obvious by its output I have been privileged to work with them on it

Attachments: None

201345

Support

Document Element: Heydon Neighbourhood Plan Submission Version, Heydon Neighbourhood Plan Submission Version

Respondent: Mrs Angela Bucksey

Summary:

The Heydon Neighbourhood Plan is a document that accurately reflects the uniqueness of this area. It defines an area that has a heritage going back centuries and one that should be cherished and maintained.

The Plan has identified the unique geographical and historic features and defines why it should be protected and be subject to change through measured processes that reflect on both its historic and current needs.

Full text:

The Heydon Neighbourhood Plan is a document that accurately reflects the uniqueness of this area. It defines an area that has a heritage going back centuries and one that should be cherished and maintained.

The Plan has identified the unique geographical and historic features and defines why it should be protected and be subject to change through measured processes that reflect on both its historic and current needs.

Attachments: None

201818

Support

Document Element: Heydon Neighbourhood Plan Submission Version, Heydon Neighbourhood Plan Submission Version

Respondent: Mr Peter Rosenthal

Summary:

I strongly support the submitted version of the Heydon Neighbourhood Plan, It is a carefully considered proposal that strikes a sensible balance between the preservation and enhancement of the exceptional nature of the village and the parish and a willingness to accommodate the needs of the wider community.

Full text:

I strongly support the submitted version of the Heydon Neighbourhood Plan, It is a carefully considered proposal that strikes a sensible balance between the preservation and enhancement of the exceptional nature of the village and the parish and a willingness to accommodate the needs of the wider community.

Attachments: None

202531

Comment

Document Element: Heydon Neighbourhood Plan Submission Version, Heydon Neighbourhood Plan Submission Version

Respondent: Mrs Elizabeth Livingstone

Summary:

My husband and I fully support the submitted Neighbourhood Plan Version (7.13MB)

We particularly endorse the creation of circular permissive footpaths and the creation of recharging points for cars, which are important for sites such as High Close where direct connection to homes is impractical.

Full text:

My husband and I fully support the submitted Neighbourhood Plan Version (7.13MB)

We particularly endorse the creation of circular permissive footpaths and the creation of recharging points for cars, which are important for sites such as High Close where direct connection to homes is impractical.

Attachments: None

205492

Support

Document Element: Heydon Neighbourhood Plan Submission Version, Heydon Neighbourhood Plan Submission Version

Respondent: Dr Ken van Terheyden

Summary:

I support this plan and endorse it to the committee. The Councillors have worked hard and provided an excellent plan for the future. I just hope any change in government policies doesn't waste their time.

Full text:

I support this plan and endorse it to the committee. The Councillors have worked hard and provided an excellent plan for the future. I just hope any change in government policies doesn't waste their time.

Attachments: None

205493

Support

Document Element: Heydon Neighbourhood Plan Submission Version, Heydon Neighbourhood Plan Submission Version

Respondent: Mr Stephen Bucksey

Summary:

I am in support of this piece of work, of course as I was involved.. it took many hours and is a professional piece of work. Not least thanks to the South Cambs NHP team who have been outstanding

However I would like to register how apparently difficult it is for 'first time users ' to gain access and give feedback into the system. The demographics Heydon do not make it easy and yet feedback of this exercise really ought to be simple for best results.

I have submitted a request for paper proformas

Full text:

I am in support of this piece of work, of course as I was involved.. it took many hours and is a professional piece of work. Not least thanks to the South Cambs NHP team who have been outstanding

However I would like to register how apparently difficult it is for 'first time users ' to gain access and give feedback into the system. The demographics Heydon do not make it easy and yet feedback of this exercise really ought to be simple for best results.

I have submitted a request for paper proformas

Attachments: None

205499

Support

Document Element: Heydon Neighbourhood Plan Submission Version, Heydon Neighbourhood Plan Submission Version

Respondent: Dr Hugh Willmott

Summary:

I write in full support of the Heydon Neighbourhood Plan. Having carefully read the document, I commend the depth and detail of its research and recommendations that are strongly underpinned by the analysis. It addresses how to retain the character of the village and surroundings while suggesting ways in which these can be enhanced and brought into the 21st century through processes of preservation, adaptation and innovation.

Full text:

I write in full support of the Heydon Neighbourhood Plan. Having carefully read the document, I commend the depth and detail of its research and recommendations that are strongly underpinned by the analysis. It addresses how to retain the character of the village and surroundings while suggesting ways in which these can be enhanced and brought into the 21st century through processes of preservation, adaptation and innovation.

Attachments: None

205521

Comment

Document Element: Heydon Neighbourhood Plan Submission Version, Heydon Neighbourhood Plan Submission Version

Respondent: Heydon Parish Council

Summary:

Reg 16 comment - Chair Heydon Parish Council

The Heydon Neighbourhood plan has been produced by a dedicated team of Parish Councillors and Heydon residents over a four year period. I regard it as a highly professional document.

The team has looked to reflect the views of Heydon residents and those with an association with the village.

They have diligently sought advice from professional sources including ACRE, LOCALITY and Alison Farmer Associates and from local naturalists and historical records.

They have received guidance from the NHP team at South Cambridgeshire Council, without whom this would not have been possible.

Full text:

Reg 16 comment - Chair Heydon Parish Council

The Heydon Neighbourhood plan has been produced by a dedicated team of Parish Councillors and Heydon residents over a four year period. I regard it as a highly professional document.

The team has looked to reflect the views of Heydon residents and those with an association with the village.

They have diligently sought advice from professional sources including ACRE, LOCALITY and Alison Farmer Associates and from local naturalists and historical records.

They have received guidance from the NHP team at South Cambridgeshire Council, without whom this would not have been possible.

Attachments: None

205522

Support

Document Element: Heydon Neighbourhood Plan Submission Version, Heydon Neighbourhood Plan Submission Version

Respondent: Mr Rollo Barnes

Summary:

As Secretary of the Heydon Fund, a sleeping body ready to support local village action in response to development proposals in the neighbourhood considered by a majority of residents to be unreasonable and/or detrimental to the local community and environment, we fully support the proposed Neighbourhood Plan. Of particular value, is the recognition of a Valued Landscape Area, which will be well received not only by residents of Heydon but by the neighbouring escarpment villages of Elmdon, Chrishall and Great Chishill who have demonstrated disquiet with earlier large development proposals on that escarpment

Full text:

As Secretary of the Heydon Fund, a sleeping body ready to support local village action in response to development proposals in the neighbourhood considered by a majority of residents to be unreasonable and/or detrimental to the local community and environment, we fully support the proposed Neighbourhood Plan. Of particular value, is the recognition of a Valued Landscape Area, which will be well received not only by residents of Heydon but by the neighbouring escarpment villages of Elmdon, Chrishall and Great Chishill who have demonstrated disquiet with earlier large development proposals on that escarpment

Attachments: None

205523

Support

Document Element: Heydon Neighbourhood Plan Submission Version, Heydon Neighbourhood Plan Submission Version

Respondent: Ms Elaine Gillingham

Summary:

I strongly support the Heydon Neighbourhood Plan.

HEY 7 - more emphasis should be given to the issue of water treatment (the Water Recycling Centre at Barley is currently operating close to or exceeding its permitted capacity).

The Parish Council has been forward thinking in preparing this Plan. The existing built environment, natural history, setting and tranquillity of our village have been threatened by past development approvals impacting the street scene and the appearance of the settlement from the wider landscape.

Appendix 1 -the enhanced evidence for the importance of a significant number of spectacular and historically important views is essential to the Heydon Neighbourhood Plan.

Full text:

Whilst welcoming the strengthened references to water use in Policy HEY 7, I feel that more emphasis should be given to the issue of water treatment and the fact that the Water Recycling Centre at Barley is currently operating close to or exceeding its permitted capacity. The current construction of eight homes in Heydon has not yet begun to impact on the treatment works.

The Environment Agency raised this issue in their response (item 220 in Appendix 6 of the Consultation Statement), as below (my highlight).

"We have identified that the Plan area boundary includes the Water Recycling Centre Barley, which is currently operating close to or exceeding its/their permitted capacity. Providing the Plan does not allocate sites for growth development across the Plan period, we do not have any significant concerns. We would still expect to see consideration for any windfall developments captured in a relevant policy for Water Quality in the catchment of the Plan Area and serving WRC".

I warmly welcome the revised Heydon (Reg 16) Neighbourhood Plan and believe that this is a highly significant piece of work for the village. The Parish Council has been forward thinking in setting up this very small sub-committee of Councillors and residents to prepare and develop this Plan. It has been clear since the completion of the Community Led Plan that a Neighbourhood Plan would be required to fully protect and enhance the existing built environment, natural history, setting and tranquillity of our village – issues that have been threatened, in my view, by some of the more recent development approvals which have impacted both the street scene and the appearance of the settlement from the wider landscape.

The expansion of Appendix 1 – Locally Important Views – together with extensive references and more robust evidence for the importance to the local community of a significant number of spectacular and historically important views is essential to the Heydon Neighbourhood Plan.

Attachments: None

205524

Support

Document Element: Heydon Neighbourhood Plan Submission Version, Heydon Neighbourhood Plan Submission Version

Respondent: Mr Colin Hall

Summary:

I strongly support the plan.

I welcome the inclusion of non-designated heritage assets (Appendix 2) i.e. identification of the village vernacular.

I also welcome the inclusion of veteran trees (Appendix 3).

Light pollution (Policy HEY 9), is also of great concern (as an amateur astrophotographer I supplied the light pollution measurements). There is also documentary evidence on its deleterious impact on nocturnal creatures like moths and bats.

Full text:

First, a big thanks to the people who worked on the Neighbourhood Plan, a massive achievement and I strongly support the plan.

As a resident for some 30 odd years, I have over time come to an understanding that it is often the small and sometimes seemingly insignificant details that make Heydon such an attractive place to live. It was good to see that non-designated heritage assets (Appendix 2) like a run of old soft-red brick and flint walling and veteran (and not so) trees (Appendix 3) have been included. They are the small things that make up the whole and should be valued and cared for.

It was also good to see a comment about light pollution (Policy HEY 9), it has been many years since I have seen the Milky Way on a clear night (as an amateur astrophotographer I supplied the light pollution measurements). There is also documentary evidence on its deleterious impact on nocturnal creatures like moths and bats.

Attachments: None

205525

Support

Document Element: Heydon Neighbourhood Plan Submission Version, Heydon Neighbourhood Plan Submission Version

Respondent: Carolyn Dutton

Summary:

As a resident of Heydon for over 30 years, I fully support the Heydon Neighbourhood Plan. It provides a wealth of information on the history, environment and characteristics of Heydon and sensible policies to protect and enhance the village going forward. The Parish Council have been proactive in engaging the residents and discussing issues, and have kept us abreast of progress. The issues I raised in the last consultation have been addressed and incorporated and I applaud the Parish Council's working group in developing this comprehensive Neighbourhood plan.

Full text:

As a resident of Heydon for over 30 years, I fully support the Heydon Neighbourhood Plan. It provides a wealth of information on the history, environment and characteristics of Heydon and sensible policies to protect and enhance the village going forward. The Parish Council have been proactive in engaging the residents and discussing issues, and have kept us abreast of progress. The issues I raised in the last consultation have been addressed and incorporated and I applaud the Parish Council's working group in developing this comprehensive Neighbourhood plan.

Attachments: None

205526

Comment

Document Element: Heydon Neighbourhood Plan Submission Version, Heydon Neighbourhood Plan Submission Version

Respondent: Dr Michael Carroll

Summary:

The absence of a housing needs assessment in HEY 10 undermines the identification of necessary housing types, particularly favouring one and two bedroom homes which are unlikely to be built in Heydon.

The presumption in favour of one or two bedroom homes is flawed due to the lack of data on local needs and site-specific circumstances; the policy should be amended to favour 2 and 3 bedroom homes and allow a mix of larger and smaller homes.

HEY 4 does not align with the NPPF's emphasis on a positive approach to sustainable development; it should identify suitable sites for development, including small and windfall sites, as supported by local surveys and the Parish Council.

The development at Wood Green was positively received, indicating community support for appropriate growth; policies should allow for beneficial developments rather than being overly restrictive.

A statement in the NP is needed to reflect a more positive and varied approach to new development that considers community needs and site opportunities.

Full text:

HEY 10 attempts to set out demographic and housing stock data and come to a conclusion as to the types of houses which should be built. However, there is no housing needs assessment which is necessary to properly identify what types of new housing are actually required. It ignores any idea of realistic development prospects, restricting it to favour one and two bedroom homes which are extremely unlikely to be built in a desirable village location like Heydon. To quote from HEY 10 "alternative dwelling size, type and mix can be justified through reference to up-to-date evidence on Parish housing stock and local needs or to local site-specific circumstances". It is the very absence of data on "local needs and site-specific circumstances" which makes the presumption in favour of one or two bedrooms homes fundamentally flawed. The policy should be amended to favour 2 and 3 bedroom homes likely to actually be in demand and also allow an additional reasonable balance of larger and smaller homes.

The approach of HEY 4 ignores an important aspect of the NPPF, which asks for a more positive approach to sustainable development. The guidance amounts to a need to identify sites that are suitable for development within the NP area, in particular small sites and windfall sites. These were identified in Heydon in the SCDC call for sites process, and a survey of residents as part of the CLP found that some sites were considered favourably. Also, recently the development at Wood Green was supported at an early stage by the Parish Council because it was recognised that some change and growth was positive for Heydon. Although the brown field class of the site was a factor, the development of 8 houses was eagerly accepted despite being a maximum , normally applied only to larger settlements, and this pushed the developed area beyond the village envelope. So the policy should continue to allow for appropriate developments on available sites that have overall benefit rather than being overly prescriptive. A statement is required in the NP which identifies this more positive and varied approach to new development.

appendix 3 is incorrect in identifying tree no. 3 as ancient, it is a coppice of diameter 24 inches, making it about 120 years old at the maximum which is not ancient, and should be deleted from the list of trees in this appendix

Attachments: None

205527

Object

Document Element: Heydon Neighbourhood Plan Submission Version, Heydon Neighbourhood Plan Submission Version

Respondent: Dr Michael Carroll

Summary:

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HEY 4 does not align with the NPPF's emphasis on a positive approach to sustainable development; it should identify suitable sites for development, including small and windfall sites, as supported by local surveys and the Parish Council. The development at Wood Green was positively received, indicating community support for appropriate growth; policies should allow for beneficial developments rather than being overly restrictive. A statement in the NP is needed to reflect a more positive and varied approach to new development that considers community needs and site opportunities.

Full text:

HEY 10 attempts to set out demographic and housing stock data and come to a conclusion as to the types of houses which should be built. However, there is no housing needs assessment which is necessary to properly identify what types of new housing are actually required. It ignores any idea of realistic development prospects, restricting it to favour one and two bedroom homes which are extremely unlikely to be built in a desirable village location like Heydon. To quote from HEY 10 "alternative dwelling size, type and mix can be justified through reference to up-to-date evidence on Parish housing stock and local needs or to local site-specific circumstances". It is the very absence of data on "local needs and site-specific circumstances" which makes the presumption in favour of one or two bedrooms homes fundamentally flawed. The policy should be amended to favour 2 and 3 bedroom homes likely to actually be in demand and also allow an additional reasonable balance of larger and smaller homes.

The approach of HEY 4 ignores an important aspect of the NPPF, which asks for a more positive approach to sustainable development. The guidance amounts to a need to identify sites that are suitable for development within the NP area, in particular small sites and windfall sites. These were identified in Heydon in the SCDC call for sites process, and a survey of residents as part of the CLP found that some sites were considered favourably. Also, recently the development at Wood Green was supported at an early stage by the Parish Council because it was recognised that some change and growth was positive for Heydon. Although the brown field class of the site was a factor, the development of 8 houses was eagerly accepted despite being a maximum , normally applied only to larger settlements, and this pushed the developed area beyond the village envelope. So the policy should continue to allow for appropriate developments on available sites that have overall benefit rather than being overly prescriptive. A statement is required in the NP which identifies this more positive and varied approach to new development.

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Attachments: None

205528

Support

Document Element: Heydon Neighbourhood Plan Submission Version, Heydon Neighbourhood Plan Submission Version

Respondent: Mr Jonathan Davies

Summary:

█ Fully support. I submitted comments as part of the consultation process

Full text:

█ Fully support. I submitted comments as part of the consultation process

Attachments: None

205529

Comment

Document Element: Heydon Neighbourhood Plan Submission Version, Heydon Neighbourhood Plan Submission Version

Respondent: Mr John Dutton

Summary:

I strongly support and highly commend the work of Heydon PC in preparing this plan.

My main comment relates to the village pub.

The community need every support in maintaining this vital resource.

Government local and national need more interventions to support the rural pub industry before they are all lost for all time.

Full text:

I strongly support and highly commend the work of Heydon PC in preparing this plan.

My main comment relates to the village pub.

The community need every support in maintaining this vital resource.

Government local and national need more interventions to support the rural pub industry before they are all lost for all time.

Attachments: None

205530

Support

Document Element: Heydon Neighbourhood Plan Submission Version, Heydon Neighbourhood Plan Submission Version

Respondent: Mr Neil Phillips

Summary:

A great piece of work by all involved.

Very grateful for all the hard work and long hours that have clearly gone into protecting and enhancing our village.

Full text:

A great piece of work by all involved.

Very grateful for all the hard work and long hours that have clearly gone into protecting and enhancing our village.

Attachments: None

205532

Comment

Document Element: Heydon Neighbourhood Plan Submission Version, Heydon Neighbourhood Plan Submission Version

Respondent: Mrs Marie Janson Jones

Summary:

We need more public transport, or affordable options, for an ageing population that will otherwise be stranded in Heydon,

We need a much safer way to access essential services in our county, including safe crossing over the A505, for schools, railway station, bus stops etc.

Full text:

This is a substantial report reflecting accurately on Heydon as a village. and everyone involved in creating it should be applauded. I support the majority of this report, but would like to make a couple of minor comments.

Firstly - there is just not enough public transport or affordable options to anyone living in Heydon who doesn't own or drive a car. Heydon is in Cambridgeshire, but on the "wrong" side of the A505 with no safe crossing to access schools, railways stations or even bus stops. Every year parents are send leaflets to encourage their child to cycle to school - but our children would be killed if they attempted to cycle to the nearest primary school in Cambridgeshire.

Secondly - the historic northern gateway is mentioned, but what is not stressed is that at this point, cars are entering the village as they are coming up the hill with limited vision of the road side - and there are No verges here, making it hazardous for anyone walking or cycling along the road at this junction.

Thirdly - Future sustainability of Heydon - as it was mentioned, Heydon is an ageing village and though we love the tranquillity and peace of living here, it could become a dying village if infrastructure, especially affordable transport options, is not improved to facilitate people to get to local shops, GP, post office, school, nearby railway stations etc to access vital services.

Attachments: None

205533

Comment

Document Element: Heydon Neighbourhood Plan Submission Version, Heydon Neighbourhood Plan Submission Version

Respondent: Bromley Wharf Limited

Summary:

I strongly endorse this plan and commend the Parish Council for their outstanding work preparing it.
As someone who has run two businesses from the village I believe more reference should be made to the creation and support provided for small businesses located in rural villages.

Full text:

I strongly endorse this plan and commend the Parish Council for their outstanding work preparing it.
As someone who has run two businesses from the village I believe more reference should be made to the creation and support provided for small businesses located in rural villages.

Attachments: None

205534

Comment

Document Element: Heydon Neighbourhood Plan Submission Version, Heydon Neighbourhood Plan Submission Version

Respondent: Mr Robin Stern

Summary:

We welcome the improvements made since Reg.14, especially clearer sustainability, biodiversity and design guidance. We request a few minor modifications to improve clarity and deliverability: add a simple Health & Wellbeing objective; include supportive wording on air-quality and smoke impacts in HEY7; strengthen HEY13 by safeguarding alignment for the Chalk Pit walking route; clarify "equivalent quality" for community space under HEY12; and reference Cambridgeshire mechanisms for speed and traffic management in Community Actions 15–16. These changes do not alter the Plan's strategy but enhance practicality, public-health alignment and implementation.

Full text:

We welcome the improvements made since Reg.14, especially clearer sustainability, biodiversity and design guidance. We request a few minor modifications to improve clarity and deliverability: add a simple Health & Wellbeing objective; include supportive wording on air-quality and smoke impacts in HEY7; strengthen HEY13 by safeguarding alignment for the Chalk Pit walking route; clarify "equivalent quality" for community space under HEY12; and reference Cambridgeshire mechanisms for speed and traffic management in Community Actions 15–16. These changes do not alter the Plan's strategy but enhance practicality, public-health alignment and implementation.

Attachments:

Sterns' Reg-16 Representation

Sterns' Reg-16 Representation (7th February 2026)

100-WORD SUMMARY

We welcome the improvements made since Reg.14, especially clearer sustainability, biodiversity and design guidance. We request a few minor modifications to improve clarity and deliverability: add a simple Health & Wellbeing objective; include supportive wording on air-quality and smoke impacts in HEY7; strengthen HEY13 by safeguarding alignment for the Chalk Pit walking route; clarify "equivalent quality" for community space under HEY12; and reference Cambridgeshire mechanisms for speed and traffic management in Community Actions 15–16. These changes do not alter the Plan's strategy but enhance practicality, public-health alignment and implementation.

REGULATION 16 REPRESENTATION

From: Robin & Susan Stern

Plan: Heydon Neighbourhood Plan 2025–2041 (Submission Draft)

1. General Comments

We thank Heydon Parish Council and the Neighbourhood Plan Group for the significant work undertaken. We recognise and welcome improvements made since the Regulation 14 draft, including clearer sustainability expectations, improved mapping of views and gateways, strengthened biodiversity guidance, and more balanced treatment of development in the Vision.

Our comments below mainly request *minor modifications* that would improve clarity, deliverability, and alignment with national guidance on healthy and well-designed places, without altering the strategic character of the Plan.

We feel aware of lack of forward-looking vision in the Plan, appearing more oriented toward older residents, offering no prospectus for younger professionals, nor seeking to benefit from Heydon's position in the most forward-looking region in UK. Heritage should be 2-way: focusing on the heritage we will leave future generations, as well as on preserving and protecting the legacy we have inherited. This remains a broad area for future discussion, and will not stop us from supporting the Plan. Lacking an explicit Health and Wellbeing objective, for example, will.

2. Suggested Minor Modifications

A. Add an explicit Health & Wellbeing Objective (Chapter 4 – Vision, Themes & Objectives)

Although health and wellbeing benefits are implicit across several policies (footpaths, community facilities, dark skies), the Plan would benefit from a concise, cross-cutting objective to aid implementation and to align with the National Planning Policy Framework (NPPF) emphasis on promoting healthy places.

Sterns' Reg-16 Representation (7th February 2026)

Proposed addition to the objectives list:

“Objective X: Improve health and wellbeing in the Parish by reducing exposure to avoidable sources of air pollution, encouraging use of solar generation opportunities to help keep people warm in colder temperatures and cool in hotter ones, enhancing opportunities for active travel, and ensuring community spaces meet the needs of all age groups.”

This clarifies existing intent without adding new policy burdens, possibly excepting solar generation.

B. Add supportive text on air quality and smoke emissions (Policy HEY7 Supporting Text)

The village’s compact form and increasing housing density mean that particulate emissions from solid-fuel appliances have a disproportionate impact on residents, especially those with respiratory vulnerabilities. The Sustainability policy provides an ideal place for a short note encouraging good practice.

Proposed addition to HEY7 supporting text:

“Applicants are encouraged to avoid the installation of high-particulate solid-fuel heating appliances in new development and to design ventilation/flue systems to minimise local $PM_{2.5}$ and PM_{10} exposure, consistent with emerging public health guidance.”

This is non-prescriptive, does not conflict with national or Local Plan policies, and supports the Plan’s sustainability aims.

C. Strengthen deliverability of the Chalk Pit walking route (Policy HEY13)

We strongly support the aspiration for a safe off-road pedestrian route to the Chalk Pit. A small clarification would assist landowner negotiations and development management.

Proposed minor modification:

In HEY13(2) or supporting text, note that *“where development occurs adjacent to the Fowlmere Road corridor, proportionate opportunities should be taken to enable or safeguard alignment for the proposed off-road walking route using hedge-line corridors and permissive widths, subject to landowner agreement.”*

This does not mandate works but improves future deliverability.

Sterns' Reg-16 Representation (7th February 2026)

D. Clarify the quality expectation for community space at the King William IV site (Policy HEY12)

We welcome the strengthened viability and marketing tests in the Submission Draft. A small clarification would give clearer guidance to applicants and decision-makers.

Proposed addition to HEY12(2):

*“...on-site community meeting space of an equivalent **quantum and quality** to that which would be lost...”*

This avoids ambiguity and ensures any fallback use is genuinely community-serving.

