

Heydon Neighbourhood Plan 2025-2041

Made version of the Plan



Heydon Parish Council
Made Version: July 2026

FOREWORD

Neighbourhood Development Plans (Neighbourhood Plans) were introduced through the Localism Act in 2011. This process gives the community the right to develop a plan for their neighbourhood that sets out policies on the development and use of land. Through the development of a Neighbourhood Plan, communities can play a greater role in the future development of their area.

This is the made (adopted) Heydon Neighbourhood Plan. The plan now forms part of the statutory development plan which means that South Cambridgeshire District Council must use our Neighbourhood Plan policies in the determination of planning applications. The Plan provides local people with the opportunity to influence planning decisions through statutory recognition of the factors and issues that are important for the Parish of Heydon.

Heydon is a small, peaceful and historic village in a unique landscape setting within Cambridgeshire. The quality and scale of the existing built environment, natural history, setting and tranquillity of our village are very important to our community. The adoption of this plan ensures that residents will have a say in how land is used within the Parish, how the village develops in the future and how to retain the rare quality of Heydon as a place. In earlier work on the Heydon Community Led Plan, and in developing this Plan, the community has told us clearly that retaining the village's distinctive character, and protection of its setting in the wider landscape, are priorities.

The Heydon Neighbourhood Plan has been developed by and with the community. It has been produced by the Heydon Neighbourhood Plan Group, led by Heydon Parish Council, and takes on the views and ideas of those living and working in the village and other stakeholders with an interest in the community. Many thanks to Julia Davies, Elaine Gillingham, John Arthur, John Bullough and Steve Bucksey (Chair) for all their hard work.

The earlier survey work on the Heydon Community Led Plan, coupled with wide public consultation and village feedback events has allowed us to ensure that the Neighbourhood Plan accurately reflects the aspirations of the community. The NP Group has consulted and listened on a wide range of issues in order to achieve a plan that details how we as a village see our community developing. Every effort has been made to ensure that the views and policies contained in this document reflect those of the majority of Heydon residents.

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Chapter 1 - Introduction

1.1 Why have a Neighbourhood Plan?

- 1.1.1 Heydon is an ancient village of very special character within Cambridgeshire. It is a small, lively and close-knit community which places particular value on its tranquil and historic nature and its dramatic landscape setting close to the highest point in the County.
- 1.1.2 The Heydon Community Led Plan and associated Heydon Parish Landscape Appraisal published in 2022 enabled deep engagement with the village community in identifying and recording issues of importance, the special qualities of the village and desired future actions.
- 1.1.3 The Heydon Neighbourhood Plan (the Plan) covers the period 2025 to 2041, it is a natural progression from the earlier work and has given the community the opportunity to indicate how they see the village evolving up to 2041. The policies within the Plan form part of the statutory development plan for the area in accordance with the Localism Act 2011, the Neighbourhood Planning (General) Regulations 2012 and subsequent amendments.
- 1.1.4 Neighbourhood planning is a legal right granted to communities in England to enable them to set development policies to be used in determining planning applications and generally influence the shape of future development. Preparation of the Plan is required to satisfy a number of basic conditions. It should:
- be appropriate having regard to national policies and advice contained in guidance issued by the Secretary of State
 - contribute to the achievement of sustainable development
 - be in general conformity with strategic policies contained in the statutory development plan. Currently this is South Cambridgeshire's Local Plan (2018), and
 - be in accordance with environmental and human rights legislation.
- 1.1.5 The Plan has the same status as the South Cambridgeshire Local Plan and is part of the statutory development plan. Its policies will be used in determination of applications for planning permission in the area. The Plan period is 2025-2041.
- 1.1.6 The Plan has been brought forward by Heydon Parish Council, the Qualifying Body.
- 1.1.7 The Plan sets out:
- a shared vision for the future of Heydon as a sustainable and thriving community with its own distinctive characteristics
 - Planning policies which will be used when planning applications are determined
 - Community actions which are identified differently to planning policies and do not have any status in the determination of planning applications. These

have been identified by the local community to protect, enhance and maintain the environment and quality of life within the village.

- 1.1.8 The Plan will be subject to review to ensure that the policies remain effective and that the Plan responds to changes over time if necessary.

1.2 Evidence and community and stakeholder engagement work supporting this plan

- 1.2.1 The Plan is supported by an evidence base comprising Information and documentation, including the Heydon Community Led Plan (CLP 2022) and the Heydon Parish Landscape Appraisal (HLA 2022), that provides both the background to the Plan and data which underpins the policies and recommendations.
- 1.2.2 Preparation of the Plan has drawn on the evidence base that supports the South Cambridgeshire Local Plan (2018) and the emerging Greater Cambridgeshire Local Plan and relevant key studies by statutory consultees.
- 1.2.3 The evidence base has been supplemented by direct inputs from the community through survey, regular feedback sessions and their knowledge of local history, landscape and environmental sensitivities.
- 1.2.4 A list of publicly available key reference documents that have been used and referenced in this Plan is provided in the Glossary & References section at the end of this document. Evidence and supporting documents are also available to view via the Evidence Base Repository on the Heydon Parish Council website <https://www.heydonparishcouncil.gov.uk/> The repository contains information on the matters addressed, meeting notes and other material that record the process followed in producing the Plan.
- 1.2.5 A report of all community engagement activity detailing interactions with the community and stakeholders will be provided as part of a Consultation Statement.

1.3 How the Plan has been prepared

- 1.3.1 The Plan has been produced by a Neighbourhood Plan Group representing Heydon Parish Council. Professional advice and guidance have been provided by Cambridgeshire ACRE and officers working at the Greater Cambridge Shared Planning Service (GCSP). The Neighbourhood Plan Group was drawn from Parish Council members and interested residents of the village.
- 1.3.2 The Plan development flowed from work previously done on the earlier CLP 2022 and HLA 2022 and subsequent Action Plan which the Parish Council, with feedback from GCSP, considered provided a solid foundation for the Plan and importantly had already established a high level of recent engagement with the community.

1.4 Status of this document

- 1.4.1 This document is the made (adopted) Heydon Neighbourhood Plan. Consultation has taken place in accordance with government legislation and in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 (as amended).

1.4.2 Formal public consultation on the Neighbourhood Plan was carried out in May-June 2025. The Neighbourhood Plan was submitted to South Cambridgeshire District Council in December 2025, and they carried out formal public consultation in December 2025-February 2026. An independent examiner was appointed to examine the plan, and the Examiner's Report was received in May 2026. A referendum version of the Neighbourhood Plan was prepared taking on board the modifications recommended by the examiner in his report and some minor updates.

1.4.3 The referendum was held on 2 July and residents were asked to vote as to whether the Neighbourhood Plan should be used by South Cambridgeshire District Council to determine planning applications in the Parish of Heydon. 92.11% of those who voted were in favour of its use, and 7.89% of those who voted were against its use. The Neighbourhood Plan was successful at its referendum as more than half of those who voted were in favour of it being used to determine planning applications, and South Cambridgeshire District Council made (adopted) the Heydon Neighbourhood Plan at its meeting of full Council on 16 July 2026.

1.4.4 .

1.5 Heydon Community Led Plan

1.5.1 The CLP 2022 was published in May 2022. Preparation involved, inter alia, an extensive questionnaire sent to all households in the village which received a response from 68% of households.

1.5.2 The CLP 2022 and its associated HLA 2022 are available on the Parish Council website.

1.5.3 Since production of the CLP 2022 the only major change to the built environment of the village has been the brownfield site Catleys Close redevelopment of the former Wood Green Animal Shelter site for 8 houses which was brought forward with due regard for the CLP 2022 and had the support of the Parish Council.

1.6 Key drivers for preparing this Plan

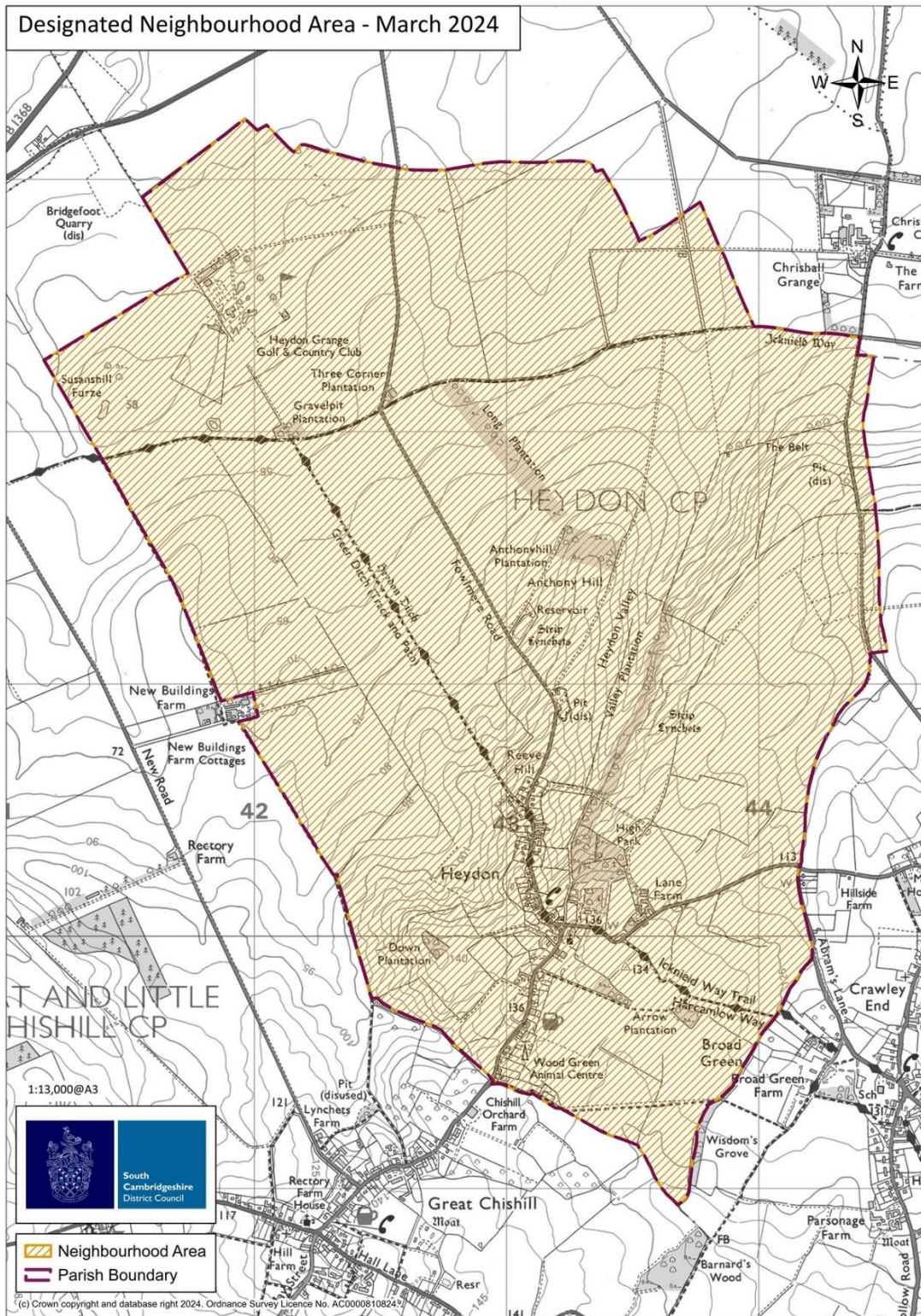
1.6.1 As set out above, the CLP 2022 and the associated Heydon Parish Landscape Appraisal (HLA 2022) engaged village residents to a significant degree. This work identified matters of importance to residents and did much to highlight to the community the special nature of the village, its history, its built environment and in particular the unique quality of its wider landscape setting.

1.6.2 Increasing awareness of the pressures arising from being located in a high growth region and involvement in follow-up actions on the key outputs from the CLP 2022 have further reinforced the level of community engagement and a wider recognition of the need to secure an effective voice in future planning decisions which may affect the village.