E. Community Actions – Speed & Traffic Management

We appreciate that speed management and heavy-traffic issues sit partly outside NP policy scope. However, Community Actions 15–16 would be more effective if they referenced existing Cambridgeshire processes (20 mph schemes, Local Highway Improvement bids, freight management discussions).

Suggested refinement:

Add to Actions 15–16: “to be progressed through the appropriate Cambridgeshire County Council processes, including 20 mph scheme applications, Local Highway Improvement (LHI) bidding, and freight routing discussions where applicable.”

This gives residents and the Council a clearer route to implementation.

3. Closing Statement

We believe these minor modifications would enhance the clarity, practicality and NPPF alignment of the Plan while respecting its existing structure and community-led foundations. We are grateful for the considerable effort already demonstrated and hope these comments assist both the Parish Council and the Examiner in finalising a strong and forward-looking Neighbourhood Plan for Heydon.

Submitted by:

Robin & Susan Stern



Sterns' Reg-16 Representation (7th February 2026)

1-PAGE BULLETED VERSION:

A. Add a Health & Wellbeing Objective

- Include a brief new objective recognising the importance of:
 - reducing avoidable air-pollution exposure
 - supporting active travel
 - enabling inclusive community spaces
- This simply clarifies existing content already spread across policies (e.g., HEY7, HEY9, HEY11, HEY13).

B. Add Supportive Text on Air Quality / Smoke Emissions (HEY7)

- Add a non-binding sentence encouraging applicants to:
 - avoid high-particulate solid-fuel appliances in new developments
 - design flues/ventilation to minimise PM_{2.5} exposure
- This strengthens the sustainability message without creating new regulatory burdens.

C. Strengthen Deliverability of the Chalk Pit Walking Route (HEY13)

- Add wording that developments along the Fowlmere Road corridor should, *where proportionate*, help safeguard alignment for the off-road walking route via hedge-line corridors—subject to landowner agreement.
- This improves future deliverability of a widely supported community aspiration.

D. Clarify “Equivalent Quality” for Community Space at the King William IV Site (HEY12)

- Slightly refine text so replacement community space is of “equivalent **quantum and quality**”.
- Helps ensure any fallback use meaningfully serves the village.

E. Strengthen Community Actions 15–16 (Speed & Traffic Management)

- Add reference to established Cambridgeshire mechanisms:
 - 20 mph scheme applications
 - Local Highway Improvement (LHI) bids
 - Freight-routing and HGV-management discussions
- Improves transparency and deliverability without altering policy.

F. Closing

- These suggestions do **not** seek to change the Plan’s strategy or character.
- They simply enhance clarity, public health alignment, and practical delivery.
- We thank the Parish Council and Examiner for considering these improvements.

205535

Support

Document Element: Heydon Neighbourhood Plan Submission Version, Heydon Neighbourhood Plan Submission Version

Respondent: Mr Martin Goddard

Summary:

I fully support the Heydon Neighbourhood Plan.

Full text:

I fully support the Heydon Neighbourhood Plan.

Attachments: None

205536

Support

Document Element: Heydon Neighbourhood Plan Submission Version, Heydon Neighbourhood Plan Submission Version

Respondent: Ms Julie Wheelton

Summary:

I fully support the Heydon Neighbourhood Plan

Full text:

I fully support the Heydon Neighbourhood Plan

Attachments: None

205537

Support

Document Element: Heydon Neighbourhood Plan Submission Version, Heydon Neighbourhood Plan Submission Version

Respondent: Mr Kevin Esplin

Summary:

I support the Heydon Parish Council Neighbourhood plan as this will help to aid the protection of the village from over zealous and indiscriminate development in an area of outstanding natural beauty. We are running short of areas like ours in a scramble for more housing and once it has gone it is gone for our descendants in perpetuity. A lot of thought and consideration has gone into this plan and I commend the Heydon parish Council for their endurance and perseverance in putting this together . This a wholly well thought out plan which should be adopted ,

Full text:

I support the Heydon Parish Council Neighbourhood plan as this will help to aid the protection of the village from over zealous and indiscriminate development in an area of outstanding natural beauty. We are running short of areas like ours in a scramble for more housing and once it has gone it is gone for our descendants in perpetuity. A lot of thought and consideration has gone into this plan and I commend the Heydon parish Council for their endurance and perseverance in putting this together . This a wholly well thought out plan which should be adopted ,

Attachments: None

205538

Support

Document Element: Heydon Neighbourhood Plan Submission Version, Heydon Neighbourhood Plan Submission Version

Respondent: Kathleen Barker

Summary:

I support this plan

Full text:

I support this plan

Attachments: None

205539

Object

Document Element: Heydon Neighbourhood Plan Submission Version, Heydon Neighbourhood Plan Submission Version**Respondent:** Trustees of 3rd Viscount Devonport's Discretionary Trust**Agent:** Carter Jonas**Summary:**

In summary, the Trust's representations to draft HNP are as follows:

- There are parts of the Vision and some Objectives that would require additional development in order to be achieved, e.g. heritage enhancements, biodiversity net gain, housing needs, and community infrastructure. However, draft HNP does not allocate any land for development and includes policy designations that would prevent new development that could deliver some of the items identified in the Vision and Objectives.
- Object to Policy HEY1 because the proposed valued landscape designation of land at Chishill Down is not informed by robust evidence.
- Object to Policy HEY2 because the proposed important countryside frontage designations at land south of Heydon Lane and at land west of Chishill Road do not meet the criteria for this designation.
- Object to Policy HEY3 because the proposed locally important views of Holy Trinity Church across Church Field, at Church Field, at Chishill Down, and from High Close over Heydon Valley are not informed by robust evidence or selection criteria, and are general in nature rather than related to specific features.
- Policy HEY4 refers to an opportunity to restore the visually important walls along Heydon Lane, but there is no associated development in draft HNP to deliver those heritage related improvements.
- Object to Policy HEY6 because the proposed non-designated heritage assets of the site of Earles (or Earlsbury) 14th/17th Century manor house, and the visually important walls on the south side of Heydon Lane are not informed by robust evidence. The proposed extension to Heydon Conservation Area is also not informed by robust evidence.
- Object to Policy HEY10 because it is not positively prepared. It identifies a need for additional types of housing, but draft HNP does not allocate land for development that could address those needs and includes policy designations that would prevent new development at suitable sites.
- Object to Policy HEY11 because it is not positively prepared. It identifies a need for community facilities, community meeting space and children's play area for the village, but draft HNP does not allocate land for development that could support the delivery of additional community facilities, and includes policy designations that would prevent new development at suitable sites.

Full text:**General Comments**

The Trustees of 3rd Viscount Devonport's Discretionary Trust (the Trust) owns land at Heydon. A plan showing the parcels of land owned by the Trust is enclosed with this representation. The land west of Fowlmere Road (Parcel 1), land east of Fowlmere Road (Parcel 2), land south of Heydon Lane (Parcel 3), and land west of Chishill Road (Parcel 4) would be directly affected by some of the proposed policy designations within draft Heydon Neighbourhood Plan (draft HNP).

The Trust submitted representations to the Reg.14 version of draft HNP in June 2025. The majority of the paragraphs and policies that the Trust previously commented on have not been amended for the Reg.16 version of draft HNP, or the changes are minor, and as such those previous comments are largely resubmitted with amendments where relevant. The Trust does support the decision in the Reg.16 version of draft HNP to delete the previously proposed Local Green Space designation from the land south of Heydon Lane.

In summary, the Trust's representations to draft HNP are as follows:

- There are parts of the Vision and some Objectives that would require additional development in order to be achieved, e.g. heritage enhancements, biodiversity net gain, housing needs, and community infrastructure. However, draft HNP does not allocate any land for development and includes policy designations that would prevent new development that could deliver some of the items identified in the Vision and Objectives.
- Object to Policy HEY1 because the proposed valued landscape designation of land at Chishill Down is not informed by robust evidence.
- Object to Policy HEY2 because the proposed important countryside frontage designations at land south of Heydon Lane and at land west of Chishill Road do not meet the criteria for this designation.
- Object to Policy HEY3 because the proposed locally important views of Holy Trinity Church across Church Field, at Church Field, at Chishill Down, and from High Close over Heydon Valley are not informed by robust evidence or selection criteria, and are general in nature rather than related to specific features.
- Policy HEY4 refers to an opportunity to restore the visually important walls along Heydon Lane, but there is no associated development in draft HNP to deliver those heritage related improvements.
- Object to Policy HEY6 because the proposed non-designated heritage assets of the site of Earles (or Earlsbury) 14th/17th Century manor house, and the visually important walls on the south side of Heydon Lane are not informed by robust evidence. The proposed extension to Heydon Conservation Area is also not informed by robust evidence.
- Object to Policy HEY10 because it is not positively prepared. It identifies a need for additional types of housing, but draft HNP does not allocate land for development that could address those needs and includes policy designations that would prevent new development at suitable sites.
- Object to Policy HEY11 because it is not positively prepared. It identifies a need for community facilities, community meeting space and children's play area for the village, but draft HNP does not allocate land for development that could support the delivery of additional community facilities, and includes policy designations that would prevent new

development at suitable sites.

In due course draft HNP will be examined by an Independent Examiner who will determine whether the basic conditions for a neighbourhood plan have been met. As explained in this response, it is considered that some of the policies and designations in draft HNP do not meet Basic Condition (a) and are inconsistent with national policy.

Paragraph 4.1 Vision

COMMENT

Paragraph 4.1 outlines the vision for draft HNP. The vision refers to a variety of matters, including the landscape setting of the village, limited sustainable development for the village, and services and facilities to meet the needs of the village.

The Vision refers to the “exceptional protected landscape setting” of the village. It would be appropriate for the Vision to refer to landscape setting, and no changes are requested to this part of the Vision. As set out in the representations to Policy HEY1, the area for the proposed valued landscape designation should be amended to exclude land at Chiswell Down because it is not supported by evidence.

It would be appropriate for the Vision to refer to sustainable development, which would in principle be consistent with national policy. However, draft HNP does not allocate any land for development and includes policy designations that seek to prevent new development outside of settlement boundaries. Any infill developments in Heydon would be small i.e. not more than 2 dwellings, to be in accordance with Policy S/11: Infill Villages of the adopted South Cambridgeshire Local Plan 2018 (SCLP). As set out in Policy H/9: Housing Mix of SCLP, small infill developments are not required to provide a mix of dwellings or any affordable housing. In addition, small infill developments would not provide additional land or sufficient funding through planning obligations to support the delivery of community infrastructure or facilities.

It would be appropriate for the Vision to ensure that the local community has the services and facilities to meet needs, which would in principle be consistent with national policy relating to healthy communities. It is noted that Policy HEY11 of draft HNP seeks to improve the community infrastructure in Heydon, and refers to support for the delivery of a community meeting space and play spaces. However, draft HNP does not allocate any land for development that could support the delivery of these additional facilities, either through land or planning obligations. Draft HNP also includes policy designations that seek to prevent new development at suitable edge of village sites, which could deliver community facilities.

No changes are requested to the Vision for draft HNP. However, changes are required to policies in draft HNP in order to deliver that Vision, particularly in terms of sustainable development and community needs.

Paragraph 4.1.1 Objectives

COMMENT

Paragraph 4.1.1 identifies the themes and objectives for draft HNP.

Theme 1 relates to landscape and settlement character. It is appropriate to seek to protect the landscape character and the setting of the village. There are development plan policies and national policies that already require the landscape to be protected. It is considered that the evidence used to support the valued landscape, important countryside frontages, and locally important views is not robust, and as such these proposed designations should be deleted from draft HNP in some locations.

Theme 2 relates to the built environment character, heritage and sustainability. These are all matters that are consistent with development plan policies and national policies. However, draft HNP does not allocate any land for development and includes policy designations that would prevent new development, which means that some of the heritage and sustainability objectives would not be delivered.

Theme 3 relates to biodiversity. The protection of designated nature conservation sites is consistent with development plan policies and national policies. The delivery of biodiversity enhancement and biodiversity net gain through the planning system is related to the delivery of development. However, draft HNP does not allocate any land for development and includes policy designations that would prevent new development from being delivered, which means that biodiversity net gain would not be delivered in the village without development.

Theme 4 relates to housing and refers to meeting housing needs. However, draft HNP does not allocate any land for development, which means that the housing and housing needs of the village would not be met.

Theme 5 seeks to deliver a new community meeting space in the village and to address existing deficiencies in community infrastructure. However, draft HNP does not allocate any land for development that might support the delivery of new community infrastructure through land or planning obligations, and includes policy designations that would prevent the delivery of community infrastructure on some suitable sites on the edge of the village.

Theme 6 seeks to protect and improve the network of rural routes around the village. It is appropriate to protect the existing routes. It is considered that there is an opportunity through draft HNP to provide connections between existing routes and provide new circular routes, in conjunction with development.

No changes are requested to the Themes/Objectives for draft HNP. However, changes are required to policies in draft HNP in order to deliver on those Themes and Objectives, particularly in terms of the stated aspirations for heritage, sustainability, biodiversity, housing needs, community infrastructure, and rural routes.

HEY1: Protecting and enhancing Heydon's landscape character and recognising its area of Valued Landscape

Policy HEY1 seeks to protect and enhance the landscape character of the village. Policy HEY1 refers to a proposed valued landscape designation on northern part of village, which is identified on Map 6. The Trust's land at east of Fowlmere Road (Parcel 2) and west of Chishill Road (Parcel 4) is included within the proposed valued landscape designation.

The Trust appointed Planscape Consultants Ltd to review the justification for the proposed valued landscape designation. The Landscape and Visual Technical Review was submitted with representations to the Reg.14 version of draft HNP and is resubmitted with these representations.

The Technical Review highlights that the Heydon Parish Landscape Appraisal (April 2022), prepared for draft HNP, does not provide the evidence to support the decision to include land at Chishill Down within the proposed valued landscape designation. Pg.13 of the Heydon Parish Landscape Appraisal provides a description of Chishill Down, but it is noted that this description does not provide evidence or a conclusion that Chishill Down is a valued landscape. Bullet Point No.2 in Paragraph 5.1.4 of draft HNP repeats the description of Chishill Down, but does not explain or justify the inclusion of this area within a valued landscape. Paragraph 041 (Ref ID: 41) of the PPG states that "It [neighbourhood plan policies] should be concise, precise and supported by appropriate evidence". There is no evidence to include the Chishill Down local landscape character area within the proposed valued landscape area designation. If there is no evidence to include Chishill Down in this designation then it would be inconsistent with Paragraph 041 of the PPG and would not meet Basic Condition (a).

Requested Change

The requested changes are as follows:

Remove land in the Chishill Down local landscape character area from the proposed valued landscape area designation, as shown on Map 6 of draft HNP.

HEY2: Important Countryside Frontages

OBJECT

Policy HEY2 seeks to identify two additional important countryside frontages on the edge of the village; at land south of Heydon Lane (ICF3) and at land west of Chishill Road (ICF4).

The supporting text and justification for the proposed two additional important countryside frontages in Policy HEY2 refers to Policy NH/13 in SCLP. It is noted that Policy HEY2 is worded slightly differently to Policy NH/13. It is considered that if the policy intentions are identical then the policy wording and criteria should be the same. The criteria in Policy NH/13 are "a. Penetrates or sweeps into the built-up area providing a significant connection between the street scene and the surrounding rural area; or b. Provides an important rural break between two nearby but detached parts of a development framework".

Proposed ICF3 (land south of Heydon Lane) does not meet the criteria for an important countryside frontage. It is not adjacent to the defined development framework boundary of the village. This part of Heydon Lane has limited physical or visual relationship with built-up area of the village. Holy Trinity Church is visible from Heydon Lane, but it is separated by a cemetery and mature trees. There is no relationship with any other buildings or the village from this part of Heydon Lane. This part of Heydon Lane does not sweep into the built-up area of the village, and there is no connection between it and the street scene of the village. Therefore, proposed ICF3 does not meet the criteria for an important countryside frontage and should be deleted from Policy HEY2 and Map 8.

Proposed ICF4 (land west of Chishill Road) also does not meet the criteria for an important countryside frontage. It should be noted that proposed ICF4 is approximately 350m in length. This part of Chishill Road is an edge of village location only. It does not penetrate or sweep into the built-up area of the village, and it has no visual relationship with the centre of the village. Therefore, proposed ICF4 does not meet the criteria for an important countryside frontage and should be deleted from Policy HEY2 and Map 8.

It is considered that the proposed important countryside frontage designations ICF3 and ICF4 are clearly intended to prevent any type of development from coming forward in these two locations in the future. Paragraph 16 of the NPPF sets out requirements for those preparing plans, including neighbourhood plans. Criteria (a) states that plans "be prepared with the objective of contributing to the achievement of sustainable development". Criteria (b) states that plans

“be prepared positively, in a way that is aspirational but deliverable”. As set out in these representations, draft HNP includes policy requirements to address housing needs and community infrastructure provision, which both relate to the future sustainability of the village. The proposed important countryside frontage designations would prevent the delivery of development that could meet identified needs, which would not be a positive outcome for the village.

Therefore, it is concluded that the proposed important countryside frontage designations at land south of Heydon Lane (ICF3) and at land west of Chishill Road (ICF4) in Policy HEY2 do not meet Basic Condition (a) because they are inconsistent with national policy.

Requested Change

The requested changes are as follows:

Delete the proposed important countryside frontage designations at land south of Heydon Lane (ICF3) and land west of Chishill Road (ICF4) from Policy HEY2 and Map 8.

HEY3: Locally Important Views

OBJECT

Policy HEY3 seeks to identify locally important views on the edge of the village. The list of proposed locally important views include views of Holy Trinity Church across Church Field (View No.1), at Church Field (View No.2), at Chishill Down (View No. 7), and from High Close over Heydon Valley (View No.17).

The Trust appointed Planscape Consultants Ltd to review the justification for the proposed locally important views in the Reg.14 version of draft HNP. The names and numbers of some views have changed, some views have been added, and other views have been deleted in the Reg.16 version of draft HNP. For example, the previous View No.3 is now View No.7, the former View No.4 is now View No.1, and the former View No.8 is now View No.17. View No.2 (at Church Field) is a new identified view. The former View No.2 (from Chishill Road north toward Down Plantation) has been deleted as a locally important view. The Landscape and Visual Technical Review is resubmitted with these representations, but the view references in the document have changed.

The Technical Review provided some general comments on the proposed locally important views, including the lack of location data for the photographs of the views, and the lack of a detailed analysis of the views and their visual attributes. Those previous comments remain relevant. For these reasons the evidence that has informed the proposed locally important views is not robust.

The precise location of the photographs provided in Appendix 1 of draft HNP for View No.1 is unclear. The views of Holy Trinity Church across Church Field from most parts of Heydon Lane are restricted by trees. It appears that the photographs of View No.1 have been enlarged, which inaccurately overemphasises the view of the church. The evidence to inform the decision to identify View No.1 is not robust.

A new View No.2 (at Church Field) has been added from the land south of Heydon Lane. The precise location of the photographs provided in Appendix 1 of draft HNP for View No.2 is unclear. It appears that the photographs have been taken from the south side of Heydon Lane. However, there is no footway on the southern side of Heydon Lane, which means it is not a publicly accessible location. Accessibility is one of the key criteria for designation as a key view. View No.2 is a primarily a view of an agricultural field with mature trees. It is not clear what is important about this view to justify special protection in draft HNP. The evidence to inform the decision to identify View No.2 is not robust.

View No.7 is not in a publicly accessible location, and there is no public right of way from this viewpoint. Accessibility is one of the key criteria for designation as a key view. There is no evidence of the landscape and visual features in this viewpoint to justify designation as an important view. The evidence to inform the decision to identify View No.7 is not robust, and it should be deleted.

View No.7 is not a publicly accessible location, there is no public right of way from this viewpoint, and it is an agricultural field. Accessibility is one of the key criteria for designation as a key view. There is no evidence to identify the importance of View No.7, including detailed analysis of landscape character and key features. If there is no evidence to inform the decision to identify View No.7 then it should be deleted.

The precise location of the photographs provided in Appendix 1 of draft HNP for View No.17 is unclear. The view from View No.17 is significantly restricted by hedgerows along the roadside verge. The evidence to inform the decision to identify View No.17 is not robust. In addition, View No.17 is already designated as an Important Countryside Frontage in SCLP, and as such it is not necessary to add an additional policy designation.

Paragraph 041 (Ref ID: 41) of the Planning Practice Guidance states that “It [neighbourhood plan policies] should be concise, precise and supported by appropriate evidence”. The evidence put forward to explain and justify the proposed locally views at No.1, No.2, No.7, No.17 are not robust, and as such these proposed designations do not have regard to national policy and would not meet Basic Condition (a).

Policy NH/2 of SCLP seeks to protect landscape character and the landscape of the National Character Areas. Policy

HQ1 identifies the design principles for development, which includes preserve and enhancing the character of the area and responding to the site context in the wider landscape (criteria a) and providing high quality landscape (criteria m). Paragraph 16(f) of the NPPF states that plans, including neighbourhood plans, should “serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant)”. The landscape character around Heydon, and the views at No.1, No.2, No.7, and No.17, are already protected by Policy NH/2, and high quality landscaping is required by Policy HQ1 of SCLP. It is not necessary to duplicate development plan policies related to protecting landscape character, and to do so would be inconsistent with Paragraph 16(f) of the NPPF and would not meet Basic Condition (a).

It might be helpful for the Neighbourhood Plan Group to review the Examiner’s Reports for the Fulbourn Neighbourhood Plan (published April 2022) and the Stapleford & Great Shelford Neighbourhood Plan (published May 2025). These two neighbourhood plans also sought to identify locally important views around those villages. In summary, the Examiner’s raised concerns about the site selection process for the views, the nature and importance of those views, and the relationship of those views to the settlements. In both cases, the Examiner’s deleted all of the proposed views from the neighbourhood plans.

Requested Change

The requested changes are as follows:

Delete references to the proposed locally important views at Holy Trinity Church across Church Field (View No.1), at Church Field (View No.2), at Chishill Down (View No. 7), and from High Close over Heydon Valley (View No.17) from Policy HEY3, Appendix 1, and Map 9.

HEY4: Preserving and enhancing the special character of Heydon’s built environment

COMMENT

Policy HEY4 identifies the key design principles for development in the village. These principles are appropriate and relate to the character of the village. However, draft HNP does not allocate any land for development and includes policy designations that would prevent new development from being delivered, which means that these design principles might never be applied.

The Trust owns land to the south of Heydon Lane. Policy HEY4 refers to an aspiration to restore the visually important walls along both sides of Heydon Lane. The walls on the southern side of Heydon Lane could be restored and reinstated, but is not required at the moment and is only likely to be delivered in conjunction with development in the village. It is noted that other policies in draft HNP – HEY2, HEY3, and HEY5 – have proposed designations that would prevent any type of development at land south of Heydon Lane, which would be inconsistent with the aspiration to restore the walls in this location.

No changes are requested to Policy HEY4.

HEY6: Conserving and Enhancing Heritage Assets in Heydon Parish

OBJECT

Policy HEY6 identifies non-designated heritage assets, including the following:

- Asset No.6: site of Earles (or Earlsbury) 14th/17th Century manor house; and
- Asset No.7: visually important walls.

Paragraph 5.6.10 provides supporting text to Policy HEY6 and refers to Community Action 3, which relates to a proposed extension to Heydon Conservation Area. The proposed extension to the Conservation Area would include land south of Heydon Lane and to the east of Holy Trinity Church.

The Trust appointed JB Heritage to assess the evidence to inform the decision to identify the proposed non-designated heritage assets and the proposed extension to Heydon Conservation Area for the Reg.14 version of draft HNP. The numbers of the non-designated heritage assets have changed e.g. former No.7 is now No.6, and former No.8 is now No.7. The valued landscape (former No.1) has been deleted as a non-designated heritage asset. The Heritage Technical Assessment is resubmitted with these representations, but the reference numbers for the non-designated heritage assets have changed.

There is limited evidence provided in Appendix 2 of draft HNP to explain or justify that the site of Earles (Asset No.6) as a non-designated heritage asset. Paragraph 039 (Ref ID. 18a) of the PPG requires details of the heritage significance to be provided in order for sites to be identified as non-designated heritage assets. There is no assessment of the heritage significance of the site of Earles provided in Appendix 2 of draft HNP. For this reason, the site of Earles (Asset No.6) should not be identified as a non-designated heritage asset.

The brick walls on the south side of Heydon Lane are included within the proposed designation of visually important walls (Asset No.7) as a non-designated heritage asset. It is concluded in the Heritage Technical Assessment that the

walls included within this designation are of different materials, dates and construction, and should not be grouped together as a single non-designated heritage asset. The brick walls on the south side of Heydon Lane are not of sufficient quality to justify designation as a non-designated heritage asset. For this reason, the brick walls on the south side of Heydon Lane (included as part of Asset No.7) should not be identified as a non-designated heritage asset.