- 1.6.3 The Heydon Neighbourhood Plan looks to address the issues of significant importance to the community, many of which flow from the previous CLP/HLA 2022 work, and provide these with a stronger legislative footing.

1.7 The Plan Area

- 1.7.1 The Heydon Neighbourhood Plan Area (the Plan Area) was designated on 15 March 2024 by SCDC. It is shown on Map 1.
- 1.7.2 The Plan Area perimeter follows the Parish boundary and includes the village itself (comprising Heydonbury, Heydon Core and South Heydon), the Heydon Valley, Heydon North-west Slopes, Chishill Down, Heydon North-east Slopes, Heydon Clay Plateau and historic features including the historic Icknield Way and the Bran Ditch scheduled monument.



Map 1: The Neighbourhood Plan Area

1.8 Monitoring and review

1.8.1 The Parish Council will monitor the following:

1.8.2 Implementation of the Plan

- How the planning policies are being applied to shape decisions on planning applications;
- Whether the community projects are being delivered; and
- Whether the plan objectives and plan vision are being achieved.

1.8.3 Appropriateness of the Plan

- Whether the Plan's vision and objectives remain representative of views in the community;
- Whether the policies are informed by the most up to date information; and
- Whether the planning policies are effective.

1.8.4 Review

Over time, and depending on the outcomes of any interim reviews, a full or partial review of the Plan will be considered. Within this broader context the Parish Council will assess the need or otherwise for a full or partial review of the Plan within six months of the adoption of the emerging Greater Cambridge Local Plan. That Plan will provide an up-to-date planning context for Cambridge City, South Cambridgeshire, and the neighbourhood area.

Chapter 2 - Overview of Heydon

2.1 Location and Landscape Setting

2.1.1 Heydon lies 13 miles south of Cambridge and is located within the Southern Chalk Hills Landscape Character Area (Greater Cambridge LCA 2021 - 7F).

2.1.2 The Southern Chalk Hills' key characteristics are described in the Greater Cambridge LCA as:

- distinctive north facing chalk escarpment incised by dry valleys
- vast open character with long distance panoramic views to the north
- scattered areas of priority habitat including deciduous woodland, orchards and mosaic habitats, and
- settlements comprising three historic linear villages with intimate well treed character and scattered isolated farms and cottages.

2.1.3 The village is located close to the highest elevation in the County at the edge of the steep chalk scarp and at the tip of Heydon Valley, a notable dry valley and rare in the context of Cambridgeshire

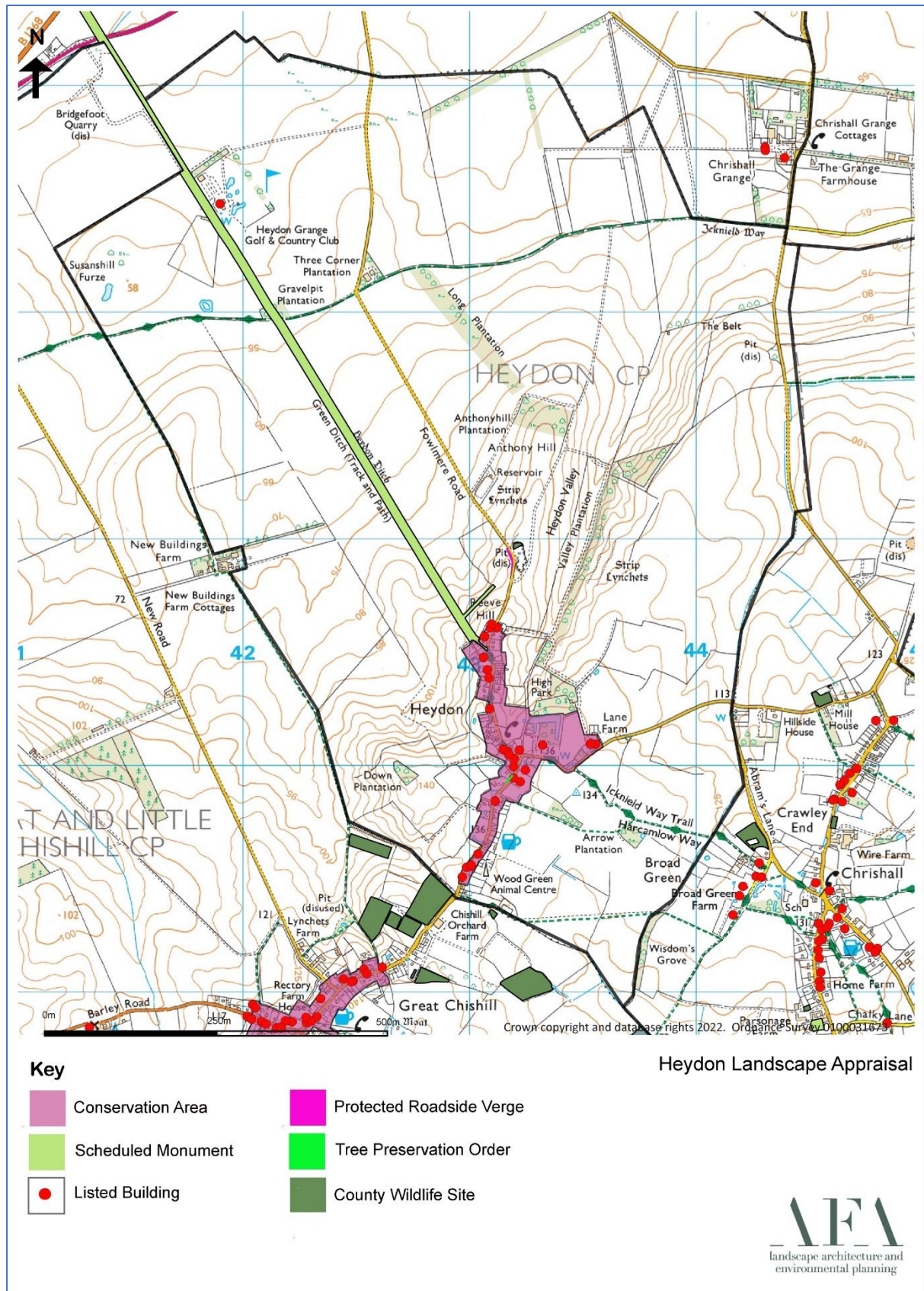
2.1.4 The southern fringes of the village lie close to the Parish boundary with Great Chishill and Chrishall. The County boundary between Cambridgeshire and Essex runs along the eastern Parish boundary.