The land south of Heydon Lane and to the east of Holy Trinity Church is included in a proposed extension to the Heydon Conservation Area. There is no evidence provided with draft HNP to explain the heritage significance of this land that would justify it being included within the Conservation Area. The lack of heritage evidence means that the land south of Heydon Lane and to the east of Holy Trinity Church should not be included within Heydon Conservation Area, and Community Action 3 should be deleted.

Paragraph 041 (Ref ID: 41) of the PPG states that "It [neighbourhood plan policies] should be concise, precise and supported by appropriate evidence". As set out above, there is no robust evidence provided with draft HNP to justify Assets No.6 and No.7 as non-designated heritage assets. There is also no robust evidence provided with draft HNP for the land south of Heydon Lane and to the east of Holy Trinity Church to be included within the proposed extension to Heydon Conservation Area. For all these reasons, these proposed heritage designations should be deleted. Therefore, the proposed non-designated heritage assets at Assets No.6 and No.7, and the reference to including land south of Heydon Lane and to the east of Holy Trinity Church within Heydon Conservation Area, do not meet Basic Condition (a) because they are inconsistent with national policy.

Requested Change

The requested changes are as follows:

Delete site of Earles (or Earlsbury) 14th/17th Century manor house (Asset No.6) as a non-designated heritage asset from Policy HEY6 and Appendix 2.

Delete visually important walls (Asset No.7), and in particular the walls on the south side of Heydon Lane, as a non-designated heritage asset from Policy HEY6 and Appendix 2.

Delete reference in Paragraph 5.6.10 and Community Action 3 to a proposed extension to Heydon Conservation Area that includes the land south of Heydon Lane and to the east of Holy Trinity Church.

HEY10: Delivering homes that meet the village's needs

OBJECT

Policy HEY10 relates to the delivery of housing. The policy refers to an aspiration for a mix of dwelling sizes and smaller 1 and 2 bed dwellings in particular, and for the delivery of accessible and adaptable dwellings and wheelchair accessible dwellings.

It should be noted that Heydon is classified as an Infill Village in Policy S/11 of SCLP, with a development site size limit of up to 2 dwellings. The site size limit is below the threshold where affordable housing would be required. Policy H/9 of SCLP outlines the housing mix requirements for development, but this applies to developments of 10 or more dwellings, and above the development site size limit for the village. Policy H/9 also refers to a requirement that 5% of homes in a development should be built to the accessible and adaptable dwellings M4(2) standard, but this standard would not be triggered by a site size limit of up to 2 dwellings that applies to the village. The housing mix aspirations contained in Policy HEY10 are incompatible with the policies in SCLP, and are unlikely to be delivered. Paragraph 16(b) of the NPPF sets out requirements for those preparing plans, and states that plans, including neighbourhood plans, "be prepared positively, in a way that is aspirational but deliverable". It is considered that the housing mix requirements of Policy HEY10 are not deliverable.

Policy HEY10 identifies a preference for smaller homes with one or two bedrooms. Paragraph 5.10.6, which provides the supporting text to Policy HEY10, highlights that the existing housing stock in the village is mostly large and expensive, and refers to the difficulty of younger people accessing housing and of older people seeking to downsize to a smaller property. There is an identified need for different types of housing in the village, but draft HNP does not allocate any land for development that could address those needs. As set out above, Policy HEY10 would be ineffective at delivering a mix of house sizes and tenures, or accessible and adaptable dwellings. In addition, draft HNP includes policy designations that would prevent new development at suitable sites on the edge of the village from being delivered. Paragraph 16(b) of the NPPF sets out requirements for those preparing plans, and states that plans, including neighbourhood plans, "be prepared positively, in a way that is aspirational but deliverable". It is considered that Policy HEY10 and draft HNP are not positively prepared because it identifies a need for different types of housing, but does not seek to meet those needs through policies. Therefore, Policy HEY10 does not meet Basic Condition (a), in that it is inconsistent with national policy.

The draft HNP does not state the current need for affordable housing in the village, and the most recent information on housing needs for villages published by South Cambridgeshire District Council is from September 2022 so is unlikely to provide the latest housing needs of the village. The draft Greater Cambridge Local Plan published for consultation between December 2025 and January 2026, identified a housing requirement for neighbourhood plan areas; the requirement for Heydon between 2024 and 2045 is 4 dwellings. It is acknowledged that draft HNP needs to be in general

conformity with the strategic policies in SCLP, and as such does not need to take into account emerging policies in the draft Greater Cambridge Local Plan. However, the draft housing requirement figure for Heydon does identify some need for additional housing in the village. There are general concerns with the approach towards the housing requirement for neighbourhood plan areas, relating to how the figure takes into account affordable housing needs, and what happens if a neighbourhood plan does not include allocations or is not reviewed. It is very unlikely that any housing requirement figure for Heydon would be implemented through draft HNP or any future review.

As set out in the General Comments to draft HNP, the Trust owns a number of parcels of land on the edge of Heydon, which are identified on the plan submitted with those representations. It is considered that some of those parcels of land are suitable for a small-scale development to address the identified housing needs of the village. A small-scale development could deliver a mix of house types, sizes and tenures, including affordable housing to meet local needs, smaller dwellings and bungalows suitable for older people, smaller dwellings suitable for first time buyers and young families, accessible/adaptable/wheelchair accessible housing, and self and custom build housing plots.

Any small-scale development allocated on the edge of the village would need to be in accordance with the design and landscape policy requirements of Policy HQ/1 and NH/2 of SCLP, and with the proposed key design principles identified in Policy HEY4 of draft HNP.

The multiple land parcels owned by the Trust also provides scope for a small scale development to deliver open space, children's play area, village meeting space, other community facilities, and biodiversity net gain, either on the same site or on other land in the village within the same ownership.

Requested Change

It is requested that the Heydon Neighbourhood Plan Group considers allocating land for development on the edge of the village, to meet the identified needs for housing and community infrastructure.

HEY11: Delivering improved community infrastructure for the parish community

OBJECT

Policy HEY11 seeks to deliver improvements to community infrastructure. It is expected that new community facilities would be located within the development framework boundary or immediately adjacent to it, meet parking standards, and be of a suitable scale and type for the proposed location. Policy HEY11 and the supporting text refers to a lack of community facilities, an aspiration for more community facilities including playing fields, village hall/meeting space, and children's play area. There is a clear need for additional community facilities in Heydon.

The NPPF refers to the delivery of community facilities. Paragraph 8 of the NPPF identifies the three objectives of sustainable development, and the social objective refers to accessible services and open spaces to meet needs and to support community well-being. Paragraph 29 outlines the potential role of non-strategic policies, including those within neighbourhood plans, which can include allocating sites and the provision of community facilities. Paragraph 88 expects planning policies, including those within neighbourhood plans, to enable the development of local services and community facilities including meeting places and open space. Paragraph 89 highlights that sites to meet community needs in rural areas might have to be located adjacent to existing settlements. Paragraph 98 expects planning policies, including those in neighbourhood plans, to plan positively for the provision of community facilities including meeting places and open space in order to enhance the sustainability of communities. Paragraph 103 highlights the importance of access to open spaces for the health and well-being of communities, and expects plan policies to meet identified needs for open space.

The principle of seeking to deliver additional community facilities for the village is consistent with national policy. There is an identified need for community facilities, a community meeting space and children's play area for the village. There is support for those community facilities to be located within or adjacent to the village. However, draft HNP does not allocate land for development that could support the delivery of additional community facilities at the village. In addition, draft HNP includes proposed policy designations for land adjacent to the development framework boundary of the village, which would prevent the delivery of new development including community facilities from coming forward on suitable sites on the edge of the village. The lack of an effective policy mechanism and a lack of suitable sites make it very unlikely additional community facilities would be delivered for the village.

It is concluded that Policy HEY11 is not consistent with national policy contained in Paragraphs 88, 98 and 103 in terms of meeting the needs for community facilities and open space. Paragraph 16(b) of the NPPF expects plans, including neighbourhood plans, to be "prepared positively". Policy HEY11 is not positively prepared because it would not deliver community facilities to meet identified needs. Therefore, Policy HEY 11 does not meet Basic Condition (a), in that it is inconsistent with national policy.

As set out in the General Comments to draft HNP, the Trust owns a number of parcels of land on the edge of Heydon, as identified in the enclosed plan. It is considered that some of those parcels of land are suitable for a small-scale housing development, which could also deliver open space, children's play area, village meeting space, or other community facilities needed by the village. As an alternative, those community facilities could be provided on other land in the village owned by the Trust, as part of delivering a development strategy for the village.

Requested Change

It is requested that the Heydon Neighbourhood Plan Group considers allocating land for development on the edge of the village, to meet the identified needs for housing and community infrastructure.

Attachments:

FINAL Lord Devonport Reps - Reg16 Heydon NP December.pdf

Site Plan.pdf

Landscape and Visual Technical Review 250619_Heydon Neighbourhood Plan.pdf

Technical Heritage Appraisal V1.pdf

REG.18 HEYDON NEIGHBOURHOOD PLAN CONSULTATION – DECEMBER 2025
LORD DEVONPORT
LAND IN HEYDON
FINAL REPRESENTATIONS

INTRODUCTION

The consultation on a Reg.16 Heydon Neighbourhood Plan (draft HNP) is taking place between 15th December 2025 and 9th February 2026. This document provides the final representations to the consultation. The final version of the representations will be uploaded to the online consultation system.

REPRESENTATIONS TO DRAFT HNP

General Comments

The Trustees of 3rd Viscount Devonport's Discretionary Trust (the Trust) owns land at Heydon. A plan showing the parcels of land owned by the Trust is enclosed with this representation. The land west of Fowlmere Road (Parcel 1), land east of Fowlmere Road (Parcel 2), land south of Heydon Lane (Parcel 3), and land west of Chishill Road (Parcel 4) would be directly affected by some of the proposed policy designations within draft Heydon Neighbourhood Plan (draft HNP).

The Trust submitted representations to the Reg.14 version of draft HNP in June 2025. The majority of the paragraphs and policies that the Trust previously commented on have not been amended for the Reg.16 version of draft HNP, or the changes are minor, and as such those previous comments are largely resubmitted with amendments where relevant. The Trust does support the decision in the Reg.16 version of draft HNP to delete the previously proposed Local Green Space designation from the land south of Heydon Lane.

In summary, the Trust's representations to draft HNP are as follows:

- There are parts of the Vision and some Objectives that would require additional development in order to be achieved, e.g. heritage enhancements, biodiversity net gain, housing needs, and community infrastructure. However, draft HNP does not allocate any land for development and includes policy designations that would prevent new development that could deliver some of the items identified in the Vision and Objectives.
- Object to Policy HEY1 because the proposed valued landscape designation of land at Chishill Down is not informed by robust evidence.
- Object to Policy HEY2 because the proposed important countryside frontage designations at land south of Heydon Lane and at land west of Chishill Road do not meet the criteria for this designation.
- Object to Policy HEY3 because the proposed locally important views of Holy Trinity Church across Church Field, at Church Field, at Chishill Down, and from High Close over Heydon Valley are not informed by robust evidence or selection criteria, and are general in nature rather than related to specific features.
- Policy HEY4 refers to an opportunity to restore the visually important walls along Heydon Lane, but there is no associated development in draft HNP to deliver those heritage related improvements.

- Object to Policy HEY6 because the proposed non-designated heritage assets of the site of Earles (or Earlsbury) 14th/17th Century manor house, and the visually important walls on the south side of Heydon Lane are not informed by robust evidence. The proposed extension to Heydon Conservation Area is also not informed by robust evidence.
- Object to Policy HEY10 because it is not positively prepared. It identifies a need for additional types of housing, but draft HNP does not allocate land for development that could address those needs and includes policy designations that would prevent new development at suitable sites.
- Object to Policy HEY11 because it is not positively prepared. It identifies a need for community facilities, community meeting space and children's play area for the village, but draft HNP does not allocate land for development that could support the delivery of additional community facilities, and includes policy designations that would prevent new development at suitable sites.

In due course draft HNP will be examined by an Independent Examiner who will determine whether the basic conditions for a neighbourhood plan have been met. As explained in this response, it is considered that some of the policies and designations in draft HNP do not meet Basic Condition (a) and are inconsistent with national policy.

Paragraph 4.1 Vision

COMMENT

Paragraph 4.1 outlines the vision for draft HNP. The vision refers to a variety of matters, including the landscape setting of the village, limited sustainable development for the village, and services and facilities to meet the needs of the village.

The Vision refers to the "*exceptional protected landscape setting*" of the village. It would be appropriate for the Vision to refer to landscape setting, and no changes are requested to this part of the Vision. As set out in the representations to Policy HEY1, the area for the proposed valued landscape designation should be amended to exclude land at Chiswell Down because it is not supported by evidence.

It would be appropriate for the Vision to refer to sustainable development, which would in principle be consistent with national policy. However, draft HNP does not allocate any land for development and includes policy designations that seek to prevent new development outside of settlement boundaries. Any infill developments in Heydon would be small i.e. not more than 2 dwellings, to be in accordance with Policy S/11: Infill Villages of the adopted South Cambridgeshire Local Plan 2018 (SCLP). As set out in Policy H/9: Housing Mix of SCLP, small infill developments are not required to provide a mix of dwellings or any affordable housing. In addition, small infill developments would not provide additional land or sufficient funding through planning obligations to support the delivery of community infrastructure or facilities.

It would be appropriate for the Vision to ensure that the local community has the services and facilities to meet needs, which would in principle be consistent with national policy relating to healthy communities. It is noted that Policy HEY11 of draft HNP seeks to improve the community infrastructure in Heydon, and refers to support for the delivery of a community meeting space and play spaces. However, draft HNP does not allocate any land for development that could support the delivery of these additional facilities, either through land or planning obligations. Draft HNP also includes policy designations that seek to prevent new development at suitable edge of village sites, which could deliver community facilities.

No changes are requested to the Vision for draft HNP. However, changes are required to policies in draft HNP in order to deliver that Vision, particularly in terms of sustainable development and community needs.

Paragraph 4.1.1 Objectives

COMMENT

Paragraph 4.1.1 identifies the themes and objectives for draft HNP.

Theme 1 relates to landscape and settlement character. It is appropriate to seek to protect the landscape character and the setting of the village. There are development plan policies and national policies that already require the landscape to be protected. It is considered that the evidence used to support the valued landscape, important countryside frontages, and locally important views is not robust, and as such these proposed designations should be deleted from draft HNP in some locations.

Theme 2 relates to the built environment character, heritage and sustainability. These are all matters that are consistent with development plan policies and national policies. However, draft HNP does not allocate any land for development and includes policy designations that would prevent new development, which means that some of the heritage and sustainability objectives would not be delivered.

Theme 3 relates to biodiversity. The protection of designated nature conservation sites is consistent with development plan policies and national policies. The delivery of biodiversity enhancement and biodiversity net gain through the planning system is related to the delivery of development. However, draft HNP does not allocate any land for development and includes policy designations that would prevent new development from being delivered, which means that biodiversity net gain would not be delivered in the village without development.

Theme 4 relates to housing and refers to meeting housing needs. However, draft HNP does not allocate any land for development, which means that the housing and housing needs of the village would not be met.

Theme 5 seeks to deliver a new community meeting space in the village and to address existing deficiencies in community infrastructure. However, draft HNP does not allocate any land for development that might support the delivery of new community infrastructure through land or planning obligations, and includes policy designations that would prevent the delivery of community infrastructure on some suitable sites on the edge of the village.

Theme 6 seeks to protect and improve the network of rural routes around the village. It is appropriate to protect the existing routes. It is considered that there is an opportunity through draft HNP to provide connections between existing routes and provide new circular routes, in conjunction with development.

No changes are requested to the Themes/Objectives for draft HNP. However, changes are required to policies in draft HNP in order to deliver on those Themes and Objectives, particularly in terms of the stated aspirations for heritage, sustainability, biodiversity, housing needs, community infrastructure, and rural routes.

HEY1: Protecting and enhancing Heydon's landscape character and recognising its area of Valued Landscape

Policy HEY1 seeks to protect and enhance the landscape character of the village. Policy HEY1 refers to a proposed valued landscape designation on northern part of village, which is identified on Map 6. The Trust's land at east of Fowlmere Road (Parcel 2) and west of Chishill Road (Parcel 4) is included within the proposed valued landscape designation.

The Trust appointed Planscape Consultants Ltd to review the justification for the proposed valued landscape designation. The Landscape and Visual Technical Review was submitted with representations to the Reg.14 version of draft HNP and is resubmitted with these representations.

The Technical Review highlights that the Heydon Parish Landscape Appraisal (April 2022), prepared for draft HNP, does not provide the evidence to support the decision to include land at Chishill Down within the proposed valued landscape designation. Pg.13 of the Heydon Parish Landscape Appraisal provides a description of Chishill Down, but it is noted that this description does not provide evidence or a conclusion that Chishill Down is a valued landscape. Bullet Point No.2 in Paragraph 5.1.4 of draft HNP repeats the description of Chishill Down, but does not explain or justify the inclusion of this area within a valued landscape. Paragraph 041 (Ref ID: 41) of the PPG states that "*It [neighbourhood plan policies] should be concise, precise and supported by appropriate evidence*". There is no evidence to include the Chishill Down local landscape character area within the proposed valued landscape area designation. If there is no evidence to include Chishill Down in this designation then it would be inconsistent with Paragraph 041 of the PPG and would not meet Basic Condition (a).

Requested Change

The requested changes are as follows:

Remove land in the Chishill Down local landscape character area from the proposed valued landscape area designation, as shown on Map 6 of draft HNP.

HEY2: Important Countryside Frontages

OBJECT

Policy HEY2 seeks to identify two additional important countryside frontages on the edge of the village; at land south of Heydon Lane (ICF3) and at land west of Chishill Road (ICF4).

The supporting text and justification for the proposed two additional important countryside frontages in Policy HEY2 refers to Policy NH/13 in SCLP. It is noted that Policy HEY2 is worded slightly differently to Policy NH/13. It is considered that if the policy intentions are identical then the policy wording and criteria should be the same. The criteria in Policy NH/13 are "*a. Penetrates or sweeps into the built-up area providing a significant connection between the street scene and the surrounding rural area; or b. Provides an important rural break between two nearby but detached parts of a development framework*".

Proposed ICF3 (land south of Heydon Lane) does not meet the criteria for an important countryside frontage. It is not adjacent to the defined development framework boundary of the village. This part of Heydon Lane has limited physical or visual relationship with built-up area of the village. Holy Trinity Church is visible from Heydon Lane, but it is separated by a cemetery and mature trees. There

is no relationship with any other buildings or the village from this part of Heydon Lane. This part of Heydon Lane does not sweep into the built-up area of the village, and there is no connection between it and the street scene of the village. Therefore, proposed ICF3 does not meet the criteria for an important countryside frontage and should be deleted from Policy HEY2 and Map 8.

Proposed ICF4 (land west of Chishill Road) also does not meet the criteria for an important countryside frontage. It should be noted that proposed ICF4 is approximately 350m in length. This part of Chishill Road is an edge of village location only. It does not penetrate or sweep into the built-up area of the village, and it has no visual relationship with the centre of the village. Therefore, proposed ICF4 does not meet the criteria for an important countryside frontage and should be deleted from Policy HEY2 and Map 8.

It is considered that the proposed important countryside frontage designations ICF3 and ICF4 are clearly intended to prevent any type of development from coming forward in these two locations in the future. Paragraph 16 of the NPPF sets out requirements for those preparing plans, including neighbourhood plans. Criteria (a) states that plans “*be prepared with the objective of contributing to the achievement of sustainable development*”. Criteria (b) states that plans “*be prepared positively, in a way that is aspirational but deliverable*”. As set out in these representations, draft HNP includes policy requirements to address housing needs and community infrastructure provision, which both relate to the future sustainability of the village. The proposed important countryside frontage designations would prevent the delivery of development that could meet identified needs, which would not be a positive outcome for the village.

Therefore, it is concluded that the proposed important countryside frontage designations at land south of Heydon Lane (ICF3) and at land west of Chishill Road (ICF4) in Policy HEY2 do not meet Basic Condition (a) because they are inconsistent with national policy.

Requested Change

The requested changes are as follows:

Delete the proposed important countryside frontage designations at land south of Heydon Lane (ICF3) and land west of Chishill Road (ICF4) from Policy HEY2 and Map 8.

HEY3: Locally Important Views

OBJECT

Policy HEY3 seeks to identify locally important views on the edge of the village. The list of proposed locally important views include views of Holy Trinity Church across Church Field (View No.1), at Church Field (View No.2), at Chishill Down (View No. 7), and from High Close over Heydon Valley (View No.17).

The Trust appointed Planscape Consultants Ltd to review the justification for the proposed locally important views in the Reg.14 version of draft HNP. The names and numbers of some views have changed, some views have been added, and other views have been deleted in the Reg.16 version of draft HNP. For example, the previous View No.3 is now View No.7, the former View No.4 is now View No.1, and the former View No.8 is now View No.17. View No.2 (at Church Field) is a new identified view. The former View No.2 (from Chishill Road north toward Down Plantation) has been deleted as a locally important view. The Landscape and Visual Technical Review is resubmitted with these representations, but the view references in the document have changed.

The Technical Review provided some general comments on the proposed locally important views, including the lack of location data for the photographs of the views, and the lack of a detailed analysis of the views and their visual attributes. Those previous comments remain relevant. For these reasons the evidence that has informed the proposed locally important views is not robust.

The precise location of the photographs provided in Appendix 1 of draft HNP for View No.1 is unclear. The views of Holy Trinity Church across Church Field from most parts of Heydon Lane are restricted by trees. It appears that the photographs of View No.1 have been enlarged, which inaccurately overemphasises the view of the church. The evidence to inform the decision to identify View No.1 is not robust.

A new View No.2 (at Church Field) has been added from the land south of Heydon Lane. The precise location of the photographs provided in Appendix 1 of draft HNP for View No.2 is unclear. It appears that the photographs have been taken from the south side of Heydon Lane. However, there is no footway on the southern side of Heydon Lane, which means it is not a publicly accessible location. Accessibility is one of the key criteria for designation as a key view. View No.2 is a primarily a view of an agricultural field with mature trees. It is not clear what is important about this view to justify special protection in draft HNP. The evidence to inform the decision to identify View No.2 is not robust.

View No.7 is not in a publicly accessible location, and there is no public right of way from this viewpoint. Accessibility is one of the key criteria for designation as a key view. There is no evidence of the landscape and visual features in this viewpoint to justify designation as an important view. The evidence to inform the decision to identify View No.7 is not robust, and it should be deleted. View No.7 is not a publicly accessible location, there is no public right of way from this viewpoint, and it is an agricultural field. Accessibility is one of the key criteria for designation as a key view. There is no evidence to identify the importance of View No.7, including detailed analysis of landscape character and key features. If there is no evidence to inform the decision to identify View No.7 then it should be deleted.

The precise location of the photographs provided in Appendix 1 of draft HNP for View No.17 is unclear. The view from View No.17 is significantly restricted by hedgerows along the roadside verge. The evidence to inform the decision to identify View No.17 is not robust. In addition, View No.17 is already designated as an Important Countryside Frontage in SCLP, and as such it is not necessary to add an additional policy designation.

Paragraph 041 (Ref ID: 41) of the Planning Practice Guidance states that *“It [neighbourhood plan policies] should be concise, precise and supported by appropriate evidence”*. The evidence put forward to explain and justify the proposed locally views at No.1, No.2, No.7, No.17 are not robust, and as such these proposed designations do not have regard to national policy and would not meet Basic Condition (a).

Policy NH/2 of SCLP seeks to protect landscape character and the landscape of the National Character Areas. Policy HQ1 identifies the design principles for development, which includes preserve and enhancing the character of the area and responding to the site context in the wider landscape (criteria a) and providing high quality landscape (criteria m). Paragraph 16(f) of the NPPF states that plans, including neighbourhood plans, should *“serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant)”*. The landscape character around Heydon, and the views at No.1, No.2,

No.7, and No.17, are already protected by Policy NH/2, and high quality landscaping is required by Policy HQ1 of SCLP. It is not necessary to duplicate development plan policies related to protecting landscape character, and to do so would be inconsistent with Paragraph 16(f) of the NPPF and would not meet Basic Condition (a).

It might be helpful for the Neighbourhood Plan Group to review the Examiner's Reports for the Fulbourn Neighbourhood Plan (published April 2022) and the Stapleford & Great Shelford Neighbourhood Plan (published May 2025). These two neighbourhood plans also sought to identify locally important views around those villages. In summary, the Examiner's raised concerns about the site selection process for the views, the nature and importance of those views, and the relationship of those views to the settlements. In both cases, the Examiner's deleted all of the proposed views from the neighbourhood plans.

Requested Change

The requested changes are as follows:

Delete references to the proposed locally important views at Holy Trinity Church across Church Field (View No.1), at Church Field (View No.2), at Chishill Down (View No. 7), and from High Close over Heydon Valley (View No.17) from Policy HEY3, Appendix 1, and Map 9.

HEY4: Preserving and enhancing the special character of Heydon's built environment

COMMENT

Policy HEY4 identifies the key design principles for development in the village. These principles are appropriate and relate to the character of the village. However, draft HNP does not allocate any land for development and includes policy designations that would prevent new development from being delivered, which means that these design principles might never be applied.

The Trust owns land to the south of Heydon Lane. Policy HEY4 refers to an aspiration to restore the visually important walls along both sides of Heydon Lane. The walls on the southern side of Heydon Lane could be restored and reinstated, but is not required at the moment and is only likely to be delivered in conjunction with development in the village. It is noted that other policies in draft HNP – HEY2, HEY3, and HEY5 – have proposed designations that would prevent any type of development at land south of Heydon Lane, which would be inconsistent with the aspiration to restore the walls in this location.

No changes are requested to Policy HEY4.

HEY6: Conserving and Enhancing Heritage Assets in Heydon Parish

OBJECT

Policy HEY6 identifies non-designated heritage assets, including the following:

- Asset No.6: site of Earles (or Earlsbury) 14th/17th Century manor house; and
- Asset No.7: visually important walls.

Paragraph 5.6.10 provides supporting text to Policy HEY6 and refers to Community Action 3, which relates to a proposed extension to Heydon Conservation Area. The proposed extension to the Conservation Area would include land south of Heydon Lane and to the east of Holy Trinity Church.

The Trust appointed JB Heritage to assess the evidence to inform the decision to identify the proposed non-designated heritage assets and the proposed extension to Heydon Conservation Area for the Reg.14 version of draft HNP. The numbers of the non-designated heritage assets have changed e.g. former No.7 is now No.6, and former No.8 is now No.7. The valued landscape (former No.1) has been deleted as a non-designated heritage asset. The Heritage Technical Assessment is resubmitted with these representations, but the reference numbers for the non-designated heritage assets have changed.

There is limited evidence provided in Appendix 2 of draft HNP to explain or justify that the site of Earles (Asset No.6) as a non-designated heritage asset. Paragraph 039 (Ref ID. 18a) of the PPG requires details of the heritage significance to be provided in order for sites to be identified as non-designated heritage assets. There is no assessment of the heritage significance of the site of Earles provided in Appendix 2 of draft HNP. For this reason, the site of Earles (Asset No.6) should not be identified as a non-designated heritage asset.

The brick walls on the south side of Heydon Lane are included within the proposed designation of visually important walls (Asset No.7) as a non-designated heritage asset. It is concluded in the Heritage Technical Assessment that the walls included within this designation are of different materials, dates and construction, and should not be grouped together as a single non-designated heritage asset. The brick walls on the south side of Heydon Lane are not of sufficient quality to justify designation as a non-designated heritage asset. For this reason, the brick walls on the south side of Heydon Lane (included as part of Asset No.7) should not be identified as a non-designated heritage asset.

The land south of Heydon Lane and to the east of Holy Trinity Church is included in a proposed extension to the Heydon Conservation Area. There is no evidence provided with draft HNP to explain the heritage significance of this land that would justify it being included within the Conservation Area. The lack of heritage evidence means that the land south of Heydon Lane and to the east of Holy Trinity Church should not be included within Heydon Conservation Area, and Community Action 3 should be deleted.

Paragraph 041 (Ref ID: 41) of the PPG states that *"It [neighbourhood plan policies] should be concise, precise and supported by appropriate evidence"*. As set out above, there is no robust evidence provided with draft HNP to justify Assets No.6 and No.7 as non-designated heritage assets. There is also no robust evidence provided with draft HNP for the land south of Heydon Lane and to the east of Holy Trinity Church to be included within the proposed extension to Heydon Conservation Area. For all these reasons, these proposed heritage designations should be deleted. Therefore, the proposed non-designated heritage assets at Assets No.6 and No.7, and the reference to including land south of Heydon Lane and to the east of Holy Trinity Church within Heydon Conservation Area, do not meet Basic Condition (a) because they are inconsistent with national policy.

Requested Change

The requested changes are as follows:

Delete site of Earles (or Earlsbury) 14th/17th Century manor house (Asset No.6) as a non-designated heritage asset from Policy HEY6 and Appendix 2.

Delete visually important walls (Asset No.7), and in particular the walls on the south side of Heydon Lane, as a non-designated heritage asset from Policy HEY6 and Appendix 2.

Delete reference in Paragraph 5.6.10 and Community Action 3 to a proposed extension to Heydon Conservation Area that includes the land south of Heydon Lane and to the east of Holy Trinity Church.

HEY10: Delivering homes that meet the village's needs

OBJECT

Policy HEY10 relates to the delivery of housing. The policy refers to an aspiration for a mix of dwelling sizes and smaller 1 and 2 bed dwellings in particular, and for the delivery of accessible and adaptable dwellings and wheelchair accessible dwellings.

It should be noted that Heydon is classified as an Infill Village in Policy S/11 of SCLP, with a development site size limit of up to 2 dwellings. The site size limit is below the threshold where affordable housing would be required. Policy H/9 of SCLP outlines the housing mix requirements for development, but this applies to developments of 10 or more dwellings, and above the development site size limit for the village. Policy H/9 also refers to a requirement that 5% of homes in a development should be built to the accessible and adaptable dwellings M4(2) standard, but this standard would not be triggered by a site size limit of up to 2 dwellings that applies to the village. The housing mix aspirations contained in Policy HEY10 are incompatible with the policies in SCLP, and are unlikely to be delivered. Paragraph 16(b) of the NPPF sets out requirements for those preparing plans, and states that plans, including neighbourhood plans, "*be prepared positively, in a way that is aspirational but deliverable*". It is considered that the housing mix requirements of Policy HEY10 are not deliverable.

Policy HEY10 identifies a preference for smaller homes with one or two bedrooms. Paragraph 5.10.6, which provides the supporting text to Policy HEY10, highlights that the existing housing stock in the village is mostly large and expensive, and refers to the difficulty of younger people accessing housing and of older people seeking to downsize to a smaller property. There is an identified need for different types of housing in the village, but draft HNP does not allocate any land for development that could address those needs. As set out above, Policy HEY10 would be ineffective at delivering a mix of house sizes and tenures, or accessible and adaptable dwellings. In addition, draft HNP includes policy designations that would prevent new development at suitable sites on the edge of the village from being delivered. Paragraph 16(b) of the NPPF sets out requirements for those preparing plans, and states that plans, including neighbourhood plans, "*be prepared positively, in a way that is aspirational but deliverable*". It is considered that Policy HEY10 and draft HNP are not positively prepared because it identifies a need for different types of housing, but does not seek to meet those needs through policies. Therefore, Policy HEY10 does not meet Basic Condition (a), in that it is inconsistent with national policy.

The draft HNP does not state the current need for affordable housing in the village, and the most recent information on housing needs for villages published by South Cambridgeshire District Council is from September 2022 so is unlikely to provide the latest housing needs of the village. The draft Greater Cambridge Local Plan published for consultation between December 2025 and January 2026, identified a housing requirement for neighbourhood plan areas; the requirement for Heydon between 2024 and 2045 is 4 dwellings. It is acknowledged that draft HNP needs to be in general conformity with the strategic policies in SCLP, and as such does not need to take into account emerging policies in the draft Greater Cambridge Local Plan. However, the draft housing requirement figure for Heydon does identify some need for additional housing in the village. There

are general concerns with the approach towards the housing requirement for neighbourhood plan areas, relating to how the figure takes into account affordable housing needs, and what happens if a neighbourhood plan does not include allocations or is not reviewed. It is very unlikely that any housing requirement figure for Heydon would be implemented through draft HNP or any future review.

As set out in the General Comments to draft HNP, the Trust owns a number of parcels of land on the edge of Heydon, which are identified on the plan submitted with those representations. It is considered that some of those parcels of land are suitable for a small-scale development to address the identified housing needs of the village. A small-scale development could deliver a mix of house types, sizes and tenures, including affordable housing to meet local needs, smaller dwellings and bungalows suitable for older people, smaller dwellings suitable for first time buyers and young families, accessible/adaptable/wheelchair accessible housing, and self and custom build housing plots.

Any small-scale development allocated on the edge of the village would need to be in accordance with the design and landscape policy requirements of Policy HQ/1 and NH/2 of SCLP, and with the proposed key design principles identified in Policy HEY4 of draft HNP.

The multiple land parcels owned by the Trust also provides scope for a small scale development to deliver open space, children's play area, village meeting space, other community facilities, and biodiversity net gain, either on the same site or on other land in the village within the same ownership.

Requested Change

It is requested that the Heydon Neighbourhood Plan Group considers allocating land for development on the edge of the village, to meet the identified needs for housing and community infrastructure.

HEY11: Delivering improved community infrastructure for the parish community

OBJECT

Policy HEY11 seeks to deliver improvements to community infrastructure. It is expected that new community facilities would be located within the development framework boundary or immediately adjacent to it, meet parking standards, and be of a suitable scale and type for the proposed location. Policy HEY11 and the supporting text refers to a lack of community facilities, an aspiration for more community facilities including playing fields, village hall/meeting space, and children's play area. There is a clear need for additional community facilities in Heydon.

The NPPF refers to the delivery of community facilities. Paragraph 8 of the NPPF identifies the three objectives of sustainable development, and the social objective refers to accessible services and open spaces to meet needs and to support community well-being. Paragraph 29 outlines the potential role of non-strategic policies, including those within neighbourhood plans, which can include allocating sites and the provision of community facilities. Paragraph 88 expects planning policies, including those within neighbourhood plans, to enable the development of local services and community facilities including meeting places and open space. Paragraph 89 highlights that sites to meet community needs in rural areas might have to be located adjacent to existing settlements. Paragraph 98 expects planning policies, including those in neighbourhood plans, to plan positively for the provision of community facilities including meeting places and open space in order to

enhance the sustainability of communities. Paragraph 103 highlights the importance of access to open spaces for the health and well-being of communities, and expects plan policies to meet identified needs for open space.

The principle of seeking to deliver additional community facilities for the village is consistent with national policy. There is an identified need for community facilities, a community meeting space and children's play area for the village. There is support for those community facilities to be located within or adjacent to the village. However, draft HNP does not allocate land for development that could support the delivery of additional community facilities at the village. In addition, draft HNP includes proposed policy designations for land adjacent to the development framework boundary of the village, which would prevent the delivery of new development including community facilities from coming forward on suitable sites on the edge of the village. The lack of an effective policy mechanism and a lack of suitable sites make it very unlikely additional community facilities would be delivered for the village.

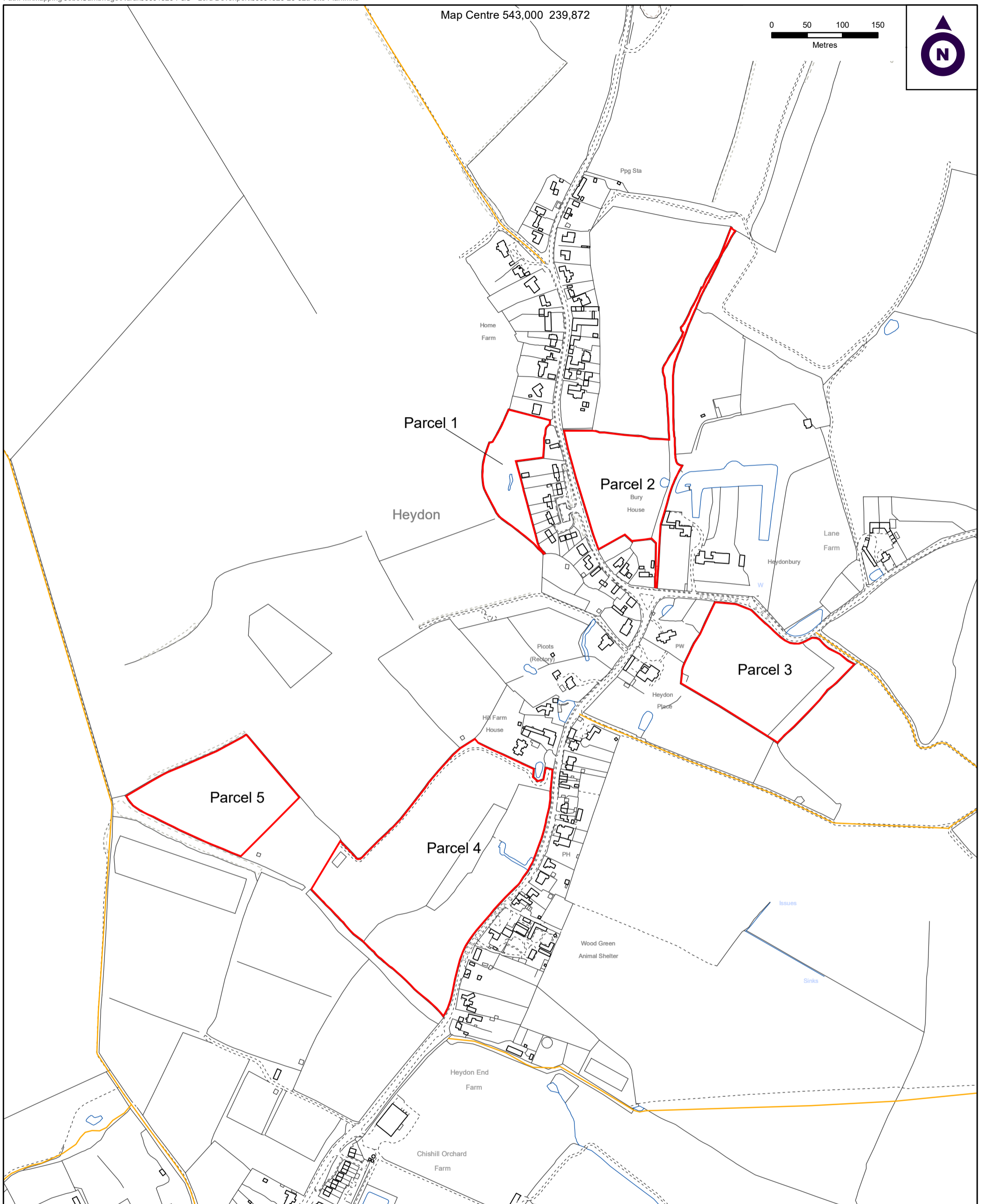
It is concluded that Policy HEY11 is not consistent with national policy contained in Paragraphs 88, 98 and 103 in terms of meeting the needs for community facilities and open space. Paragraph 16(b) of the NPPF expects plans, including neighbourhood plans, to be "*prepared positively*". Policy HEY11 is not positively prepared because it would not deliver community facilities to meet identified needs. Therefore, Policy HEY 11 does not meet Basic Condition (a), in that it is inconsistent with national policy.

As set out in the General Comments to draft HNP, the Trust owns a number of parcels of land on the edge of Heydon, as identified in the enclosed plan. It is considered that some of those parcels of land are suitable for a small-scale housing development, which could also deliver open space, children's play area, village meeting space, or other community facilities needed by the village. As an alternative, those community facilities could be provided on other land in the village owned by the Trust, as part of delivering a development strategy for the village.

Requested Change

It is requested that the Heydon Neighbourhood Plan Group considers allocating land for development on the edge of the village, to meet the identified needs for housing and community infrastructure.

Carter Jonas – 9th February 2026



Legend

- Boundary
- Parcel 1: 2.53 ac / 1.02 ha
- Parcel 2: 5.71 ac / 2.31 ha
- Parcel 3: 6.72 ac / 2.72 ha
- Parcel 4: 16.36 ac / 6.62 ha
- Parcel 5: 5.67 ac / 2.29 ha
- Public Rights of Way

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Client: **Lord Devonport**

Project: **Land at Heydon**

Title: **Site Plan**

Scale: 1:5000 @A3 Date: 08 September 2021

Drawn by: IC Dwg no: **J0001920-20-02a**



Planscape Consultants Ltd
Company Reg no. 15345619

Date: 19/06/2025

The Trustees of 3rd Viscount Devonport's Discretionary Trust

By email only

Subject: Technical review of the Heydon Neighbourhood Plan 2025-2041 - Landscape and Visual Considerations

Scope of Work

This technical review has been prepared on behalf of The Trustees of 3rd Viscount Devonport's Discretionary Trust to assess the landscape and visual aspects of the draft Heydon Neighbourhood Plan 2025–2041 (Regulation 14 version, April 2025), with particular focus on the following elements:

- Policy HEY 1: Valued Landscapes
- Policy HEY 3: Identification and justification of Key Views (Appendix 1)
- Supporting evidence provided in the Heydon Landscape Appraisal (April 2022)

The purpose of this review is to evaluate the internal consistency, technical robustness, and evidential basis of the landscape-related elements of the plan, and to request further clarity or amendments as necessary.

Policy HEY 1 - Valued Landscape

Observations

Policy HEY 1 Introductory text (Par 5.1.6) identifies the Heydon Northwest Slopes and the Heydon Valley as "valued landscapes." These areas are supported by qualitative descriptions within the Heydon Landscape Appraisal (pg. 11 and 12) and are generally consistent with recognised methodologies for identifying local landscape value (e.g., GLVIA3 Box 5.1).

However, there is a notable inconsistency in the treatment of the Chishill Down. While Figure 4 of the Landscape Appraisal includes the Chishill Down within the area highlighted as "valued landscape," the description in the Landscape Appraisal (pg.13) does not evidence that this should be considered a "valued landscape". Furthermore, the policy text (par 5.1.4) omits a detailed description of the Chishill Down landscape unit.

Policy HEY 1 also introduces a "sensitive breaks in slopes", which is a landscape feature identified in the Landscape Appraisal evidence. However, the policy wording on restricting development (point 4 pg.30) does not appear consistent with the Landscape Appraisal conclusions. On page 21 the Landscape Appraisal acknowledges that buildings down the slope or in close proximity to the break in the slope would be more visible, however under 'Future Change' it lists changes that should be avoided, omitting any mention of the



"sensitive beaks in slopes". Therefore, the Landscape Appraisal evidence does not appear to completely deny development due to this topography feature, rather consider appropriate design response.

Issues Identified

Poly HEY 1 and Landscape Appraisal evidence don't support the designation of the Chishill Down as a "valued landscape". To avoid ambiguity and ensure the policy aligns with its evidence base, the plan should be revised to exclude the Chishill Down from the "valued landscape" as shown in Figure 4 of the Landscape Appraisal and Map 6 of the Neighbourhood Plan.

The Policy HEY 1 and Landscape Appraisal evidence consideration of "sensitive beaks in slopes" is inconsistent. The policy wording should be amended to align to the Landscape Appraisal and encourage good landscape and housing design but avoid unnecessary obstacles to development.

Policy HEY 3 - Locally Important Views

Methodological Concerns

The Neighbourhood Plan identifies a series of "key views" in Map 9 and Appendix 1, intended to inform spatial planning and design guidance. However, several methodological and technical issues have been identified that weaken the robustness of these designations.

General Issues

Photographs supporting the key views are inconsistently presented in Appendix 1 of the Neighbourhood Plan and not clearly labelled. To enhance the credibility and legibility of the plan, each viewpoint should be accompanied by well-composed, representative photographs taken during multiple seasons where appropriate. These images should illustrate the core visual attributes that the plan aims to protect.

The photography should be undertaken and presented as per the Landscape Institute TGN 06/19 (or future updated version) otherwise it is not possible to verify that their description and analysis is accurate.

Most key views lack precise locational data such as GPS coordinates or directional indicators. This makes it difficult to independently verify the view's location or orientation. Including mapped coordinates and compass directions for each viewpoint would significantly improve transparency and usability.

The supporting evidence for key views in Appendix 1 is largely descriptive and lacks structured visual analysis. Incorporating a more systematic evaluation, such as visual envelope mapping, skyline analysis, or scenic quality scoring would ensure that the plan's landscape policies are underpinned by rigorous assessment methods, consistent with best practice in landscape and visual impact assessment.

It is also noted that the Landscape Appraisal does not include a detail analysis of its views, it is therefore unclear what professional evidence supports Appendix 1. Consequentially, the reliability of its content is weak.

Viewpoint-Specific Observations

View 2 and View 8 – Location and Seasonal Visibility Constraints

Due to the general issues mentioned above, it was not possible to find their precise location of views 2 and 8 during a site survey undertaken the 12 June 2025.

The views along Chishill Road (View 2) and Fowlmere Road (View 8) are significantly restricted by hedgerows along roadside verges, particularly in summer when foliage is dense. There is no seasonal photographic evidence to confirm their year-round availability, however it is likely that even in winter, the visibility remains filtered due to residual vegetation.

Given this seasonal limitation, the plan should either remove these views from the list of key viewpoints or supplement them with clear photographic evidence demonstrating their value across different seasons.

View 3 – Access and Functional Value

View 3 is not situated on a Public Right of Way, and its legal status as a publicly accessible location is unclear.



Since long-term accessibility is a fundamental criterion for key view designation, the plan should clarify whether this view is on permissive land or privately owned and inaccessible. Further, the rationale for its inclusion should be substantiated by linking it to community use or notable visual interest.

At present, the view does not form part of a circular or destination-led route, reducing its contribution to recreational visual amenity and challenging the definition of the sensitivity of the associated visual receptors.

View 4 – Insufficient Justification

The importance of View 4 is not clearly explained in the Landscape Appraisal, nor Appendix 1. Without details on what makes the view significant, such as its composition, focal features, or contribution to landscape character, the designation lacks transparency. The plan should provide a detailed description highlighting specific elements that justify the view's inclusion as a key viewpoint or such it would need to be removed.

Recommendations for Improvement

Based on the matters raised above, we would advise the recommendations are taken into consideration:

Issue	Recommendation
Inconsistent valued landscape areas	Revise Policy HEY 1 to reflect the value description of Chishill Down
Sensitive breaks in slopes	Amend policy wording to clarify that development should be mindful of visual implications where located down the "sensitive break in slopes" or in close proximity to the identified line, considering appropriate density, landscape and housing design, but not avoided.
Limited view visibility (2 & 8)	Reconsider inclusion or provide seasonal photographs and clear fieldwork records
Ambiguous access (View 3)	Clarify legal accessibility and explain its selection within recreational context
Viewpoint rationale unclear (View 4)	Provide descriptive analysis: focal points, spatial composition, cultural context
Missing view photographs	Include representative imagery in both summer and winter where visibility varies
Lack of spatial metadata	Map all viewpoints with coordinates and directional arrows
Weak analytical basis	Strengthen visual assessments using established landscape and visual criteria

Conclusion

The Heydon Neighbourhood Plan demonstrates a commendable effort to reflect local landscape character and visual amenity. However, the current treatment of valued landscapes and key views presents several inconsistencies and technical deficiencies that may reduce the plan's robustness and could hinder sustainable development in the future.

By addressing the identified issues and integrating clearer evidence-based reasoning, the plan can offer stronger protection for the parish's landscape character while guiding high-quality development proposals.

Martina Sechi
Landscape Architect, Planscape Consultants Limited

Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.



June 2025

Heritage Assessment

Heydon Neighbourhood Plan (on behalf of The Trustees of 3rd Viscount Devonport's Discretionary Trust)

<i>Project number: 25.67</i>		
<i>Version</i>	<i>Prepared by</i>	<i>Checked and issued</i>
<i>1</i>	<i>Emma Healey IHBC, AssocRTPI</i>	<i>Jenni Mason IHBC, June 2025</i>

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- 1.0 Introduction
- 2.0 Non-Designated Heritage Assets
- 3.0 Heydon Conservation Area
- 4.0 Conclusions

1.0 Introduction

1.1. This Heritage Assessment has been prepared on behalf of The Trustees of 3rd Viscount Devonport's Discretionary Trust to assess the impact of the Draft Heydon Neighbourhood Plan (Reg 14) on land within his ownership in the village of Heydon. This follows the receipt of a consultation letter from the Parish Council to The Trustees of 3rd Viscount Devonport's Discretionary Trust, as an important stakeholder, inviting him to respond to those matters within the Neighbourhood Plan which have the potential to affect his landholdings.

1.2. The two specific elements of the Plan which have the potential to affect The Trustees of 3rd Viscount Devonport's Discretionary Trust's landholdings are:

- The potential identification of a number of structures and spaces within the ownership of The Trustees of 3rd Viscount Devonport's Discretionary Trust as non-designated heritage assets; and,
- The potential extension of the conservation area to incorporate land owned by The Trustees of 3rd Viscount Devonport's Discretionary Trust

1.3. This report provides a heritage assessment of those proposals and thus a response to *Policy HEY 6: Conserving and Enhancing Heritage Assets in Heydon Parish* which identifies buildings and assets which the Parish considered non-designated heritage assets. This report also forms a response to *Community Action 3* which seeks a review and extension of the Conservation Area boundary.