Image 1: View north-west from Reeve Hill looking down on Bran Ditch

2.2 History

- 2.2.1 The ancient prehistoric routeway of the Icknield Way runs across the northern part of the Parish (see Map 2) and evidence of prehistoric activity in the area includes scatters of Neolithic worked flints in and around Heydon Golf Course, crop marks of Bronze Age barrows near Bran Ditch, Bronze age field systems and later Iron Age pottery and a quern in the Chalk Pit. These indicate continued habitation of the area through pre-history.
- 2.2.2 Evidence from the Roman period relates primarily to the site of a small temple on Anthony Hill and the remains of a Roman trackway at the top of Bran Ditch.
- 2.2.3 The key feature from the Anglo-Saxon period is the defensive structure of Bran Ditch (see marked as 'Heydon Ditch' on Map 2), one of four in Cambridgeshire together with Brent Ditch, Fleam Dyke and Devil's Dyke. It extends from Fowlmere across and up the chalk escarpment, terminating in Heydon village. It was awarded scheduled monument status in 2012 with adjoining strip lynchets.
- 2.2.4 The name Heydon appears in the Little Domesday Book of 1086 as Haidenam and the manor was in the possession of the Picot family after the Norman Conquest
- 2.2.5 In the medieval period the village comprised a church-manor complex located at the junction of four tracks, a place of worship since the 12thC.
- 2.2.6 In the wider agricultural landscape, many of the field boundaries date to the period of enclosure in the 18thC. On the heavier clay soils to the south of the Parish and around the immediate fringes of the Parish the enclosure pattern is older, evident in small scale sinuous boundaries and the prevalence of mature hedgerow trees.
- 2.2.7 The Parish became part of Cambridgeshire in 1895 (previously Essex).
- 2.2.8 The 1831 census gives a population of 259 predominantly employed in agriculture and the population peaked in the mid 19thC at 368 residents.



Map 2: Key features in the Plan Area as illustrated in Figure 2 of the Heydon Parish Landscape Appraisal 2022

2.3 Demographics & Community

- 2.3.1 Heydon today (Census 2021) has a population of about 213 in 96 households. 60% of the population is aged between 16 and 64 years, 24% is aged 65 or above and 16% is aged 15 years or below.
- 2.3.2 Heydon's population has dropped since the 2011 Census when 243 residents were recorded as living in 96 households. Heydon's population has also aged in the intercensal period. In 2011, 66% of the population was aged between 16 and 64, 16% was aged 65 or more and 19% was aged 15 years or below¹.

2.4 Historic Built Environment

- 2.4.1 Heydon has evolved over a thousand years to become the community we see today. It forms a narrow linear settlement hugging the ridge and its built form is primarily of domestic scale with properties varying in age and style.
- 2.4.2 There is a strong local theme to the architecture, materials and construction of many buildings which adds greatly to the appeal of the village. A large proportion of the existing buildings are pre-twentieth century in date and many are of historic or architectural importance with 25 (nearly 25% of total stock) being listed. Virtually the entire built environment is designated a Conservation Area.

2.5 The Natural Environment, Peace and Tranquillity

- 2.5.1 Whilst the majority of the land in the Parish is agricultural, there are areas of woodland (mostly plantations and linear shelterbelt), hedgerows around relatively small fields and areas of increasingly rare chalk grassland, including the Chalk Pit, a County Wildlife Site incorporating an area (Ref S19) of 'Protected Road Verge' (see glossary). There is a second PRV (Ref S49) within the Plan area to the south of Chrishall Grange. The CLP 2022 notes that nearly 200 different species of wild plants were identified in Heydon Parish in 2021, this figure had grown to 234 in 2024. Other important features of biodiversity value are important trees, including veteran trees (see glossary), and several sizeable ponds that as well as contributing to the character of the village provide an important habitat for amphibians, birds native fish and invertebrates.
- 2.5.2 There is a strong sense of tranquillity and peace in the village. This is reinforced by the village and Parish not being located on an obvious through route for traffic.

2.6 Leisure and recreation

- 2.6.1 Heydon has no community space in terms of playing fields, though the Chalk Pit for which the Parish Council has responsibility, is considered an important asset from a recreation and leisure perspective. The same applies to the well-used network of public rights of way. A key aspiration identified in the CLP 2022 is improving this network through providing a link between the village and the Chalk Pit via a new off-road route (see Policy HEY 12)

¹ Percentages have been rounded up

- 2.6.2 Heydon has no indoor community meeting space. Efforts are however ongoing for remodelling work to the church, which could accommodate a small meeting room.

2.7 Heydon's geology and water environment

- 2.7.1 As noted above, Heydon Village is located on elevated land and at the tip of Heydon Valley. One of the highest places in Cambridgeshire lies at approximately 140 m AOD, to the west of the village. The village sits within the Heydon Chalk Uplands Geodiversity Landscape as classified by Cambridgeshire Geological Society (CGS). The Heydon Chalk Pit was proposed as a Local Geological Site by CGS and designated by the Cambridgeshire and Peterborough Local Sites Panel in 2022.

- 2.7.2 The following is an extract from Cambridgeshire Geological Society's Geodiversity Landscape information:

<https://www.cambsgeology.org/cambridgeshire-landscapes/heydon-chalkuplands>

'The Heydon Chalk Uplands Geodiversity Landscape contains features of significant earth heritage value including those found at Heydon Chalk Pit Local Geological Site.'