1.4. The scope of this report deals only with the above-ground heritage constraints.

2.0 Non-designated Heritage Assets

Policy HEY 6: Conserving and Enhancing Heritage Assets in Heydon Parish

2.1. This policy sets out the requirements for development proposals affecting designated and non-designated heritage assets in the area. Designated heritage assets are identified nationally by Historic England in the case of listed buildings, scheduled monuments, etc. whilst Conservation Areas are designated locally by Local Planning Authorities, in this case South Cambridgeshire District Council.

2.2. Policy HEY 6 identifies a number of buildings and assets as non-designated heritage assets which are listed in the policy text and described in Appendix 3 of the Plan. Of those listed and described, the following fall within the landholdings of The Trustees of 3rd Viscount Devonport's Discretionary Trust and will be considered by this report. They are also plotted on Fig 1:

- Heydon's Valued Landscape (also formally recognised as a Valued Landscape in the Neighbourhood Plan) [Only part of this area is within the landholding of The Trustees of 3rd Viscount Devonport's Discretionary Trust]
- Site of Earles (or Earlesbury) 15th/16th Century Manor House (no.7 in HEY 6)
- Visually Important Walls as identified on Map 10 of the Plan (no.8 in HEY 6). Those within The Trustees of 3rd Viscount Devonport's Discretionary Trust's ownership are:

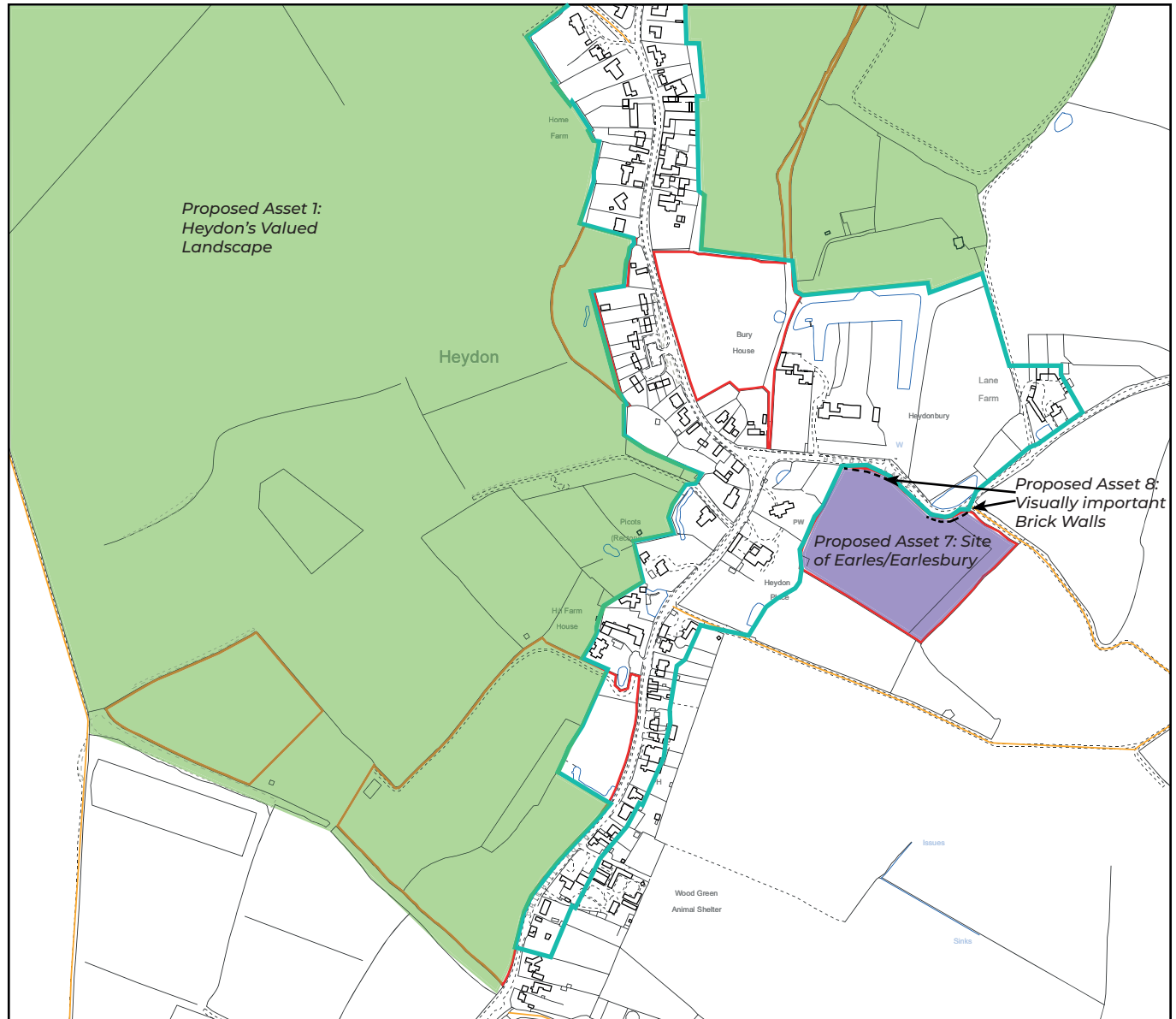


Fig. 1. Potential non-designated heritage assets and conservation area (blue) extension (purple) within The Trustees of 3rd Viscount Devonport's Discretionary Trust's landholdings (red) in Heydon. Proposed Valued Landscape shaded in green.

- The brick walls on the south side of Heydon Lane within Church Field

Heritage Assets

- 2.3. Heritage assets are defined in Annex 2 of the National Planning Policy Framework (NPPF) (2024) as:

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decision, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

Non-designated heritage assets

- 2.4. Non-designated heritage assets are defined in Paragraph 039 of the Planning Policy Guidance (PPG) as:

buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.

A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets.

- 2.5. Appendix 2 of the Emerging Heydon

Neighbourhood Plan sets out the criteria against which the potential non-designated heritage assets were assessed. Assets which have been included within the plan are noted to have met one of the following criteria:

- *Archaeological interest: it provides evidence about human activity in the locality, which may be in the form of buried remains, crop marks or earth works, but may also be revealed in the structure of assets or in a designed landscape. Heritage assets with archaeological interest are primary sources of evidence about the substance and evolution of places and of the people and cultures that made them.*
- *Architectural and artistic interest: it demonstrates some of the following attributes: local and/or national styles, materials, plan form, construction (including traditional, innovative or modern) and craft techniques, or any other distinctive characteristics. An asset with striking aesthetic value, may be singled out as a landmark within the local scene.*
- *Group value: it contributes to the architectural or historic interest of any group of assets of which it forms part, particularly where assets comprise an important architectural or historic unity or a fine example of planning, where they make a significant contribution to the streetscape or where there is a historic functional relationship between the assets.*

- *Historic interest: it has a significant historic association of local or national note, including links to acknowledged important figures or events, for example landowner, commemorative event, charity, ecclesiastical or other community group or former resident. Social and communal interest has special value in local listing as it provides meaning for communities derived from collective experience of a place and can symbolize wider values such as faith and cultural identity. It therefore relates to places perceived as a source of local identity distinctiveness, social interaction and coherence, contributing to the 'collective memory' of a place.*

- 2.6. None of the proposed non-designated assets within the Neighbourhood Plan have been nominated or included within Cambridgeshire's Local Heritage List. Each asset, as listed at the beginning of this section of the report, is assessed against the above criteria in turn. A review of the assessment provided within Appendix 2 of the Emerging Neighbourhood Plan has also been undertaken as part of this process.

Heydon's Valued Landscape - Asset no.1 in HEY 6

- 2.7. Part of The Trustees of 3rd Viscount Devonport's Discretionary Trust's landholding falls within the proposed non-designated heritage asset of Heydon's Valued Landscape. As described in the Neighbourhood Plan "...this landscape forms the western setting to the village flanking the dwellings along Fowlmere Road

and also the southern end of the village. It comprises the steep slopes of the chalk scarp and has a distinct westerly aspect. It includes two notable promontories or knolls namely Anthony Hill Plantation on Anthony Hill and Down Plantation on Chishill Down. These hills form important landmarks on approaching the village from the northwest. They are also important landmarks from the wider landscape, the former being visible from the east/Icknield Way and the latter from the south west e.g. Barley and beyond. Due to the steepness of the chalk scarp, historic routes that climb the scarp often become incised forming hollow ways e.g. Fowlmere Road on approaching the village, the top end of Bran Ditch and the former trackway extending northwest from Chishill Road along the Parish boundary.”

2.8. In reference to the Site’s archaeological interest, the assessment states: “The HLA reports numerous archaeological sites in the area, providing evidence of past human activity in this striking landscape.” It then lists the various assets which comprise individual scheduled monuments, in addition to proposed non-designated assets. They include a Bran Ditch, historic routes, the site of a small temple, LIDAR earthworks and strip lynchets. These assets undoubtedly have various degrees of archaeological interest, they are and can be protected individually through scheduling and as individual non-designated heritage assets. Whilst the landscape may contain a number of archaeological sites, the majority of the area is a natural landscape which may have been influenced by human activity, but in this respect is no different to

most rural hinterlands to villages which are mostly undesignated.

2.9. The Historic England Guidance on Setting provides the definition of a landscape which is defined as “an area, as perceived by people, the character of which is the result of the action and interaction of natural and/or human factors”.¹ The archaeological sites listed as falling within the proposed Valued Landscape are a form of human interaction within the natural landscape as per this definition. The presence of these archaeological sites within the landscape however does not imbue the entirety of the area with heritage significance overall.

2.10. In relation to historic interest, the Neighbourhood Plan sets out the following: “This landscape, due to its dramatic form, sculptural shapes and wooded knolls has inspired local artists. Its scenic views, natural heritage interest associated with chalk grassland and its cultural heritage interest associated with the Bran Ditch, strip lynchets and numerous archaeological sites make it an especially valued landscape and contribute significantly to the ‘collective’ memory of the settlement.” This assessment places emphasis on the natural landscape and views across the area.

¹ Historic England, The Setting of Heritage Assets, Historic Environment Good Practice Advice in Planning Note 3, 2017, taken from the Glossary, Guidelines for Landscape and Visual Impact Assessment, 3rd edition, published by the Landscape Institute and the Institute of Environmental Management and Assessment, p 157, based on the definition in the European Landscape Convention, European Treaty Series – No. 176, Florence, 20.x.2000, p 2

2.11. Historic England’s Selection Guide for Rural Landscapes (2018) discusses the natural landscape when proposing designation of Registered Parks and Gardens. Whilst it is acknowledged that the Valued Landscape is not being considered as a designated heritage asset, this document nonetheless provides helpful guidance and clarification regarding what factors should be considered in the assessment of designed landscapes.

2.12. It states that: “In terms of assessment for inclusion on the Register, and grading, as much as possible natural advantage and beauty (or lack of) will be set aside, and it will be the design concept and its implementation and survival which will be appraised. That said, there are cases where the natural landscape has been deliberately appropriated as a principal feature of the design, and here this will be a factor...”. The Heydon Valued Landscape is not a designed landscape in any form and the village buildings have not been purposefully arranged or orientated to take advantage of views of the natural landscape. The surrounding landscape of Heydon is incidental and the proposed area has in no way been deliberately shaped to a design concept overall. The archaeological sites within the landscape have not developed the landscape in a purposefully designed way but in a more organic form typical of most rural landscapes. As such, it is not considered that there is the required level of historic, architectural or artistic interest in the proposed Heydon Valued Landscape to be appropriate to enable the area to be classified as a non-designated heritage asset.

- 2.13. The Neighbourhood Plan assessment also refers to the rarity of the proposed asset, stating “*Symbolised by its designation as a Valued Landscape in this NP, this landscape is rare in the district and region.*” Again, this references the natural landscape. The proposed designation of the area as a Valued Landscape is considered to be the most appropriate for its natural environment character, and sufficient to protect and conserve its importance.
- 2.14. Whilst there is mention of local artists being inspired by the landscape in the NP Appendix 2 assessment of the landscape, no particular artists are named. Furthermore, the assessment criteria states that the proposed asset should have a “**significant historic association of local or national note**”. It is not considered that the landscape being the subject of artwork by contemporary local and amateur artists justifies its proposed designation as part of historic interest.
- 2.15. The assessment notes there is group value as a result of the “*Individual assets within the Valued Landscape [which] contribute to the significance of the Valued Landscape as a whole.*” The assets referenced in the text are those included within the archaeological interest section. These assets do not form a distinct group in terms of type of asset, date of asset, or functional or historical relationship. This group is only linked through their proximity to Heydon and location within the proposed valued landscape. They do not form a group as per the wording of the criterion for group value which emphasises the need for “*architectural or historic unity*”. There are no other links to surrounding assets. It is therefore

considered that the valued landscape does not meet this criteria. The landscape forms the setting or context to the archaeological sites listed, and is a positive part of the setting of the Heydon Conservation Area, but it does not contribute to group value.

- 2.16. The assessment also refers to the rarity of the proposed asset, stating this is “*Symbolised by its designation as a Valued Landscape in this NP, this landscape is rare in the district and region.*” Again, this references the natural landscape rather than its heritage significance. The Heydon Parish Landscape Appraisal recommends the following at the end of the report “*Recognise in planning terms the valued landscape defined in Figure 4 comprising the Heydon Valley and steep northwest facing chalk slopes and scarp between the village and the Ickniel Way*”² The document does not suggest the need to identify it as a non-designated heritage asset. The designation of this area as a Valued Landscape is considered to be appropriate for the area and sufficient to protect and conserve its importance as a natural landscape surrounding Heydon. Its designation as a non-designated heritage asset is considered to be inappropriate given the lack of heritage significance.

Site of Earles (or Earlesbury) 15th/16th Century Manor House (no.7 in HEY 6)

- 2.17. This proposed non-designated asset is described thus within the assessment within Appendix 2 of the NP: “*In the 15th and 16th centuries, the land east of the church was _____ the site of a now lost, moated site known as*”
- ² Alison Farmer Associates, Heydon Parish Landscape Appraisal April 2022, pg. 22.

Earles or Earlsbury, possibly the Dower House. The moat is visible in aerial photographs and LIDAR.”

- 2.18. A Cambridgeshire Historic Environment Record (CHER 05331) relates to a moated site identified by cropmarks, however references to a Dutch Barn at its eastern tip discount the site as the one within this record. The CHER entry relates to one further south within the grounds of the Rectory, adjacent to Chishill Road.



Fig. 2. Site of Earles, photograph taken June 2025.

- 2.19. There is little immediately readily available information about this site. Alison Taylor within Vol. 1 Archaeology of Cambridgeshire states “*A small and short-lived manor known as Earles was in existence in the 15th and 16th century, and its title deeds refer to a ‘site or manor-plot’ next to the churchyard, opposite Heydon*

House. It consisted of fifteen fields of about 20 hectares and was sold to the Soame family in 1616.”³ The Heydon Parish Landscape Appraisal notes that “the site is open agricultural land, the moat remains visible in aerial photographs and LIDAR and comprises a poorly defined 0.5m deep hollow associated with a scatter of flint and red brick.”⁴

- 2.20. The Landscape Appraisal which forms part of the evidence base to the NP, highlights the site’s location within the village using an extract from what is labelled as the “Tithe Map” (1831) which has the inscription Earles on the site. However, this plan does not appear to correspond to the actual Tithe Map of 1838 which labels the site as part of an old orchard, cultivated as grass, owned by the Soame family.
- 2.21. The only other information that has been found to the site is an apparent reference to the site (presumably the source for Alison Taylor’s reference) in ‘The history and antiquities of the county of Essex’ (Philip Morant, 1768); the parish of Heydon was formerly in Essex until 1894 when it was transferred to Cambridgeshire. This book suggests that King Henry VIII “granted the manor, or messuage of Haidon, alias Earles with appertenances, and a parcel of land called Buckingham’s lands, to John Ashton”⁵, one of the King’s Auditors.

³ Alison Taylor, Archaeology of Cambridgeshire, Vol 1: South West Cambridgeshire, Cambridge County Council, 1997, pg. 72.

⁴ Alison Farmer Associates, Heydon Parish Landscape Appraisal April 2022, pg. 4.

⁵ The history and antiquities of the county of Essex, Philip Morant, 1768, accessed via https://archive.org/details/bim_

This text assumes that it was incorporated into other estates in the area at some point after 1542 when John Ashton died and his daughter Elizabeth inherited the land which would accord with the information in Alison Taylor’s book. It has not however been possible to confirm the veracity of this information, and the same text also refers to another manor or messuage of Heydon being granted to another person. Other than this, there appears to be very little other information on the site available.

- 2.22. In relation to archaeological interest, the assessment in the Neighbourhood Plan notes that “The site provides evidence about activity in Heydon’s past as revealed in the structure of the landscape.”⁶ The LIDAR image is faint, however these crop marks visible aid our understanding of the historic form of Heydon and the presence of Earles within the village. It is likely to have some archaeological interest.
- 2.23. The assessment in the Neighbourhood Plan identifies historic interest in the proposed asset and states: “The site has historic significance in Heydon as it is likely to be the site of Earles, a short-lived manor. As such it forms an important part of the historical evolution of the village.” Whilst little is known about the site and the assessment within Appendix 2 of the Neighbourhood Plan would benefit from further detail, the site does appear to have some historic interest locally as the site of a former manor and connection to the Soame family who were prominent in Cambridgeshire

⁶ [eighteenth-century_the-history-and-antiquit_morant-phil-ip_1768_2_0/page/601/mode/2up?q=earles](https://www.cambridgeshire.gov.uk/~/media/2018/08/18/eighteenth-century_the-history-and-antiquit_morant-phil-ip_1768_2_0/page/601/mode/2up?q=earles)

⁶ Ibid., pg. 10.

and the local counties as landowners, taking their name from the village of Soham in Cambridgeshire.

- 2.24. As a below ground feature, there is not considered to be any architectural or artistic interest. This conclusion is confirmed by the assessment contained within the Neighbourhood Plan as these interests are not identified as part of its significance assessment
- 2.25. There is no known group value between the proposed asset and surrounding features, properties, events or figures notable within the village and as such there is not considered to be any group value in the asset. This conclusion is confirmed within the Neighbourhood Plan assessment as part of its significance.
- 2.26. With the limited information available, it is questionable whether this site has sufficient heritage significance to meet the guidance in para 039 of the PPG which emphasises that “A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets.” Whilst there may be some archaeological and historic interest, this is heavily based on assumptions made about the site. Further investigative research, particularly with regard to the surviving archaeology, as this is evidently predominantly a potential archaeological asset, would be prudent to better understand both its historic and archaeological significance. This would clarify whether it warrants identification as a non-

designated heritage asset of archaeological value.

- 2.27. Para 041 of the PPG provides further advice on identifying the importance of non-designated heritage assets of archaeological interest, noting that there are two categories of this type of feature: (1) Those that are demonstrably of equivalent significance to scheduled monuments, and (2) a much larger category of lesser heritage significance which are nonetheless still subject to the conservation objective. Further assessment and evaluation would confirm what importance this site has.

Visually Important Walls as identified on Map 10 of the Plan (No.8 in HEY 6)

- 2.28. A number of boundary walls throughout the village are included as part of this proposed designation. Within Trustees of 3rd Viscount Devonport's Discretionary Trust's ownership are the brick walls on the south side of Heydon Lane within Church Field. These therefore are the focus of this assessment.
- 2.29. In terms of architectural interest, the assessment in the Neighbourhood Plan states that *"The walls are constructed of a material local to the area and a key characteristic in the village. The technique (English Wall Bond and Flemish Bond) is also of architectural interest."* It is acknowledged that brick is a common local material, however its style and character is not distinctive to the village or of a particularly designed character forming a set architectural piece encircling a particular feature, field or asset.



Fig. 2. Section of Brick Wall on the south side of Heydon Lane within Church Field, photograph taken June 2025.

- 2.30. The asset description within Appendix 2 of the plan notes that the brick wall has evidence of English Garden Wall Bond and Flemish Bond and is thought to date to the 16th century. However, it is important to note that these two brick bonds were not commonly used until the 18th century and as such, whilst these walls may originate from an earlier date, the fabric in situ is from a much later date. The brick bonds are not unique to the area and are typical of walls of this later period. The surviving sections of the wall have also been extensively altered and are in a poor condition with only remnants of the wall surviving. It is not considered that these particular elements of the wall are of sufficient architectural interest to meet this criterion.
- 2.31. In addition to the suggestion that these walls are of architectural interest, the assessment in the plan suggests the walls as a whole have

Landmark Status, stating *"Heydon's locally important walls have a strong association with Heydon as a settlement and are a key feature in the village street scene."* Whilst it is acknowledged the presence of boundary treatment in the form of brick or flint walls is a prevalent feature throughout the village, this would be more appropriately highlighted as a positive contributor to the character and appearance of the conservation area rather than as a non-designated asset, particularly as they are not a distinct group (see below). The criteria of the plan states that *"An asset with striking aesthetic value, may be singled out as a landmark within the local scene."* As a piecemeal collection of boundary treatments within the village, without a cohesive designed character, the walls are not considered to have landmark status within the local scene.

- 2.32. Further to this, in relation to group value, the assessment states: *"Each visually important wall contributes to the group value. Together they provide a key element in the visual appeal of the built environment of the village."* As above, whilst it is acknowledged that the walls positively contribute to the character of the area, they are not a designed as a single entity, nor do they form a group with any other assets such that they would be considered to have group value, except perhaps those that form an important or complementary part of a property's boundary treatment. The lengths of wall included within this group vary in date, design, material, height, construction technique and purpose (lining the road, encircling a property), such that they do not form a singular group of assets.

2.33. The small sections of wall on the south side of Heydon Lane within Church Field are not connected to any particular asset or historic property within the village. They also do not have a connection to any historic, known landowners, figures or events in the village. As such this element of the wall is not considered to meet the criterion for historic interest.

2.34. The Cambridgeshire Historic Environment Record (CHER 05331a) features a Brick Field Boundary within Heydon, described as follows: *“The boundary of the field from x to y (in a clockwise direction) consists of a red brick wall of varying construction and date, but for the most part C17 and C18. A length immediately S of Heydon House has been heightened and treated with a dummy centre piece in the C19, presumably to present a congenial vista from the front door of Heydon House. A short length nearest the Rectory has been demolished in favour of the Rectory ha-ha.”* Whilst the description is difficult to determine, the emphasis of this description appears to relate primarily to the walls encircling Heydon House and the Rectory (Heydon Place) and would likely be considered curtilage listed to those properties. The section of wall on the south side of Heydon Lane within Church Field is not considered to form part of this record entry.

2.35. Some of the walls included within this group of Visually Important Walls can be linked to other assets, for example, the flint wall to the church yard or walls to Heydon House. It appears unnecessary to create an additional layer of heritage designation when those of most architectural or historic interest, such as these would be protected through curtilage listing

to the assets they were built to surround.

2.36. Such a disparate group of structures should not be grouped together as one designation as they are of different materials and dates and construction. As it appears to be primarily their visual prominence that is determining their selection, we would suggest that it would be more appropriate for these structures to be highlighted as positive features within the conservation area within which we believe they all fall. Any particularly important walls could be identified individually as NDHAS, but we would not agree that the Church Field brick walls are of sufficient quality to merit this individual designation.

Conclusions on Policy HEY 6: Conserving and Enhancing Heritage Assets in Heydon Parish

2.37. The assessment of each asset relevant to Trustees of 3rd Viscount Devonport's Discretionary Trust's ownership has been set out above. As a whole, we believe that further consideration should be given to the assessment of each proposed asset and the appropriateness of their identification as a non-designated heritage asset. It is not considered that Asset no.1 or no.8 should be identified as NDHAS as set out above. It is considered that other forms of recognition such as valued landscape designation (in the case of no.1) or as a positive contributor to the conservation area (in the case of no.8) would be more appropriate.

2.38. Further consideration should also be given to the presentation of the proposed non-designated assets throughout the plan. The

various documents, maps and appendices relating to the assets would benefit from being in a single section of the report to improve accessibility and understanding when the plan is adopted.

3.0 Heydon Conservation Area

Community Action 3

3.1. Heydon Conservation Area was designated in October 1979. There is no adopted Conservation Area Appraisal.

3.2. Community Action 3 (para 5.6.9) of the Neighbourhood Plan is to:

“Secure review and extension of the existing Heydon Conservation Area (1979) boundary to incorporate land to the east of the church which includes the site of the former moated structure known as Earles, land to the East of Chishill Road including the former Wood Green Animal Shelter site and land to the North of Chishill Road opposite Miss Long’s Cottage and the former Wood Green Animal Shelter site.”

3.3. An assessment of the existing conservation area will be given below to establish its special interest and significance before providing commentary on whether the suggested extension to the boundary is appropriate and if the extension site contributes sufficiently to the significance of the conservation area to warrant inclusion.

Statement of Significance

3.4. Determining significance is a professional judgement taking into account the designation status, desk-top research and fieldwork. The assessment should seek to understand the nature, extent and level of significance, and should be proportionate

to the relative importance of the asset (Historic England, ‘Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning: 2’ [2015] p. 2.)

3.5. Annex 2 of the NPPF defines significance as ‘the value of a heritage asset to this and future generations because of its heritage interest’. This interest may be archaeological, architectural, artistic or historic. An understanding of significance must therefore derive from the heritage interest/s of the heritage asset.

3.6. The ‘Historic environment’ chapter of the PPG provides a definition for these interests as follows (Paragraph: 006):

- *archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.*
- *architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.*
- *historic interest: An interest in past lives and events (including pre-historic).*

Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

3.7. Significance derives not only from the heritage interests of the asset itself, but also from the contribution made by its setting. The setting of a heritage asset is defined in Annex 2 of the NPPF as:

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Heydon Conservation Area

3.8. Heydon is a small village, centred around a crossing between three roads: Heydon Lane, Chishill Road and Fowlmere Road. The Holy Trinity Church is at the centre of the village and acts as a focal point within the conservation area. The village is dominated by linear residential development, which extends along the three main roads.

3.9. Evidence from find spots and archaeological earthworks suggest the settlement at Heydon has prehistoric origins. This is supported

through its location next to the important historic Icknield Way which runs across the northern part of the Parish just south of Heydon Grange. The earthworks and moated sites within the village help us to understand its historic development and the use of the surrounding land and human interaction with the landscape.

- 3.10. The Landscape Appraisal within the evidence base for the Neighbourhood Plan notes the importance of the Soame and Braybrooke families on the evolution of the village since the 17th century. The estate led expansion is most evident in the 19th century built form within the village which includes the estate worker cottages, farmhouses and village school.
- 3.11. The built form is primarily single dwellings set within modest individual plots. There are some larger properties within the village including Heydon House and the moated site of Heydonbury. These more prominent buildings can help us to appreciate and understand the evolution of the village and its importance as a small rural community.
- 3.12. The built form varies in date and style, but materials have a typically vernacular character of brick, flint, thatch and render. These materials are also reflected in the boundary treatment within the village which are brick and flint, and in outbuildings which are largely flint and weatherboarded.
- 3.13. Within the boundary, the conservation area has a relatively green character, with grassed verges and planted trees and a central village green, known as The Triangle. Within private gardens, this verdant character is heightened

with mature trees, shrubs and wooded areas dominating some of the street frontages, particularly to the centre and east of the village.

Setting

- 3.14. The setting of the conservation area has a verdant, rural character, located on elevated land at the edge of the steep chalk scarp and at the tip of Heydon Valley, overlooking fields. The rural landscape aids in our understanding of the village as an agricultural settlement. The earthworks and surviving strip lynchets help us to understand how the surrounding land was used and worked by the inhabitants. The nature of the landscape also emphasises the isolated village character and linear character of the built form within the settlement. Given its position on elevated land, there are wide ranging views throughout the village and across the fields furthering our appreciation of the rural, village setting.
- 3.15. As set out in the significance assessment above, the Icknield Way also provides context to the development of the village in such a strategic location. There are additional archaeological sites as identified by the LIDAR imagery which fall outside the boundary of the conservation area. These provide context and understanding as to the development of the village and evolution of settlement and built form.

Commentary on the Proposed Extension

- 3.16. It must first be noted that there is disparity between the description of the extension to the conservation area, as described within the

policy, and the proposed extension area as shaded (purple) in the Landscape Appraisal (evidence base for Neighbourhood Plan) which is a smaller, more focussed area around Church Field. Further clarity should be given and a proposed boundary map included within the Neighbourhood Plan to confirm the proposed extension. For the purposes of this assessment, we are assuming that just the purple area is the proposed extension. Regardless, this is the only area that falls within The Trustees of 3rd Viscount Devonport's Discretionary Trust's ownership.

- 3.17. Heydon does not have an adopted conservation area appraisal. To best inform the boundary change, it would be prudent to start the process of producing a community led appraisal so that any boundary extension can be best informed by understanding the existing special interest of the conservation area. In the absence of this document, a brief assessment of its significance has been provided above.
- 3.18. The proposed extension to the boundary includes the Site of Earles the 15th/16th Century Manor House. As set out within Section 2 of this report, there is little information on this particular archaeological feature, aside from LIDAR data and references in some secondary sources. As such, it is difficult to firmly conclude that this site contributes to the significance of the conservation to the extent it should be included within the boundary. However, as set out within the assessment in Section 2, it is acknowledged that there is some evidence that the Site is that of the former manor of Earles and once owned by the Soames family who were prominent land owners in the village and

wider area. Its inclusion within the boundary of the conservation area appears to be a natural addition which could potentially further our understanding of the development of the village in the 15th and 16th century given the lack of surviving built form from this date.

4.0 Conclusions

- 4.1. This Heritage Assessment has been prepared on behalf of The Trustees of 3rd Viscount Devonport's Discretionary Trust to assess the impact of the Draft Heydon Neighbourhood Plan (Reg 14) on land within his ownership in the village of Heydon.
- 4.2. The report has considered the two specific elements of the Plan which have the potential to affect The Trustees of 3rd Viscount Devonport's Discretionary Trust's landholdings which are:
- The potential identification of a number of structures and spaces within the ownership of The Trustees of 3rd Viscount Devonport's Discretionary Trust as non-designated heritage assets; and,
 - The potential extension of the conservation area to incorporate land owned by The Trustees of 3rd Viscount Devonport's Discretionary Trust.
- 4.3. In relation to the proposed non-designated heritage assets, the assessments concluded that further consideration should be given to the appropriateness of identifying the three potential assets as NDHAs. In the case of Asset no.1 Heydon's Valued Landscape, and Asset no.8 (Brick Walls at Church Field), it is recommended that other forms of recognition and protection would be more appropriate.
- 4.4. In relation to the extension of the conservation area, the Site of Earles appears to potentially hold sufficient interest to be incorporated into the boundary. It is also possibly of sufficient archaeological interest to warrant NDHA status. However further investigation would confirm the importance of this site and whether this was appropriate.
- 4.5. Further consideration should be given to the presentation of the document including the information regarding the proposed non-designated assets throughout the plan and the conservation area boundary extension. The various documents, maps and appendices relating to these elements would benefit from being in a single section of the report to improve accessibility and understanding when the plan is adopted.
- 4.6. In addition to this, to best inform the boundary change of the conservation area and the best way to appreciate and protect features within Heydon, it would be prudent to start the process of producing a community led conservation area appraisal so that the Neighbourhood Plan can be best informed by understanding the existing special interest of the conservation area.

205548

Comment

Document Element: Heydon Neighbourhood Plan Submission Version, Heydon Neighbourhood Plan Submission Version

Respondent: Mr Cambridgeshire Geological Society

Summary:

Although mentioned in section 2, the recognition of Heydon Chalk Pit as a Local Geological Site has been omitted from section 3.2.3 and 5.8. Also, with reference to South Cambs policy NH/5 geodiversity should be included alongside biodiversity in the Policy Theme 5 e.g. 5.8.1 and 5.8.3. Community action 8 should also include geodiversity alongside biodiversity. We suggest that the Chalk Pit also qualifies as a Local Green Space (community appreciation) and as a Heritage Asset (economic/social history). We are pleased to see the parish's Geodiversity Landscape value recognised in section 2.

Full text:

We are pleased that Geodiversity is mentioned, with accompanying maps, in the Overview sections (2.7.1 and 2.7.2). However, the recognition of Heydon Chalk Pit as a designated Local Geological Site (equivalent to a County Wildlife Site) has been omitted under Planning Policy context - section 3.2.3 Map 3, and also Policy Theme 3 5.8 HEY 8. The LGS should be mentioned in both of these. Also HEY 8 should be titled Biodiversity and Geodiversity (reference South Cambs policy NH/5) and 5.8.1 and 5.8.3 should include 'biodiversity and geodiversity'. The summary on page 60 should also refer to Biodiversity and Geodiversity with geodiversity value and the LGS included under item 3. Community action 8 should also refer to 'biodiversity and geodiversity'. We would also like to raise the suggestion that the Chalk Pit qualifies as a Local Green Space due to its community value and appreciation as a nature conservation site and as a Heritage Asset due to its history of economic geology, significant to the villages social history.

Attachments: None

205550

Comment

Document Element: Heydon Neighbourhood Plan Submission Version, Heydon Neighbourhood Plan Submission Version

Respondent: Hertfordshire County Council

Summary:

This response relates to the services of the Environment & Infrastructure Department, which incorporates other county council services where relevant.

Having reviewed the draft plan, Hertfordshire County Council does not consider the content and policies, as drafted, would have an impact on HCC services.

We received one comment, from the Deputy Executive/Local Member, regarding rights of way connections crossing the County boundary. This comment requests a commitment from Cambridgeshire County Council's Rights of Way team to work with Hertfordshire to ensure that the best outcomes are achieved for residents on both sides of the boundary, i.e. between Barley and Heydon.

Full text:

This response relates to the services of the Environment & Infrastructure Department, which incorporates other county council services where relevant.

Having reviewed the draft plan, Hertfordshire County Council does not consider the content and policies, as drafted, would have an impact on HCC services.

We received one comment, from the Deputy Executive/Local Member, regarding rights of way connections crossing the County boundary. This comment requests a commitment from Cambridgeshire County Council's Rights of Way team to work with Hertfordshire to ensure that the best outcomes are achieved for residents on both sides of the boundary, i.e. between Barley and Heydon.

Attachments: None

205551

Comment

Document Element: Heydon Neighbourhood Plan Submission Version, Heydon Neighbourhood Plan Submission Version

Respondent: Swifts Local Network: Swifts & Planning Group

Summary:

Commitment to integrated bird boxes is welcome. For supporting information, please copy in the text of National Planning Practice Guidance 2025 Natural Environment paragraph 017, which explains that there should be at least one swift brick per dwelling on average for new developments.

Full text:

Commitment to integrated bird boxes is welcome. For supporting information, please copy in the text of National Planning Practice Guidance 2025 Natural Environment paragraph 017, which explains that there should be at least one swift brick per dwelling on average for new developments.

Attachments: None

205552

Comment

Document Element: Heydon Neighbourhood Plan Submission Version, Heydon Neighbourhood Plan Submission Version

Respondent: Swifts Local Network: Swifts & Planning Group

Summary:

For the Biodiversity/ Nature chapter, here is the reference to including National Planning Practice Guidance (NPPG) Natural Environment 2025 paragraph 017 to provide further details of integrated bird boxes, i.e. swift bricks:
<https://www.gov.uk/guidance/natural-environment>

Full text:

For the Biodiversity/ Nature chapter, here is the reference to including National Planning Practice Guidance (NPPG) Natural Environment 2025 paragraph 017 to provide further details of integrated bird boxes, i.e. swift bricks:
<https://www.gov.uk/guidance/natural-environment>

Attachments: None

205553

Support

Document Element: Heydon Neighbourhood Plan Submission Version, Heydon Neighbourhood Plan Submission Version

Respondent: Mr Melanie Chandler

Summary:

The important policies for me from this document are the protection of the landscape and green spaces, including the entrances and exits to the village. This includes the character of the flint walls/brick walls. Flint being one of the notable building materials in the village.

AND a well done to our Parish Council for spending so much time and effort on this project.

Full text:

The important policies for me from this document are the protection of the landscape and green spaces, including the entrances and exits to the village. This includes the character of the flint walls/brick walls. Flint being one of the notable building materials in the village.

AND a well done to our Parish Council for spending so much time and effort on this project.

Attachments: None

205554

Support

Document Element: Heydon Neighbourhood Plan Submission Version, Heydon Neighbourhood Plan Submission Version

Respondent: Sharon McCann

Summary:

■ In general agreement with the neighbourhood plan. Very pleased to see older trees being recorded.

Full text:

■ In general agreement with the neighbourhood plan. Very pleased to see older trees being recorded.

Attachments: None

205555

Comment

Document Element: Heydon Neighbourhood Plan Submission Version, Heydon Neighbourhood Plan Submission Version

Respondent: Greater Cambridge Shared Planning

Summary:

Please see attached the Council's formal response to the Heydon Neighbourhood Plan Regulation 16 submission consultation.

Full text:

Please see attached the Council's formal response to the Heydon Neighbourhood Plan Regulation 16 submission consultation.

Attachments:

Formal_Response_Heydon_NP

South Cambridgeshire District Council response to Heydon Neighbourhood Plan Regulation 16 Submission Consultation (January 2026)

South Cambridgeshire District Council comments on the submission draft Heydon Neighbourhood Plan

1. South Cambridgeshire District Council (“the District Council”) is taking the opportunity to provide comments on the submission draft of the Heydon Neighbourhood Plan (“the Neighbourhood Plan”). This response represents our formal comments to the Regulation 16 Consultation.
2. The District Council has been working with the Neighbourhood Plan Steering Group during the preparation of the Neighbourhood Plan. We appreciate the hard work that has gone into getting the neighbourhood plan this far along in the process.
3. Our comments concentrate on the planning policies as, ultimately, they are the elements that will be used to determine planning applications and must meet the Basic Conditions. We also provide additional comments in relation to the supporting and informative content of the Plan which, subject to the consideration of the Neighbourhood Plan Examiner, could be updated in the Referendum version of the Plan without impacting on the Basic Conditions.

How has the Plan responded to previous comments?

4. We previously made comments on the pre-submission draft of the Neighbourhood Plan in May 2025, followed by a meeting to discuss our suggestions. Comparing the two documents, it is clear that this version of the Neighbourhood Plan has positively responded to most of our suggestions, but some of our informal comments have not been addressed, and we have further highlighted these in our Regulation 16 response.

Comments relating to whether the Neighbourhood Plan’s policies meet the Basic Conditions

5. The following comments are focussed on whether the Neighbourhood Plan’s policies pass the tests of the Basic Conditions.

Policy HEY 1: Protecting and enhancing Heydon’s landscape character and recognising its area of Valued Landscape

6. **General Policy Comment** – Our Regulation 14 consultation response highlighted the reference to “distinctive landscape” in Policy HEY1, as this term was not referred to in the Heydon Landscape Appraisal (2022). We note that this has now been amended and we are content with the updated wording.
7. **Policy HEY 1, Part 1** – As a minor amendment for clarity, we would suggest that the reference to HLA 2022 in paragraph 1 is amended to Heydon Landscape Appraisal, which can be carried out without impacting the Basic Conditions.

Policy HEY 2: Important Countryside Frontages

8. **General Policy Comment** – The policy refers to Map 7, but it should refer to Map 8. Please ensure that all mapping references in the supporting text and policy wording for HEY 2 are correct.
9. **Map 8** – Our Regulation 14 consultation response noted that the Important Countryside Frontage (ICF) “Land north of Heydon Lane” was incorrectly indicated on Map 8. We are pleased to note that the map is now correct. The text also provides a clearer description of how the two Local Plan ICFs in the Village are already designated.
10. **Map 8** – Our concerns raised at the Regulation 14 consultation concerning the justification of the designation of ICF3 remain. ICF3 as shown on Map 8 is in an area of countryside character; the development framework for the village of Heydon does not extend beyond Holy Trinity Church and it is not a rural break between two nearby, detached parts of the development framework. Therefore, in our opinion, ICF3 should be removed as it does not meet either of the requirements to be considered for an ICF:
 - (i) penetrate or sweep into the defined built-up area of Heydon (as defined by the development framework) to provide a significant connection between the street scene and surrounding rural area, or
 - (ii) act as an important rural break between two nearby but detached parts of the development framework.

Policy HEY 3: Locally Important Views

11. **General Policy Comment** – Our Regulation 14 consultation response suggested a review of Policy HEY 3 and Appendix 1 to focus on views that are

or could be under threat, or most likely to be affected by development. Our comments also suggested that the Neighbourhood Plan should clearly identify the significant feature(s) that are the focus of the Locally Important View (LIV), and that the landscape appraisal should also be used to support the distinctiveness of the views.

12. **Map 9 and Map 10a** – In the pre-submission version of the Plan, Map 8 identified 12 LIVs. Map 9 of the submission version of the Plan covers the whole of the parish and appears to have increased the number of LIVs identified to 28, albeit some of these views appear to have been grouped and five of the LIVs from the pre-submission version of the Plan appear to have been deleted. Given the quantity of local views identified, we would query whether all views identified are important enough to warrant designation.
13. The key features identified for many views include locally ubiquitous features, such as an appreciation of the rural village setting. However, Policy NH/2 of the adopted Local Plan and Policy HEY 1 of the Neighbourhood Plan already seek to ensure that local landscape character is respected, retained and enhanced. Only a small number of views identify specific key features, such as within Views 1A/1B where it states, '[view] of the church looking west across Church Field' and within Views 6A/6B where it states, '[views] of Down Plantation [...]'. Down Plantation is a significant landmark on a promontory of Chishill Down, [...]. The wooded and undeveloped ridgeline is visually sensitive.' Additionally, Views 11A/11B and 17 are already protected by the Important Countryside Frontage designation for land east of Fowlmere Road (ICF1).
14. The relatively low threshold for designation has resulted in effectively all land to the North, South, West and East of the village's built-up area being included within the frame of a proposed LIV, and we therefore question whether this policy meets the basic conditions of having regard to national policies and contributing to the achievement of sustainable development.
15. The nomenclature used for the LIVs is also confusing and there is a particular lack of clarity as to whether different iterations of the same view (those labelled A, B, or C) are intended to be different views or provided for purely contextual purposes. For example, LIV 6A and 6B are taken from very different areas in the Neighbourhood Plan area, whilst 5A and 5B appear to be the same view, but in different seasons of the year according to the description in Appendix 1.
16. **Policy HEY 3, Part 1a** – As worded, the policy seeks to protect everything within the view, which is perhaps unreasonable. Appendix 1 generally identifies the key features of each described view. Therefore, in order to provide a level

of certainty, we consider that it would be appropriate for Policy HEY 3, Part 1a to be amended to read as:

‘a) ensuring that the proposed development does not detract from the key features of these Locally Important Views (as identified in Appendix 1); and’

17. **Policy HEY 3, Part 1b** – Our Regulation 14 comments also suggested that Part 1b of Policy HEY 3 be amended to remove the wording “for example opening up views of key features such as the Church” from the policy. Appendix 1 already identifies the key features of views to justify their identification, and part 1b, as currently written, is, in our opinion, repetitive of the opening part of the policy. To make the policy more succinct, we would suggest Part 1b is reworded to:

‘b) wherever feasible and practicable, enhancing the key features or visibility of the key features (as identified in Appendix 1) that are the focus of the Locally Important Views.’

18. **Map 10a** – It is unclear why this is referred to as Map 10a given there does not appear to be a Map 10b in the Plan. Therefore, we would suggest renaming this to Map 10.
19. **Appendix 1** – Paragraph 5 of Appendix 1 makes reference to a view being “breathtaking”. We would suggest the use of more objective language, for example “notable” or “distinctive”.

Policy HEY 4: Preserving and enhancing the special character of Heydon’s built environment

20. **General Policy Comment** – There is an error in the policy in that it refers to Map 10 whereas it should be Map 11.
21. **Policy HEY 4, Part 1b** – Our Regulation 14 comments suggested deleting “(see supportive text)” from Part 1b of Policy HEY 4. We remain of the opinion that this is not necessary in the policy as all supportive text in a Plan is of relevance in determining planning applications.
22. **Policy HEY 4, Part 3** – This part of the policy references the “Heydon Lane village gateway”, but reviewing Map 11, none of the gateways share this exact name. If it is the intention to reference the “Heydon Land inner village gateway” here, the wording of the paragraph should be amended for factual correctness.

Policy HEY 5: Local Green Spaces

23. **General Policy Comment** – Our Regulation 14 comments stated: “The supporting paragraphs to this policy (5.5.5 – 5.5.11) briefly describe the proposed Local Green Spaces (LGSs). However, there is no other apparent evidence to demonstrate how these spaces meet the criteria of Paragraph 107 of the NPPF.” On review of the proposed LGSs against NPPF criteria, the sites appear to be reasonable designations, but the evidence presented in the supporting text would benefit from further justification and detail. The NPPF sets a high bar for the designation of LGSs, so it would be advisable for the Neighbourhood Plan to elaborate on why the identified LGSs are important to the village and the important features within these LGSs that add to the justification for their protection.
24. **Map 12** – The accuracy of the delineation of the boundaries of LGS2 and LGS3 on Map 12 needs checking. For example, LGS2 appears to include part of the highway.
25. **Policy HEY 5, Part 1** – The policy refers to Map 11, but it should refer to Map 12.

Policy HEY 6: Conserving and Enhancing Heritage Assets in Heydon Parish.

26. **Policy HEY 6, Part 2** – The reference to the Cambridgeshire Local Heritage List and the changes made to the policy wording are welcomed. Further comments on the NDHAs listed under Policy HEY 6 and the maps used to identify these assets in Appendix 2 can be found later in this document (under our comments on Appendix 2 of the Neighbourhood Plan).
27. **General Policy Comment** – We note that a map is now included in Appendix 2 to illustrate the location of the Non-Designated Heritage Assets (NDHAs), which is welcomed. However, we do consider that, given the significance of NDHAs in planning terms, they should be illustrated on a map in the main body of the Plan, as opposed to just being identified in a separately published appendix.

Policy HEY 7: Delivering sustainable climate adapted and resilient design in the Parish.

28. **General Comment** – Amendments to Policy HEY 7 have been made that accord with our comments made as part of the Regulation 14 consultation.
29. **Policy HEY 7, Part 1** – Part 1 of the policy requires residential extensions to adopt design and construction approaches that demonstrate sustainable use of resources and high energy efficiency levels. We suggest that this is unduly

onerous and that proposals for extensions should be “encouraged” to adopt this approach.

30. **Policy HEY 7, Part 3** – Part 3, bullet point 1 states, “[where] new build is involved, materials should be prioritised which are reused, reclaimed or natural from the local area or from sustainable sources and that are durable”. We would suggest that it would be clearer if it were worded as follows:

“Where new build is involved, the use of materials which are reused, reclaimed or natural from the local area or from sustainable sources and that are durable is encouraged.”

31. **Policy HEY 7, Part 4** – As part of our Regulation 14 comments, we highlighted that the policy will only be applied if planning permission is required. Therefore, we maintain our suggestions that “and requiring planning permission” is deleted from this part of the policy to improve the succinctness of the policy wording.

32. **Policy HEY 7, Part 7** – Comparing the submission version of the Neighbourhood Plan against the pre-submission version of the Neighbourhood Plan, this appears to be a new addition to Policy HEY 7. We recognise that this addition appears to have been made in response to advice received from the Environment Agency during the pre-submission consultation, but we question whether this is a necessary inclusion as it effectively repeats the requirements of the adopted Local Plan and national planning policy. Therefore, we would suggest this part of the policy is unnecessary and could be deleted.

Policy HEY 8: Protecting and enhancing Heydon’s natural features and sites of biodiversity value

33. **Policy HEY 8, Part 2** – In part 2 of the policy, it is unclear what “partial removal” of a veteran tree would entail and whether it would be reasonable to always oppose partial works to a veteran tree. There may be occasions where works are required to a veteran tree for public safety or to support the health of the tree, but the policy would not currently support this. Instead, we would recommend wording akin to the following:

‘2. Proposals that would result in the harm to or involve the removal of veteran trees will not be supported, unless special circumstances are demonstrated.’

34. **Policy HEY 8, Part 3** – In what is now part 3 of Policy HEY 8, the identified features should be identified, through clear and detailed mapping. This element of the policy is difficult to use in that some features are identified on maps in the Plan and others referenced in Appendix 3. We consider that it would be clearer

if all features in Part 3 were identified on a single map specifically for this purpose and within the Plan. It is also unclear as to the status of these features in the policy context. For example, the policy does not state that these features should be protected, which might be addressed through alterations to Policy HEY 8, Part 4 (see below).

35. **Policy HEY 8, Part 4** – We previously commented that it is unclear if the provisions relate to those sites and features listed in Part 3 or to the whole of the Plan Area. This matter of concern remains in the submission version of the Plan. This element of the policy also repeats the requirements of Local Plan Policy NH/4: Biodiversity. If it is intended to reference only those sites of biodiversity value identified, wording along the following lines may help to refine the policy's focus:

'Proposed development that is likely to have a direct or indirect ecological impact on sites and features of biodiversity value identified in the Plan Area should demonstrate through an ecological assessment that: ...'

36. **Policy HEY 8, Part 5** – It should be recognised that opportunities may not be provided by all development proposals as many of them will be outside development sites and outside the control of the applicant. Therefore, we maintain our comments made during the Regulation 14 consultation and would recommend removing the introductory clause – “When development occurs” – from this part of the policy.
37. **Policy HEY 8, Part 5b** – We note that a new element b) has been added. We would recommend that the requirement “for planting of new trees of appropriate species and size” is amended to “native species of a local provenance and appropriate size” to ensure that planting reflects the local and historic character of the area.