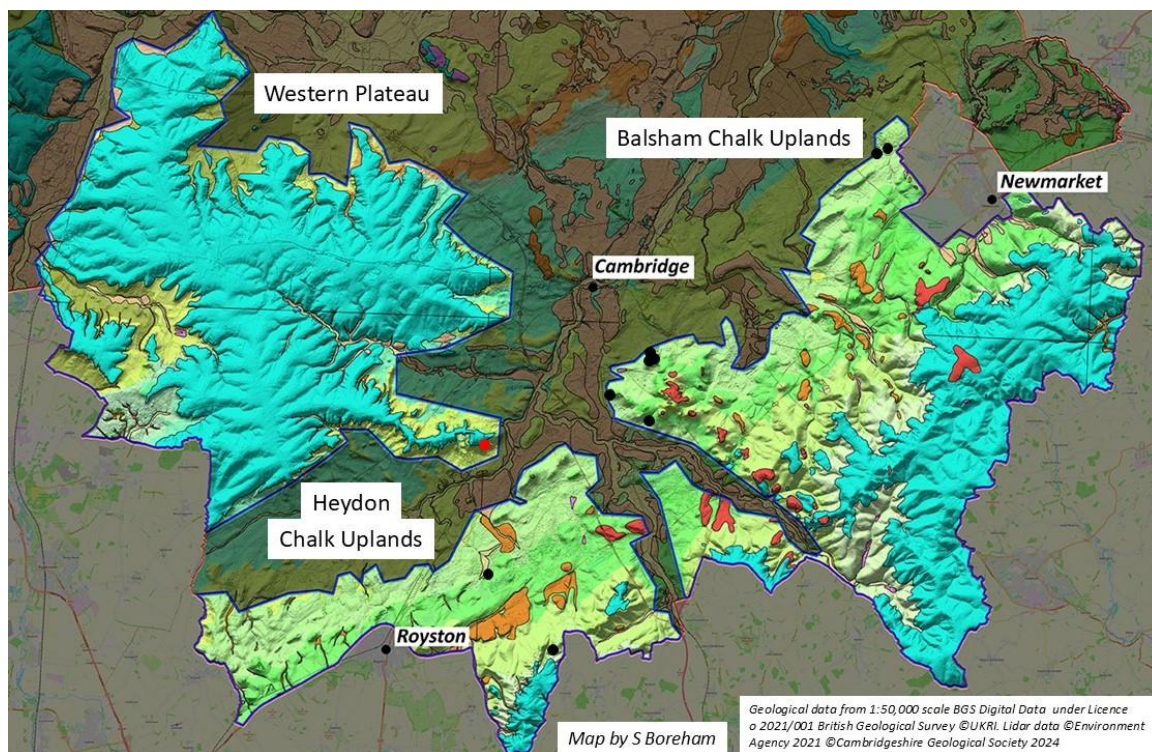


Figure 1: Southern Uplands Geodiversity Landscapes - location map

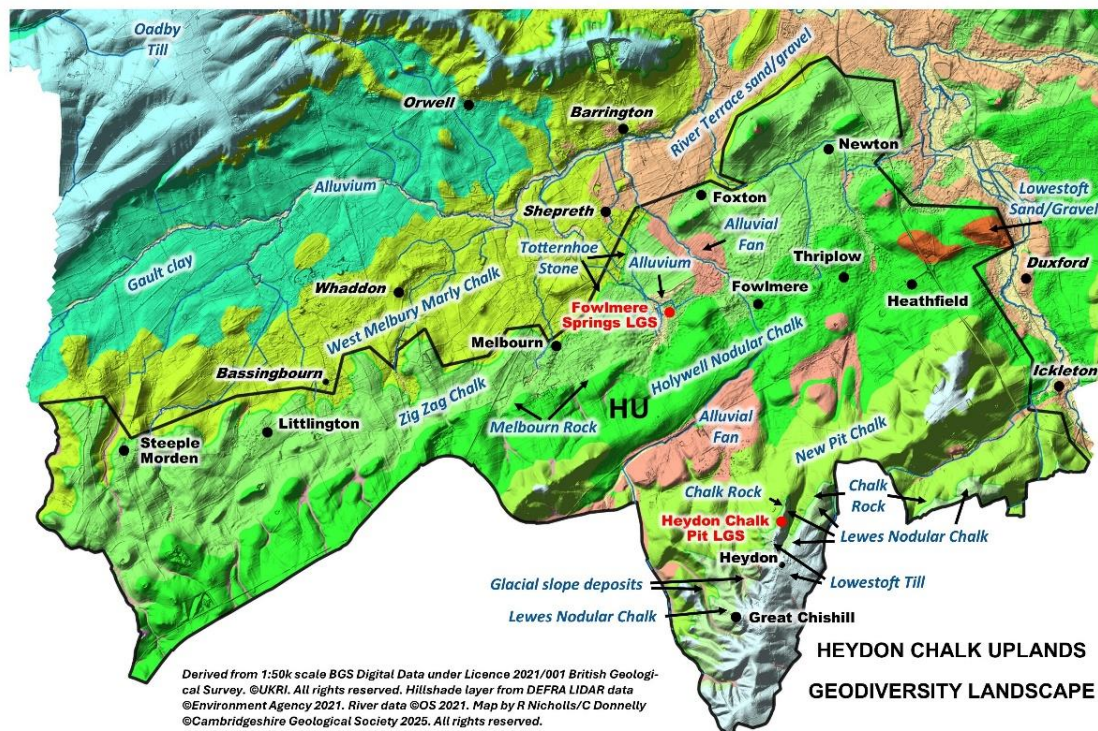


Figure 2: Heydon Chalk Uplands Geodiversity Landscapes - geology map

- 2.7.3 There is neither a main river nor ordinary watercourse that runs through the Parish. Unsurprisingly there are no areas at risk of flooding from rivers other than small corridors of open land in the east of the Parish (see link in 2.7.9).
- 2.7.4 More areas of land in the Parish are at risk from surface water flooding. This includes areas within the village as well as on land to the east of the village, falling within both the 'Heydon North-east Slopes' and 'Heydon Clay Plateau' (see link in 2.7.9).
- 2.7.5 The bedrock geology of the Parish is white chalk. The Parish is located in an area classified as Principal Aquifer (bedrock). These are layers with high intergranular and/or fracture permeability, providing a high level of water storage.
- 2.7.6 Heydon Village falls within land identified by the Environment Agency as the Outer Protection Zone (Zone 2) of a Source Protection Zone with land just to the north of the village falling within the Inner Protection Zone (Zone 1) and the entire Parish falling within the Total Catchment (Zone 3). Groundwater Source Protection Zones are defined in order to protect areas of groundwater that are used for potable supply.
- 2.7.7 Appendix D10 to the Strategic Flood Risk Assessment prepared by GCSP in support of its emerging Local Plan indicates that, based on geological and hydrogeological conditions, the whole of Heydon Parish falls within an area with 'limited potential for groundwater flooding to occur'.
- 2.7.8 There are a number of natural springs in Heydon village, located in Swan Close at the head of Heydon Valley, Fowlmere Road and Heydon Lane. These springs feed