Policy HEY 9: Protecting the darks skies in Heydon

38. **Policy HEY 9, Part 1a** – As part of our Regulation 14 consultation comments, we suggested deleting the example given ‘for example turned off when not needed’ as this is not enforceable. We maintain our position on this amendment and would recommend the policy wording is changed.
39. **Policy HEY 9, Part 2** – As part of our Regulation 14 consultation comments, we also noted that, for most proposals, the requirement for planning applications to be accompanied by a Lighting Plan is not required to validate an application. Conditions can, however, be added to ensure that light pollution is minimised. We would suggest altering the wording of Part 2 so Lighting Plans

are not read as a validation requirement. We maintain our position on this amendment and would recommend the policy wording is changed to:

‘Where external lighting is proposed, details of the luminaire type, mounting height, aiming angles and lumen unit levels will need to be provided as part of a Lighting Plan.’

Policy HEY 10: Delivering homes that meet the village’s needs

40. **Policy HEY 10, Part 2** – We are pleased to note that our Regulation 14 comments regarding Policy HEY 10, Part 2 have been addressed. The original wording has now been split into two parts (Part 2 and Part 3) to make it clear that all new dwellings should be designed to meet the Building Regulations accessible and adaptable dwellings M4 (2) standard or the Building Regulations wheelchair user M4(3) standards.

Policy HEY 11: Delivering improved community infrastructure for the Parish community

41. **Policy HEY 11, Part 2 and Part 3** – As part of our Regulation 14 consultation response, we previously commented that parts 2 and 3 of Policy HEY 11 repeat the content of policies in the adopted South Cambridgeshire Local Plan (2018) and, as such, could be deleted. We reiterate that comment.

Policy HEY 12: Public house safeguarded site

42. **Policy Comment** – As part of our Regulation 14 consultation response, we requested clarity as to whether the community meeting space referenced in the second part of the policy was to be provided on-site, off-site, or allowances were to be made for either provision. This has now been clarified in the first bullet of Part 2 of the policy.
43. **Policy HEY 12, Part 2** – Our Regulation 14 consultation response also questioned whether there is evidence to suggest that this policy would be viable or reasonable in its approach. As currently worded, the policy sets a requirement for the provision of a community meeting space on site alongside other proposed uses, if the use as a public house is not to be retained having been demonstrated to no longer be a viable use through a marketing exercise. However, there is no option to demonstrate that there is no requirement for such a facility, and it makes no allowances for alternative community uses of the site, even if evidence is submitted to demonstrate that delivery of either a public house or a community meeting space on the site would be unviable or unfeasible. Without evidence from a Community Needs Assessment, the approach taken seems unjustifiable and the retention of Policy HEY 12 Part 2 in

its current form risks the whole site being sterilised if a buyer for the public house cannot be found. Rewording Part 2, bullet point one to allow alternative mitigation where onsite provision really cannot work and / or and to request that applicants explore other community uses as part of their marketing exercise / viability assessment work to support an application would likely make the policy more realistic whilst still protecting community interests.

44. **General Comment** – The Parish Council may wish to consider nominating the public house as an Asset of Community Value (ACV). Following changes made by [The Assets of Community Value \(England\) Regulations 2012](#) to the [Localism Act 2011](#), certain planning uses, including public houses, can be nominated as ACVs by community interest groups and included on an ACV list managed by the Local Planning Authorities. ACV status is a material consideration during the determination of a planning application and can offer additional protection for important community spaces or assets.

Policy HEY 13: Protecting and improving our network of rural routes suitable for safe use by walkers and other non-motorised users

45. **Policy Comment** – Our pre-submission consultation comments suggested splitting this policy into two separate policies: one to cover public rights of way and another that focuses on delivering safe and accessible active transport infrastructure as part of development. We remain of the opinion that this would help to add clarity to the intent and direction of these Neighbourhood Plan requirements.
46. **Policy HEY 13, Part 1** – The policy refers to Map 14, but it should refer to Map 15. Please ensure that all mapping references in the supporting text and policy wording for HEY 13 are correct.

Comments on the remainder of the plan

Appendix 1: Locally Important Views and Their Key Features

47. **General Comment** – In the event that changes are made to the number or nomenclature of LIVs included in the Neighbourhood Plan, please ensure that the details in Appendix 1 are consistent with the updates in policy and mapping.

Appendix 2: Heydon's Non-designated Heritage Assets

48. The submission version of the Plan has not fully addressed some of the comments we previously made about NDHAs as part of our Regulation 14 comments. For the avoidance of doubt, the inclusion of a map or maps linked to Policy HEY 6 of the Plan and/or within Appendix 2 that identifies the extent or

boundary of all the NDHAs listed in Policy HEY 6 would help to ensure that there is no misinterpretation of the policy when planning applications are being considered. At present, not all of the assets listed under Policy HEY 6 or described in Appendix 2 have been mapped. For example, it remains difficult to identify the extent of three proposed NDHA (assets 1, 2 and 3) as the boundaries have not been clearly annotated on maps within the appendix or the main-body of the Plan.

49. It is recognised that attempts have been made to use the criteria used to identify assets for inclusion on the Cambridgeshire Local Heritage List. However, it appears the method in which these criteria have been applied to the proposed NDHAs is different to our understanding of the methodology used to select assets for inclusion on the Cambridgeshire Local Heritage List. In particular, we would like to raise the following:
- **Asset 7: Visually and historically important walls.** Identifying the boundary treatments individually would be preferable to grouping by type as the walls throughout the village vary in type and age. The walls to Heydonbury would be considered curtilage listed (grade II) if they were in the same ownership at the time of listing (1980) – this includes at least a long stretch on Heydon Lane. They will not be mentioned in the list description. Bury House appears to date to 1972 and therefore the walls in their ownership would not be curtilage listed, and would merit inclusion.
 - **Asset 8: Spring Pond boundary treatment.** The age and significance of this asset is questioned, and the asset is not considered to meet the criteria. The historic images (page 5 of Appendix 1 and page 14 of Appendix 2) appear to show a different type of post with pyramid tops. The current posts are apparently concrete with a different profile and mid/late-20th century type. The lower rail is also clearly a different height. Therefore, we question whether this particular asset merits inclusion as an NDHA in the Plan.
 - **Asset 11: The Sarsen Stone.** Whilst locally interesting, it is questioned whether this meets the criteria to be recognised as a NDHA as its origins and history are only hearsay.

Appendix 3: Important Trees in the Parish

50. The tree preservation order (TPO) mechanism, as established as part of the Town and Country Planning Act 1990, allows local planning authorities to protect trees if it is expedient in the interest of amenity value. TPO requests from the Parish Council and the local community are welcomed, particularly for trees that were protected by a TPO, but it has since lapsed.

51. **Appendix 3 Map** – The map of trees currently identifies single trees and groups of trees with only points. If technically possible, it may be better if avenues of trees or large groups of trees could be made more distinguishable from single trees.

Appendix 4: Community Actions

52. **Community Action 9** – The community action should reflect an understanding of how TPOs are considered and established in line with legislation. As such, it may be beneficial for the wording of Community Action 9 to be amended to something along the lines of:

“The Parish Council will support and facilitate, where appropriate, a process for trees of public amenity value that are under threat to be considered for protection through a Tree Preservation Order via the local planning authority.”

Other Matters

53. **Corrections to Map and Figure References** – At various points throughout the submission version of the Plan, we have noticed that map or figure references stated within policy wording or supporting text do not match the actual maps or figures being referenced. This is likely due to new additions or changes altering the order of maps and figures within the Plan. Therefore, we would recommend that all in-text map and figure references are checked when creating the referendum version of the Neighbourhood Plan and once all changes to mapping have been made to ensure that any factual errors can be corrected. These changes can be carried out without impacting the Basic Conditions.
54. **Corrections to NPPF References** – In the Glossary of the Neighbourhood Plan, we note there are references to the NPPF 2023, but reference should be made to the NPPF 2024. We would recommend that all in-text references to the NPPF are checked when creating the referendum version of the Neighbourhood Plan.
55. **Figure 4** – Given the small figures for household sizes of 6 or more people, you might want to consider merging data for households of 5 or more so that a better comparison can be made with other data.
56. **Figure 7** – It is considered that the axis labels for this bar chart could be amended to help clarify the meaning of the graph to those not familiar with the data. For example, “2 less rooms than required”. Alternatively, the title could be amended to reflect that the chart shows the difference between the number of

bedrooms in a dwelling compared with the number of bedrooms needed by the household.

57. **Paragraph 3.2.2** – We previously highlighted that the long list of policies in the Local Plan that are relevant to the Neighbourhood Plan is not necessary as they are referred to in each policy under the heading “applicable policies from South Cambridgeshire’s 2018 Local Plan”. It is therefore suggested that they are deleted from the Neighbourhood Plan.
58. In some instances, emotive language, rather than objective language, is used in the supporting paragraphs of the Plan to describe features in the village. For example, paragraphs 5.4.1 and 5.4.12 refer to ‘physical appeal’ of the village, which we would suggest is amended to ‘character’.
59. In paragraph 5.4.1, it is stated that “virtually the whole village is designated a Conservation Area”. It would perhaps be clearer for Plan users if it were worded to state, “virtually the whole of the village’s built-up area is included within the designated Heydon Conservation Area.”
60. In the policy context following HAR 7, reference should also include Local Plan policies CC/1, CC/2 and CC/3.
61. There will be a need for some general updating of the supporting paragraphs of the Plan. For example, the reference to the emerging Local Plan. These matters can be addressed ahead of the Referendum without impacting on whether the Plan meets the Basic Conditions.

205556

Support

Document Element: Heydon Neighbourhood Plan Submission Version, Heydon Neighbourhood Plan Submission Version

Respondent: Ms Tina L

Summary:

I am very much in support of the Heydon Neighbourhood plan. I believe it accurately reflects the views of village residents and will allow the village to adapt to the future whilst remaining a beautiful rural location and community.

Full text:

I am very much in support of the Heydon Neighbourhood plan. I believe it accurately reflects the views of village residents and will allow the village to adapt to the future whilst remaining a beautiful rural location and community.

Attachments: None

205557

Comment

Document Element: Heydon Neighbourhood Plan Submission Version, Heydon Neighbourhood Plan Submission Version

Respondent: Mr Arthur Radley

Summary:

In my opinion, of all the Community Actions listed in the Plan, the completion of work under Item 5.4.14 would have the most visual impact on the village scene and the repair/reinstatement of the part demolished wall which runs N W from the Western end of Spring pond is likely to prove the most challenging and costly.

I would like to suggest an addition as under - Community Action 2. 5.4.14 Through negotiation with relevant landowners and potential local fundraising secure early repair and restoration of the visually important walls along the north and south boundaries of Heydon Lane as this enters Heydon from the eastern village gateway.

Full text:

In my opinion, of all the Community Actions listed in the Plan, the completion of work under Item 5.4.14 would have the most visual impact on the village scene and the repair/reinstatement of the part demolished wall which runs N W from the Western end of Spring pond is likely to prove the most challenging and costly. This wall has remained in its present uncared state for more than 20 years and for this reason and notwithstanding the passage of time it is important to record Heydon's continued determination to see it reinstated.

I would like to suggest an addition as under -

Community Action 2

5.4.14 Through negotiation with relevant landowners and potential local fundraising secure early repair and restoration of the visually important walls along the north and south boundaries of Heydon Lane as this enters Heydon from the eastern village gateway. Emphasis of effort to be given to the repair of the part demolished wall and pier which runs N W from the western end of Spring Pond.

Attachments: None

205558

Support

Document Element: Heydon Neighbourhood Plan Submission Version, Heydon Neighbourhood Plan Submission Version

Respondent: Mrs Dawn Jaffray

Summary:

I agree and support the parish plan

Full text:

I agree and support the parish plan

Attachments: None

205559

Comment

Document Element: Heydon Neighbourhood Plan Submission Version, Heydon Neighbourhood Plan Submission Version

Respondent: Sally Wintle

Summary:

■ Please see attached Natural England's formal response to the Heydon NP Regulation 16 submission.

Full text:

■ Please see attached Natural England's formal response to the Heydon NP Regulation 16 submission.

Attachments:

NE_Response_Form

Date: 06 February 2026
Our ref: 536449
Your ref: Heydon Neighbourhood Plan



[REDACTED]
Greater Cambridge Shared Planning

BY EMAIL ONLY

neighbourhood.planning@greatercambridgeplanning.org



Dear [REDACTED]

Heydon Neighbourhood Plan - Regulation 16 Consultation

Thank you for your consultation on the above dated 15 December 2025.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

Natural England does not have any specific comments on this draft neighbourhood plan.

However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan and to the following information.

Natural England does not hold information on the location of significant populations of protected species, so is unable to advise whether this plan is likely to affect protected species to such an extent as to require a Strategic Environmental Assessment. Further information on protected species and development is included in [Natural England's Standing Advice on protected species](#) .

Furthermore, Natural England does not routinely maintain locally specific data on all environmental assets. The plan may have environmental impacts on priority species and/or habitats, local wildlife sites, soils and best and most versatile agricultural land, or on local landscape character that may be sufficient to warrant a Strategic Environmental Assessment. Information on ancient woodland, ancient and veteran trees is set out in Natural England/Forestry Commission [standing advice](#).

We therefore recommend that advice is sought from your ecological, landscape and soils advisers, local record centre, recording society or wildlife body on the local soils, best and most versatile agricultural land, landscape, geodiversity and biodiversity receptors that may be affected by the plan before determining whether a Strategic Environmental Assessment is necessary.

Natural England reserves the right to provide further advice on the environmental assessment of the plan. This includes any third party appeal against any screening decision you may make. If an Strategic Environmental Assessment is required, Natural England must be consulted at the scoping and environmental report stages.

For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.



Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities

Natural environment information sources

The [Magic](#)¹ website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: **Agricultural Land Classification, Ancient Woodland, Areas of Outstanding Natural Beauty, Local Nature Reserves, [National Parks \(England\)](#), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map) and Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available from [the Association of Local Environmental Records Centres](#).

Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found [here](#)². Most of these will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

National Character Areas (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found [here](#)³.

There may also be a local **landscape character assessment** covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.

If your neighbourhood planning area is within or adjacent to a **National Park** or **Area of Outstanding Natural Beauty** (AONB), the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the [Magic](#)⁴ website and also from the [LandIS website](#)⁵, which contains more information about obtaining soil data.

Natural environment issues to consider

The [National Planning Policy Framework](#)⁶ sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance](#)⁷ sets out supporting guidance.

Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.

Landscape

Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.

¹ <http://magic.defra.gov.uk/>

² <https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england>

³ <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>

⁴ <http://magic.defra.gov.uk/>

⁵ <http://www.landis.org.uk/index.cfm>

⁶ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁷ <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed [here](#)⁸), such as Sites of Special Scientific Interest or [Ancient woodland](#)⁹. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

Priority and protected species

You'll also want to consider whether any proposals might affect priority species (listed [here](#)¹⁰) or protected species. To help you do this, Natural England has produced advice [here](#)¹¹ to help understand the impact of particular developments on protected species.

Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 112. For more information, see [Guide to assessing development proposals on agricultural land](#)¹².

Improving your natural environment

Your plan or order can offer exciting opportunities to enhance your local environment and should provide net gains for biodiversity in line with the [National Planning Policy Framework](#). If you are setting out policies on new development or proposing sites for development, you should follow the biodiversity mitigation hierarchy and seek to ensure impacts on habitats are avoided or minimised before considering opportunities for biodiversity enhancement. You may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development and how these could contribute to biodiversity net gain and wider environmental goals.

Opportunities for environmental enhancement might include:

- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Think about how lighting can be best managed to reduce impacts on wildlife.
- Adding a green roof to new buildings.
- Providing a new footpath through the new development to link into existing rights of way.

Site allocations should be supported by a baseline assessment of biodiversity value. The statutory [Biodiversity Metric](#) may be used to understand the number of biodiversity units present on allocated sites. For small development allocations the [Small Sites Metric](#) may be used. This is a simplified version of the statutory [Biodiversity Metric](#) and is designed for use where certain criteria are met. Further information on biodiversity net gain including [planning practice guidance](#) can be found [here](#)

You may also want to consider enhancing your local area in other ways, for example by:

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision. Natural England's [Green Infrastructure Framework](#) sets out further information on green infrastructure standards and principles
- Identifying green areas of particular importance for special protection through Local Green Space designation (see [Planning Practice Guidance](#)¹³).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks or on verges, changing hedge cutting timings and frequency).

⁸ <https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england>

⁹ <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

¹⁰ <https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england>

¹¹ <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

¹² <https://www.gov.uk/government/publications/agricultural-land-assess-proposals-for-development/guide-to-assessing-development-proposals-on-agricultural-land>

¹³ <https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space>

- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).

Natural England's [Environmental Benefits from Nature tool](#) may be used to identify opportunities to enhance wider benefits from nature and to avoid and minimise any negative impacts. It is designed to work alongside the statutory [Biodiversity Metric](#) and is available as a beta test version.

205560

Support

Document Element: Heydon Neighbourhood Plan Submission Version, Heydon Neighbourhood Plan Submission Version

Respondent: Mrs Elizabeth Livingstone

Summary:

We are particularly supportive of maintaining the outstanding uninterrupted views of the surrounding landscape from within Heydon and likewise the views on the approaches towards the village.

Full text:

We are particularly supportive of maintaining the outstanding uninterrupted views of the surrounding landscape from within Heydon and likewise the views on the approaches towards the village.

Attachments: None

205561

Comment

Document Element: Heydon Neighbourhood Plan Submission Version, Heydon Neighbourhood Plan Submission Version

Respondent: Sport England

Summary:

Government planning policy, within the National Planning Policy Framework (NPPF), identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.

Therefore, it is essential that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 103 and 104. It is also important to be aware of Sport England's statutory consultee role in protecting playing fields and the presumption against the loss of playing field land. Sport England's playing fields policy is set out in our Playing Fields Policy and Guidance document.

https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy

Sport England provides guidance on developing planning policy for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded.

https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning_applications

Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 103 of the NPPF, this takes the form of assessments of need and strategies for indoor and outdoor sports facilities. A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery.

Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England's guidance on assessing needs may help with such work.

<http://www.sportengland.org/planningtoolsandguidance>

If new or improved sports facilities are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes.

<http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/>

Any new housing developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place.

In line with the Government's NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how any new development, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals.

Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved.

NPPF Section 8: <https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities>

PPG Health and wellbeing section: <https://www.gov.uk/guidance/health-and-wellbeing>

Sport England's Active Design Guidance: <https://www.sportengland.org/activedesign>

Full text:

Government planning policy, within the National Planning Policy Framework (NPPF), identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process. Providing enough sports facilities of the right quality and type in the right places is vital to achieving this aim. This means that positive planning for sport, protection from the unnecessary loss of sports facilities, along with an integrated approach to providing new housing and employment land with community facilities is important.

Therefore, it is essential that the neighbourhood plan reflects and complies with national planning policy for sport as set out in the NPPF with particular reference to Pars 103 and 104. It is also important to be aware of Sport England's statutory consultee role in protecting playing fields and the presumption against the loss of playing field land. Sport England's playing fields policy is set out in our Playing Fields Policy and Guidance document.

https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#playing_fields_policy

Sport England provides guidance on developing planning policy for sport and further information can be found via the link below. Vital to the development and implementation of planning policy is the evidence base on which it is founded.

https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport#planning_applications

Sport England works with local authorities to ensure their Local Plan is underpinned by robust and up to date evidence. In line with Par 103 of the NPPF, this takes the form of assessments of need and strategies for indoor and outdoor sports facilities. A neighbourhood planning body should look to see if the relevant local authority has prepared a playing pitch strategy or other indoor/outdoor sports facility strategy. If it has then this could provide useful evidence for the neighbourhood plan and save the neighbourhood planning body time and resources gathering their own evidence. It is important that a neighbourhood plan reflects the recommendations and actions set out in any such strategies, including those which may specifically relate to the neighbourhood area, and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support their delivery.

Where such evidence does not already exist then relevant planning policies in a neighbourhood plan should be based on a proportionate assessment of the need for sporting provision in its area. Developed in consultation with the local sporting and wider community any assessment should be used to provide key recommendations and deliverable actions. These should set out what provision is required to ensure the current and future needs of the community for sport can be met and, in turn, be able to support the development and implementation of planning policies. Sport England's guidance on assessing needs may help with such work.

<http://www.sportengland.org/planningtoolsandguidance>

If new or improved sports facilities are proposed Sport England recommend you ensure they are fit for purpose and designed in accordance with our design guidance notes.

<http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/>

Any new housing developments will generate additional demand for sport. If existing sports facilities do not have the capacity to absorb the additional demand, then planning policies should look to ensure that new sports facilities, or improvements to existing sports facilities, are secured and delivered. Proposed actions to meet the demand should accord with any approved local plan or neighbourhood plan policy for social infrastructure, along with priorities resulting from any assessment of need, or set out in any playing pitch or other indoor and/or outdoor sports facility strategy that the local authority has in place.

In line with the Government's NPPF (including Section 8) and its Planning Practice Guidance (Health and wellbeing section), links below, consideration should also be given to how any new development, especially for new housing, will provide opportunities for people to lead healthy lifestyles and create healthy communities. Sport England's Active Design guidance can be used to help with this when developing planning policies and developing or assessing individual proposals.

Active Design, which includes a model planning policy, provides ten principles to help ensure the design and layout of development encourages and promotes participation in sport and physical activity. The guidance, and its accompanying checklist, could also be used at the evidence gathering stage of developing a neighbourhood plan to help undertake an assessment of how the design and layout of the area currently enables people to lead active lifestyles and what could be improved.

NPPF Section 8: <https://www.gov.uk/guidance/national-planning-policy-framework/8-promoting-healthy-communities>

PPG Health and wellbeing section: <https://www.gov.uk/guidance/health-and-wellbeing>

Sport England's Active Design Guidance: <https://www.sportengland.org/activedesign>

Attachments: None

205562

Support

Document Element: Heydon Neighbourhood Plan Submission Version, Heydon Neighbourhood Plan Submission Version

Respondent: National Highways

Summary:

National Highways is a strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN).

It has been noted that once adopted, the Neighbourhood Plan will become a material consideration in the determination of planning applications. Where relevant, National Highways will be a statutory consultee on future planning applications within the area and will assess the impact on the SRN of a planning application accordingly.

Notwithstanding the above comments, we have reviewed the document and note that the details set out within the document are unlikely to have an severe impact on the operation of the trunk road and we offer No Comment.

Full text:

National Highways is a strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the Strategic Road Network (SRN).

It has been noted that once adopted, the Neighbourhood Plan will become a material consideration in the determination of planning applications. Where relevant, National Highways will be a statutory consultee on future planning applications within the area and will assess the impact on the SRN of a planning application accordingly.

Notwithstanding the above comments, we have reviewed the document and note that the details set out within the document are unlikely to have an severe impact on the operation of the trunk road and we offer No Comment.

Attachments: None

205563

Support

Document Element: Heydon Neighbourhood Plan Submission Version, Heydon Neighbourhood Plan Submission Version

Respondent: Environment Agency

Summary:

█ Please see attached East Anglian Environmental Agency formal response to Heydon NP consultation Regulation 16.

Full text:

█ Please see attached East Anglian Environmental Agency formal response to Heydon NP consultation Regulation 16.

Attachments:

East Anglia Environment_Formal_Response

[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]
[Redacted]

Our ref: AC/2026/133292/01-L01
Your ref: HeydonNHP
Date: 21 January 2026

Dear [Redacted]

HEYDON NEIGHBOURHOOD PLAN – SUBMISSION PUBLIC CONSULTATION
HEYDON

Thank you for consulting us on the Submission Publication for the Heydon Neighbourhood Plan.

We aim to reduce flood risk, while protecting and enhancing the water environment.

Due to ongoing prioritization of our limited resource, we regret that at present, we are unable to review this consultation. We must focus on influencing plans where the environmental risks and opportunities are highest.

In focusing our engagement to those areas where the environmental risks are greatest, we note that based on the environmental constraints within the area, we have previously not submitted detailed comments relation to this Neighbourhood Plan. We therefore have no further detailed comments to make in relation to this plan.

We trust that this advice is useful.

Yours sincerely

[Redacted signature block]

[Redacted contact information]

205564

Comment

Document Element: Heydon Neighbourhood Plan Submission Version, Heydon Neighbourhood Plan Submission Version

Respondent: Cambridgeshire County Council

Summary:

The County Council previously provided comments during the Regulation 12 Consultation in its response dated 13 June 2025. Upon reviewing the Submission Draft and the accompanying Consultation Statement, it appears that the Parish Council has not given due consideration to those earlier comments.