the ponds in the village and Parish (see Figure 3). Village springs and underground watercourses are known to break the surface in Heydon village, usually about 5 to 6 times a year.

- 2.7.9 Maps showing up to date information on areas at risk of surface and fluvial flooding in the Parish are available to view here: <https://www.gov.uk/check-long-term-flood-risk>.

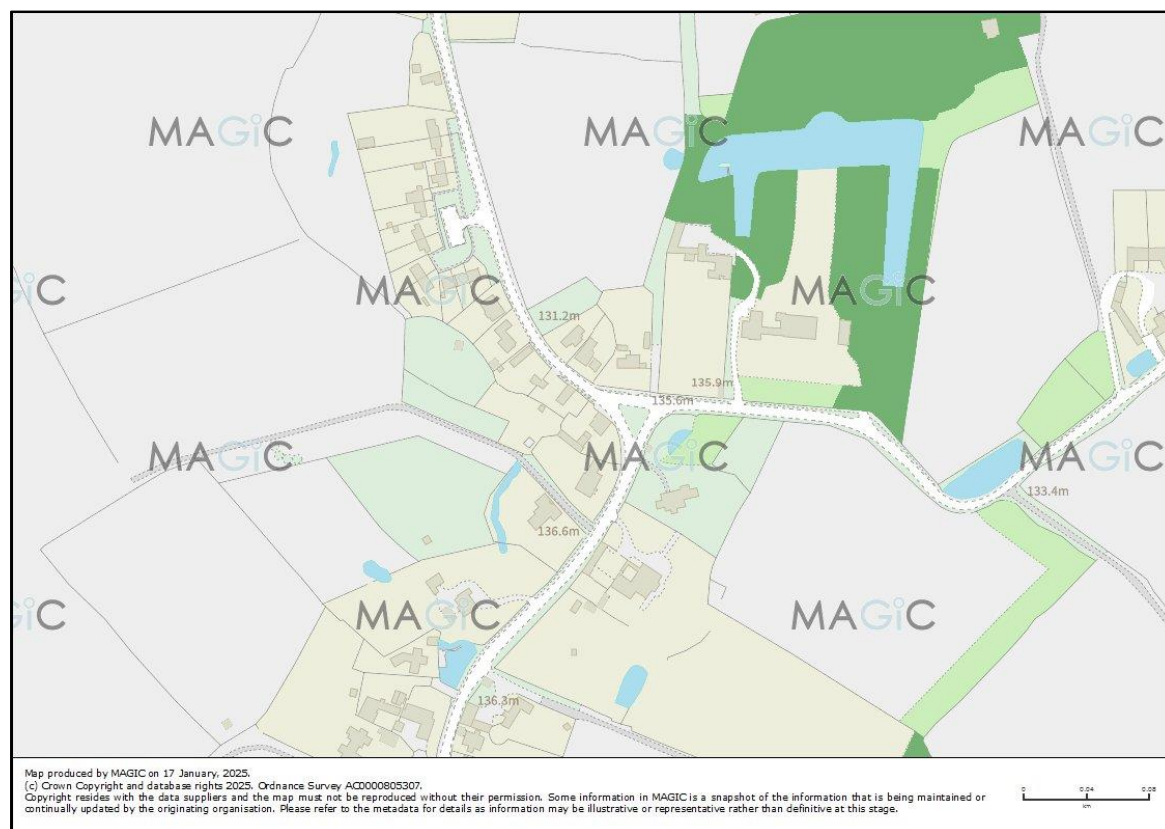


Figure 3: Map of Heydon village centre showing the concentration of natural ponds and water features

Chapter 3 - Planning Policy Context

3.1 National planning policy context

- 3.1.1 The National Planning Policy Framework (NPPF) provides the framework within which local authorities and local communities can produce their own distinctive local and neighbourhood plans which reflect the character, needs and priorities of the community, reflecting the character, needs and opportunities of each area.
- 3.1.2 It places emphasis on the tailoring of planning controls to local circumstances, the need to recognise the balance between adverse impacts and benefits and the requirement in rural areas for planning policies and decisions to be responsive to the local situation and support housing developments that reflect local needs.
- 3.1.3 The NPPF places particular importance on creating 'high quality, beautiful and sustainable buildings and places' (section 12) the relevance of appropriate design guidance, and the importance of meeting the challenge of climate change.
- 3.1.4 Of particular relevance to the Heydon Neighbourhood Plan is the importance placed on conservation and enhancement of the natural environment (section 15) with the requirement for planning policies to address this through, inter alia, 'protecting and enhancing valued landscapes' and sites of biodiversity or geological value. Guidance in relation to the impact of development on the setting of heritage assets is also pertinent to the particular circumstances in Heydon.