Our representations in June 2025 were broadly supportive of the Plan and aimed to offer additional information and advice to strengthen its policies. No objections were raised. However, it is a statutory requirement that responses submitted during consultation stages are properly considered.

Accordingly, in response to the current consultation on the Submission Draft, the County Council is resubmitting its previous comments to the District Council, with a request that these be forwarded to the Examiner and given appropriate consideration during the examination of the Neighbourhood Plan.

For ease of reference, I have attached the email dated 13 June 2025 sent to the Parish Council, which includes the County Council's response to the Plan. This comprises two documents: the covering letter with appendix and additional comments provided by Public Health.

Full text:

The County Council previously provided comments during the Regulation 12 Consultation in its response dated 13 June 2025. Upon reviewing the Submission Draft and the accompanying Consultation Statement, it appears that the Parish Council has not given due consideration to those earlier comments.

Our representations in June 2025 were broadly supportive of the Plan and aimed to offer additional information and advice to strengthen its policies. No objections were raised. However, it is a statutory requirement that responses submitted during consultation stages are properly considered.

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For ease of reference, I have attached the email dated 13 June 2025 sent to the Parish Council, which includes the County Council's response to the Plan. This comprises two documents: the covering letter with appendix and additional comments provided by Public Health.

Attachments:

CCC_Response_Form

CCC_Response_Form

My ref: Heydon Neighbourhood Plan

Your ref:

Date: 13 June 2025

[Redacted]
[Redacted]
[Redacted]

[Redacted]
**Place and Sustainability
Planning and Sustainable Growth**

New Shire Hall
Emery Crescent
Enterprise Campus
Alconbury Weald
PE28 4YE

Heydon Parish Council

By email - HeydonNeighbourhoodPlan@gmail.com

Dear Sirs

Heydon – Pre-submission Draft Neighbourhood Plan

I refer to the consultation on the Heydon Neighbourhood Plan and thank the Parish Council for affording the County Council the opportunity to comment.

I have received comments from several services within the County Council and these are set out in the Appendix 1 to this letter and, in the case of Public Health, the supplementary document attached to the covering email. I trust that this will be of assistance to the Parish Council as it progresses the Neighbourhood Plan.

Please feel free to reach out if you wish to discuss these comments further.

Yours sincerely

[Redacted]
[Redacted]
[Redacted]
[Redacted]

Supplementary document attached to email:
Response by Public Health dated 5th June 2025

Appendix 1: Heydon Neighbourhood Plan – Submission Plan September 2024: Response by Cambridgeshire County Council

Response By	Policy	Response/Comment
Public Health	A comprehensive review of the Neighbourhood Plan by the Public Health service has been provided as a supplementary document to this response.	
Adult Social Care	Policy HEY10: Delivering homes that meet the village's needs	<ul style="list-style-type: none"> We have reviewed the document and it appears they have taken into consideration the need for housing that can be adapted to the needs of an older person and for it to be the appropriate size, to reduce under-occupation (paragraph 5.10.6 and 5. 10.7).
	Policy HEY11: Delivering improved community infrastructure for the parish community	<ul style="list-style-type: none"> The 'potential community space' is of interest, but appears to be some way off and the population of older adults in the village appears to still be around 20% even with the forecasting, so they do not hold the majority in terms of need. We would recommend further consultation with residents of all ages in due course about the 'potential community space' - its location, accessibility for all and the acoustics for those experiencing hearing loss."
	Policy HEY13: Protecting and improving our network of rural routes suitable for safe use by walkers and other non-motorised users	<ul style="list-style-type: none"> It would be helpful if there were "resting places" along the walking routes and more pavements, but it would be for the community to decide that. The Care Together programme has plans to offer some funding for benches in South Cambridgeshire, working collaboratively with Parish Councils, which could be bid for if the proposals are approved. The plan shows awareness of those who cycle and walk and the need for a central gathering place for socialising.
Transport Strategy	<p>Objective 9</p> <p>Policy HEY13: Protecting and improving our network of rural routes suitable for safe use by</p>	<ul style="list-style-type: none"> The Council supports Objective 9 and Policy HEY6 and any enhancements to the public right of way network and schemes that will promote active. With the Cambridgeshire and Peterborough Combined Authority, the Council has undertaken the Royston to Granta Park Transport Study which can be found here. Appendix A - Royston to Granta Park Strategic Transport Study Non-Technical Summary FINAL.pdf

Response By	Policy	Response/Comment
	walkers and other non-motorised users	
Historic Environment Team	Policy HEY6: Conserving and enhancing heritage assets in Heydon parish	<ul style="list-style-type: none"> • Cambridgeshire County Council’s Historic Environment Team (CHET) notes and welcome the particular emphasis placed on the identification and protection of non-designated heritage within the draft Heydon Neighbourhood Plan. This commendable commitment to preserve the historic character of the parish informs ‘HEY 6: Conserving and Enhancing Heritage Assets in Heydon Parish’ and supporting appendices, which further sets out the policy basis for future developments to achieve this, directly reflecting national policy requirements set out in Chapter 16 of the National Planning Policy Framework. • It is also very welcome that the overall focus on identifying and protecting heritage has informed the inclusion of Community Action 3 (at 5.6.9) which seeks to ‘secure review and extension of the existing Heydon Conservation Area (1979) boundary’ based on historic environment assets identified as surviving within the village development envelope and which contribute positively to the existing settlement character. • The Cambridgeshire Local Heritage List Project (https://local-heritage-list.org.uk/cambridgeshire) is currently in the process of developing a list of locally important assets for South Cambridgeshire and it is particularly encouraging that the steering group has engaged directly with the criteria as set out in this website in their production of the Neighbourhood Plan document. This robust, evidence-based methodology aligns closely with national guidance produced by Historic England (Historic England Advice Note 7: Local Heritage Listing: Identifying and Conserving Local Heritage). It would however be beneficial for the assets identified through the Plan-making process to be submitted through the Local Heritage List website for assessment and adoption in due course. Recognition of NDHAs as a dynamic dataset through the wording of Policy HEY 6 reflects a positive, data-driven approach and it is further recommended that the lists of assets identified in Policy HEY 6 and the corresponding ‘Appendix 2: Heydon’s non-designated heritage assets’ may require a further review prior to adoption of the Neighbourhood Plan in order to be completely up-to-date. We would encourage on-going engagement with the LHLP website and with the Greater Cambridge Shared Planning Service Conservation Team regarding any pending additions.

Response By	Policy	Response/Comment
		<ul style="list-style-type: none"> • Whilst CHET also welcomes inclusion of policy reflecting the importance of non-designated heritage, we would note that the list of identified non-designated local heritage assets currently appears to exclude buildings from its list of assets under consideration, as set out in Appendix 2. Consequently, whilst the plan contains some information on the built character of the settlement, a number of locally important heritage buildings and features are not included nor explicitly protected under the provisions of HEY6 and Appendix 2. Possible additions for consideration could include no.33 Chishill Road, no.14 Chishill Road ('Picots') and no.20 Chishill Road (Hall Farmhouse) – in addition to its front boundary wall – as well as a number of houses constructed of flint with brick dressings, reflecting strong local vernacular traditions. Separately, the list of 'Visually and historically important walls' (Proposed Asset 8) may require some revision to avoid conflicting regulatory frameworks, as a number of these form boundaries to nationally listed buildings or structures and so are already afforded protection under the corresponding statutory designations. • Asset 4: linear earthworks that cut across the landscape west of Bran Ditch, is indicated on the lidar imagery and described as potentially prehistoric field systems. These are also recorded in the Cambridgeshire Historic Environment Record ref MCB27303 as Furlong boundaries. Although an important part of the landscape as visible remains of the medieval field system it is unlikely that they are prehistoric in date. However just to the north and visible on the same lidar image, running southwest northeast another earthwork (CHER 08938) roughly aligns with a branch of the Icknield Way to the east, is more likely to have a prehistoric date and could also be considered as an asset. • Both above and below-ground non-designated assets can play an important role as streetscape and/or landscape features in the development of settlement character and we recommend that the steering group should contact Cambridgeshire County Council's Historic Environment Record (HER) to further build on the non-designated historic environment evidence base within the Neighbourhood Plan document (archaeology@cambridgeshire.gov.uk).
Biodiversity and Greenspaces	General	<ul style="list-style-type: none"> • The impact of a development on biodiversity is a material consideration in the planning process, and we are extremely pleased to see biodiversity considered thoroughly in this neighbourhood plan. It was of particular note that the community-run online blog consisted of

Response By	Policy	Response/Comment
		<p>several articles demonstrating the value of biodiversity within Heydon and how residents strive to protect it.</p> <ul style="list-style-type: none"> In light of the above, we are satisfied that the Heydon Neighbourhood Plan has thoroughly considered biodiversity, and the impacts future development could have on habitats and species within the village. We have highlighted some minor points below that we feel the plan could incorporate/amend.
	<p>Policy HEY9: Protecting the dark skies in Heydon</p> <p>Policy Hey10: Delivering homes that meet the village's needs</p>	<ul style="list-style-type: none"> On page 25 Policy HEY 10 is listed with two definitions under Themes 3 and 4 – ‘Protecting the dark skies in Heydon’ and ‘Delivering homes that meet the village’s needs’. We presume this is a mistake as in the main body of the document dark skies is primarily covered under Policy HEY 9. Please amend this so each policy clearly belongs to a single label.
	<p>Policy HEY8: Protecting and enhancing Heydon’s features and sites of biodiversity value</p> <p>Paragraph 5.8.6: Biodiversity Net Gain</p>	<ul style="list-style-type: none"> Biodiversity Net Gain is covered under point 5.8.6 on page 58 and we welcome this inclusion as mandatory 10% BNG now applies to most development in England. However, we would hope developers across Cambridgeshire aim to achieve greater than the minimum value of 10%, which is explained within Greater Cambridge Shared Planning (2022) Biodiversity Supplementary Planning Document. We would therefore suggest Heydon parish council consider their proposed neighbourhood Plan should aim to achieve a higher BNG target, such as 20% BNG.
<p>Lead Local Flood Authority</p>	<p>General comments and guidance</p>	<ul style="list-style-type: none"> It was noted that the group has acknowledged the flood risk in the Heydon area. It is important that there is a policy in place to address the flood risk in the Heydon Neighbourhood plan, this would be used to advise new developments of the minimum expectations in terms of drainage and aid to prevent developers from installing inadequate drainage systems. It is recommended to include reference to the Cambridgeshire Flood and Water Supplementary Planning Document to seek advice and guidance on surface water management in development. This document is adopted by South Cambridgeshire District Council. The SPD can be found on the following link: Cambridgeshire Flood and Water Supplementary Planning Document (SPD)

Response By	Policy	Response/Comment
		<ul style="list-style-type: none">• Reference can be made to our Surface Water Planning Guidance document which can be found at: Surface Water Planning Guidance• Policy CC/9 is of particular importance in the South Cambridgeshire local plan (or any subsequent version of this plan) which can be found at: South Cambridgeshire Adopted Local Plan 2018• Reference can be made to Chapter 14 of the National Planning Policy Framework also, this can be found at: National Planning Policy Framework• If the Parish Council requires further assistance or a meeting regarding the Neighbourhood Plan the Lead Local Flood Authority can be contact at this email address: FR.Planning@cambridgeshire.gov.uk.

[REDACTED]
[REDACTED]
Date: 5th June 2025

Heydon Neighbourhood Plan Consultation

Response from Public Health
RE: Neighbourhood Plan Consultation

Public Health welcome the Heydon Neighbourhood plan as it presents many policies in alignment with our guidance listed below. We also support the listed Community Actions as they will encourage broader health benefits for the local population.

Please see general comments on effective Neighbourhood plans with Health in mind.

The following themes are distilled from the New Housing Developments and the Built Environment Joint Strategic Needs Assessment (JSNA) for Cambridgeshire^[1].

The JSNA contains an evidence review of the built environment's impact on health with regard to:

- Green space.
- Developing sustainable communities.
- Community design (to prevent injuries, crime, and to accommodate people with disabilities).
- Connectivity and land use mix.
- Communities that support healthy ageing.
- House design and space.
- Access to unhealthy/"Fast Food".
- Health inequality and the built environment.

Spatial Strategies

We welcome policies that support measures that protect the amenity of residents and the built and natural environment.

Policies that actively seek to support sustainable growth and minimise health inequalities.

As well as protect green space, enhance a sense of local of community and improve health outcomes in all sizes of settlement and communities.

Housing

HOUSING MIX

From a Public Health perspective ensuring an appropriate mix of housing to suit needs of a settlement is essential. Considerations re size and space minimums are important for any future development as reasonably sized properties are more affordable to heat and or cool therefore associated with better health outcomes.

Any conversion of existing dwellings to alternate configurations of housing maybe appropriate to provide better life-time housing options for occupants. Changes must be of good quality; ensuring minimal noise transfer between dwellings and with adequate space provisions being adhered to. Having sufficient storage space, access to privacy, space for working from home needs, improved day light and ventilation are all essential to positive health outcomes.

Qualitative studies have found that homes with improved thermal comfort reported: increase in usable indoor space; improvements in diet, privacy and household/family relationships. Although no clear evidence on health improvement, respondents made links to improvement in physical and mental health.^[2]

AFFORDABLE HOUSING

A Housing Needs Survey is often undertaken to identify households' needs such as affordable or accessible accommodation. Affordable and/ or accessible housing options are essential for those on lower incomes as well as for older and disabled residents. Policies should be included if the Neighbourhood has this type of need in the community.

Going forward neighbourhoods in Cambridgeshire will typically see an increase in the aging population. It is worth noting that accessible street furniture and dementia friendly streetscapes in villages and towns; as well as sufficient resting places between housing and greens spaces becomes more relevant and important for aging populations. Accessibility to green space for older people is beneficial as *walkable green spaces near residences of older people aged 75+ significantly and positively influences five-year survival.* ^[3]

Natural Environment

GREEN AND BLUE INFRASTRUCTURE/ SPACE

We know that where *There is a clear association between the built environment and physical activity (1)^[4], where the physical characteristics of neighbourhoods are identified as having a positive impact on health, wellbeing, physical activity and walkability, these characteristics are: choice and diversity; well-kept environments; affordable and efficient public transport; safe and sociable play areas; the presence of*

greenspace; well-lit and pedestrian-friendly footpaths; and street patterns that provide opportunities for informal contact among residents^[5]

Therefore the management, protection and enhancement of existing green and blue infrastructure is of significant value to human health.

Provision of green space and infrastructure supports health through bringing with it co-benefits that occur when accessing it such as activity and social interaction.

Providing adequate green space can promote physical activity with the subsequent benefits of reducing overweight and promoting mental health^[6]

Also accessibility to green space for older people is beneficial as *walkable green spaces near residences of older people aged 75+ significantly and positively influences five-year survival.* ^[7]

DARK SKIES

In rural and semi-rural neighbourhoods there is an impetus to ensure appropriate low levels of light. Public Health supports policies that seek to ensure environmental impacts of light pollution are mitigated, such as encouraging the use of sustainable / renewable lighting technologies. Implementation of such policies must always be in the context of supporting human safety / health and minimising environmental impacts. Dark Skies policies also lean into Active Travel strategies ensuring sufficient lighting year-round for those using active travel routes in green space and current or future travel routes/ parking areas after dark. Also ensuring that public spaces are safe especially for more vulnerable persons.

BIODIVERSITY

As previously mentioned provision of green space and infrastructure supports health through allowing biodiversity to flourish. Public Health welcomes the protection and enhancement of biodiversity for example through developing/ planting lane verges, hedgerows and trees. As well as improvements to the visual landscape through planting to screen street furniture or residential/ industrial / agricultural development.

Historic Environment

HERITAGE ASSETS

Local heritage assets make up an important element of the architectural and historical make up of Cambridgeshire. This includes a number of buildings that are on Local Interest Registers of Local District Councils. These assets serve to support and enhance the public realm and visual landscape, all of which, brings positive mental health benefits. More shared assets at community level may help to encourage increased social cohesion and foster an even greater sense of community, as well as provide economic and tourism development opportunities for the community at large. Physical health is also improved as an attractive local amenity typically encourages activity.

Sustainable Development and Design

DESIGN CONSIDERATIONS

We welcome the use of design codes to facilitate balanced and sustainable development which meets the evolving needs of the neighbourhood in question. Protecting and enhancing the local character of a development courtesy of design led development aims to ensure an agreeable public realm suitable for residents, while also ensuring the interface of open space and settlement. This type of positive visual landscape helps to support and maintain mental wellbeing.

FLOODING, MITIGATION & DRAINAGE

The risk of flooding is variable across the county depending on location. No matter the level of risk it must be planned for through flood plans and development policies. We welcome development proposals designed to incorporate measures that will not add to or create surface water flowing.

Public Health support water harvesting, recycling and other natural drainage options wherever possible. We welcome the use of mitigation approaches in new development to protect human health from flood risk. However certain methods like SuDs need to be used with care as potentially creating stagnant water bodies near dwellings could cause problems as mosquito breeding grounds in the future due to climate change.

We welcome flood risk management initiatives that can be incorporated into existing and future development. Residents who may be affected in flood prone areas, particularly vulnerable ones, could be encouraged to create/ join a flood group. These are typically lead by the Parish Council or by a nominated flood warden(s). Community action of this type supports community resilience and well-being thereby reducing physical and mental health impacts from severe weather. Completing personal flood plans and community flood plans also form part of this resiliency.

SUSTAINABLE BUILDING

Energy efficiency is a key factor in developing sustainable communities. Public Health support opportunities taken to improve the environmental performance in development. Where feasible making use of design principles such as passive cooling, rainwater harvesting, solar collectors, maximising natural daylight etc. Also housing that is a reasonable size and affordable to heat is associated with positive health outcomes. With increasing summer temperatures another consideration is how to manage overheating in summer. Possible solutions include external shading, louvres/ shutters and solar control glass to alleviate excess solar gain. These varying design approaches to mitigate excess heat are more readily considered with new development but ought to be reviewed in retro fitting and conversions too.

COMMUNITY ENERGY SCHEMES

Community energy schemes can help to make renewable energy more economically accessible to all and reduce risks of fuel poverty. As well as support idea of possible

small scale community renewable energy generation and the stated criteria. However, as community heat networks need to be available to all, i.e. if there is a joining cost it can lead to health inequalities. The potential is those that cannot afford to join will not receive the benefit and will spend more on fuel. These individuals are likely already financially disadvantaged compared to others who can access the scheme. Therefore any neighbourhood plan is focused on sustainable development and should keep this potential concern at the forefront of any scheme development.

Infrastructure, Services & Facilities

SERVICES & FACILITIES

Access to and use of local community assets and leisure facilities is beneficial for health from the perspective of physical activity, mental health, social cohesion and social capital. Therefore we welcome policies that protect and maintain existing services and facilities, as well as those that encourage appropriate new provision. An important consideration with regard to equitable access: can all residents access and make use of the identified assets? Are suitable toilet facilities available close by?

TRAVEL

Active travel is a key priority for Public Health. Well-connected and attractive public places and streets encourage more people to move, exercise, make active travel choices and connect socially.

Plan policies that help to keep traffic density low are beneficial. An important consideration for active travel routes includes ensuring the surfacing is appropriate to the active users group e.g. hard surfacing for pedestrian/ cyclist, soft for equestrian etc.

Neighbourhood plan should sensitively support the connectivity network whilst respecting biodiversity, any green corridors, as well as making sure potential risks from flooding remain mitigated.

There is a clear association between the built environment and physical activity (1)^[8], where the physical characteristics of neighbourhoods are identified as having a positive impact on health, wellbeing, physical activity and walkability, these characteristics are: choice and diversity; well-kept environments; affordable and efficient public transport; safe and sociable play areas; the presence of greenspace; well-lit and pedestrian-friendly footpaths; and street patterns that provide opportunities for informal contact among residents^[9]

FURTHER CONSIDERATIONS FOR NEIGHBOURHOOD PLANS

- Have you considered the needs of local Gypsy and Traveller communities as part of your neighbourhood plan?
- Does your neighbourhood have fast food / hot food outlets?

Have you considered whether there are current or future concerns regarding (over) supply of these types of development in your area and what the potential health impacts on residents might be?

An example of hot food/ fast food outlet density and location potentially affecting community health and wellbeing – data such as the following supports the observation that typically secondary school children walk to school (unsupervised) therefore there is greater opportunity to have access to fast food/ hot food options. The premise being that behaviours instilled in childhood will continue on into adulthood, such as poor eating habits

[Predicting adult obesity from childhood obesity: a systematic review and meta-analysis - PubMed \(nih.gov\)](#)

[Noncommunicable diseases: Childhood overweight and obesity \(who.int\)](#)

Yours sincerely,

The Health in all Policies Team
Public Health
Cambridgeshire County Council

^[1] [Cambridgeshire Insight New Housing Development and the Built Environment JSNA 2015](#)

^[2] [Cambridgeshire Insight New Housing Development and the Built Environment JSNA 2015](#)

^[3] [Cambridgeshire Insight New Housing Development and the Built Environment JSNA 2015](#)

^[4] Board, Cambridge Sub-Region Housing. Housing Market Bulletin 27. 2015. 27

^[5] [Cambridgeshire Insight New Housing Development and the Built Environment JSNA 2015](#)

^[6] [Cambridgeshire Insight New Housing Development and the Built Environment JSNA 2015](#)

^[7] [Cambridgeshire Insight New Housing Development and the Built Environment JSNA 2015](#)

^[8] Board, Cambridge Sub-Region Housing. Housing Market Bulletin 27. 2015. 27

^[9] [Cambridgeshire Insight New Housing Development and the Built Environment JSNA 2015](#)

205565

Support

Document Element: Heydon Neighbourhood Plan Submission Version, Heydon Neighbourhood Plan Submission Version

Respondent: Historic England

Summary:

Thank you for inviting Historic England to comment on the Regulation 16 Submission version of this Neighbourhood Plan.

Having reviewed the plan and relevant documentation we do not consider it necessary for Historic England to provide additional comments at this time.

We would refer you if appropriate to any previous comments submitted at Regulation 14 stage, and for any further information to our detailed advice on successfully incorporating historic environment considerations into a neighbourhood plan, which can be found here: <https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/>

We would be grateful if you would notify us on eastplanningpolicy@historicengland.org.uk if and when the Neighbourhood Plan is made by the council. To avoid any doubt, this letter does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed plan, where we consider these would have an adverse effect on the historic environment.

Please do contact me, either via email or the number above, if you have any queries.

Full text:

Thank you for inviting Historic England to comment on the Regulation 16 Submission version of this Neighbourhood Plan.

Having reviewed the plan and relevant documentation we do not consider it necessary for Historic England to provide additional comments at this time.

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Please do contact me, either via email or the number above, if you have any queries.

Attachments:

Heydon Neighbourhood Plan Regulation 16 Consultation Response



By e-mail to:
Neighbourhood Planning Team
South Cambridgeshire District Council

Our ref: PL00798936
Your ref:
Date: 11/02/2026

Direct Dial:
Mobile:



Dear Sir/Madam,

Ref: Heydon Neighbourhood Plan Regulation 16 Consultation

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Having reviewed the plan and relevant documentation we do not consider it necessary for Historic England to provide additional comments at this time.

We would refer you if appropriate to any previous comments submitted at Regulation 14 stage, and for any further information to our detailed advice on successfully incorporating historic environment considerations into a neighbourhood plan, which can be found here: <https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/>

We would be grateful if you would notify us on eastplanningpolicy@historicengland.org.uk if and when the Neighbourhood Plan is made by the council. To avoid any doubt, this letter does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed plan, where we consider these would have an adverse effect on the historic environment.

Please do contact me, either via email or the number above, if you have any queries.

Yours sincerely,

Ross McGivern
Historic Places Adviser, East of England



205566

Support

Document Element: Heydon Neighbourhood Plan Submission Version, Heydon Neighbourhood Plan Submission Version

Respondent: The Coal Authority

Summary:

The Coal Authority are a Statutory Consultee in the planning process in coalfield areas across England, Scotland and Wales.

Is it noted that your Authority's boundary falls outside of the coalfield area. On this basis we have no interest in your plan area and no comments to make on the above consultation or on any future emerging planning policy documents.

Full text:

The Coal Authority are a Statutory Consultee in the planning process in coalfield areas across England, Scotland and Wales.

Is it noted that your Authority's boundary falls outside of the coalfield area. On this basis we have no interest in your plan area and no comments to make on the above consultation or on any future emerging planning policy documents.

Attachments: None

205570

Support

Document Element: Heydon Neighbourhood Plan Submission Version, Heydon Neighbourhood Plan Submission Version

Respondent: Peter Vokes

Summary:

■ We agree with all the points mentioned in the plan.

Full text:

■ We agree with all the points mentioned in the plan.

Attachments: None