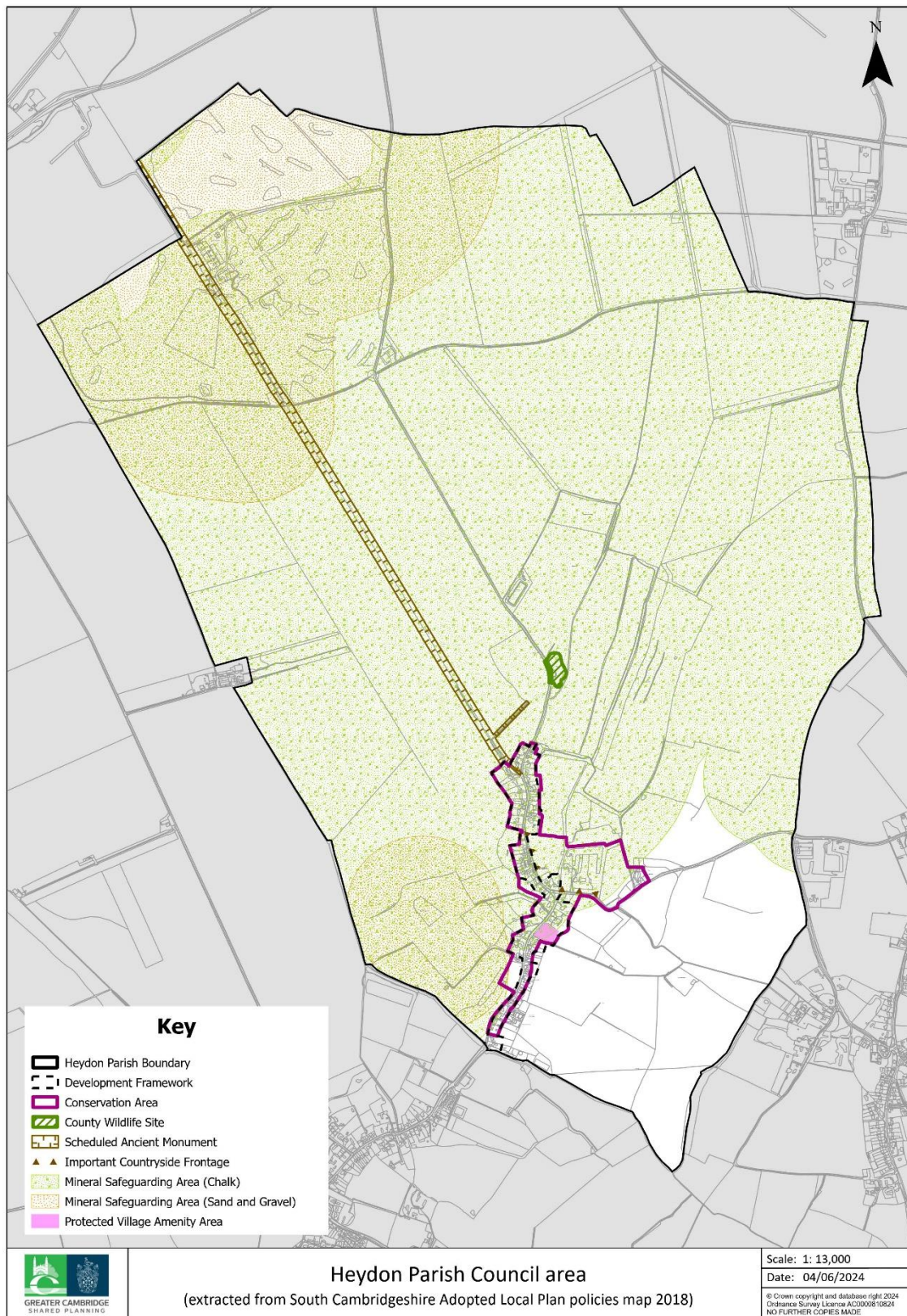
3.2 The Local Plan

- 3.2.1 The South Cambridgeshire Local Plan was adopted in September 2018. It sets out the policies guiding development in the district in the period up to 2031. Heydon is identified as an Infill Village where Policy S/11 restricts residential development and redevelopment to a scheme size of two dwellings or in very exceptional circumstances a maximum of 8 dwellings where this would lead to sustainable recycling of a brownfield site bringing positive overall benefit to the village.
- 3.2.2 The policies within the Heydon Neighbourhood Plan are specific to our Parish. They will work alongside district-level planning policies, currently contained in the South Cambridgeshire District Council Local Plan (2018). Specifically, the Heydon Neighbourhood Plan will complement the following district-level planning policies:
 - Policy S/1 Vision – a high-level vision for the whole district
 - Policy S/2 Objectives of the Local Plan – overarching objectives for the Local Plan with which the Heydon Neighbourhood Plan needs to be in general conformity
 - Policy S/3 Presumption in favour of sustainable development
 - Policy S/7 Development Frameworks – allows for development within defined development frameworks. Outside development frameworks only allocations within Neighbourhood Plans that have come into force and development for agriculture, horticulture, forestry, outdoor recreation and other uses which

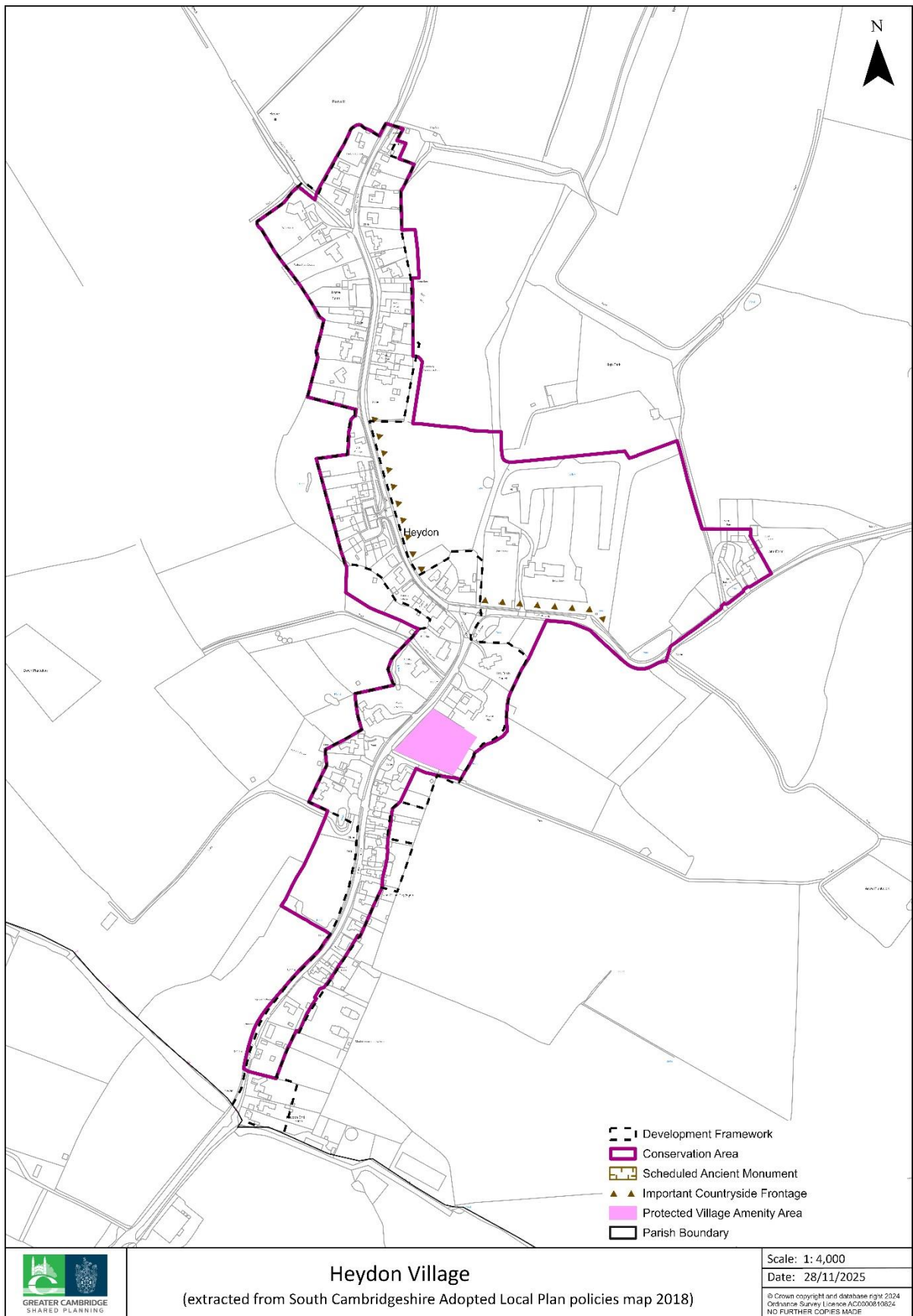
need to be located in the countryside or, where supported by other Local Plan policies, will be permitted

- Policy S/11 Infill Villages – residential development and redevelopment within the village development framework restricted to no more than 2 dwellings per plot through infill, subdivision of existing curtilage/dwellings or redevelopment of non-residential buildings resulting in no loss of local employment
- Policy CC/1 – Mitigation and Adaptation to Climate Change
- Policy HQ/1 – Design Principles – high quality design, use of materials etc and contribution the development will make to local and wider context. Proposals must preserve or enhance the character of the local (urban and) rural area, respond to its context in the wider landscape and meet a range of further criteria including conserving and enhancing important natural and historic assets and their setting
- Policy NH/2 – Protecting and Enhancing Landscape Character – Southern Chalk Hills setting
- Policy NH/3 – Protecting Agricultural Land
- Policy NH/4 – Biodiversity
- Policy NH/5 – Sites of Biodiversity or Geological Importance
- Policy NH/6 – Green Infrastructure – encouragement of proposals which promote, manage and interpret green infrastructure and enhance public enjoyment of it
- Policy NH/7 – Ancient Woodlands and Veteran Trees
- Policy NH/11 – Protected Village Amenity Areas – control of development within or adjacent to PVAAs if it would have an adverse impact on the character, amenity, tranquillity or function of the village
- Policy NH/12 – Local Green Space – protection from development if this would adversely impact the character and particular local significance placed on such areas
- Policy NH/13 – Important Countryside Frontages – a key element in the setting and character of Heydon and its separation from adjoining settlements
- Policy NH/14 – Heritage Assets – sustenance and enhancement of special character, designated heritage assets and the wider historic landscape
- Policy H/13 – Extensions to Dwellings in the Countryside – properties outside the village development framework
- Policy SC/3 – Protection of Village Services and Facilities, and
- Policy SC/9 – Lighting Proposals.

3.2.3 Map 3 shows the site-specific designations provided by South Cambridgeshire District Council's 2018 Local Plan so far as they are relevant to Heydon Parish. Map 4 shows the village related designations in finer detail.



Map 3: Site specific policy designations established through South Cambridgeshire District Council's 2018 Local Plan



Map 4: Site specific policy designations from South Cambridgeshire's 2018 Local Plan, focusing on the village

3.3 Emerging Greater Cambridge Local Plan

- 3.3.1 Cambridge City Council and South Cambridgeshire District Council are committed to preparing a joint Greater Cambridge Local Plan for their combined districts. The Councils' current adopted Local Plans (2018) both include a policy which makes a commitment to an early review of those Plans.
- 3.3.2 The new Greater Cambridge Local Plan will look forward to 2045. The Regulation 18² (Draft Plan Consultation) stage was held between 1 December 2025-30 January 2026 and the Regulation 19 (Proposed Submission Plan) consultation will take place in Summer/Autumn 2026. When adopted it will supersede the existing Cambridge and South Cambridgeshire Local Plans.

3.4 Other policy documents

- 3.4.1 Other documents considered in the preparation of the Neighbourhood Plan include:
- GCSP Biodiversity SPD (2022) – provides guidance on the planning regulations surrounding biodiversity including relevant national legislation
 - GCSP Greater Cambridge Design & Construction SPD (2020) – provides guidance on addressing issues of energy and carbon reduction, water, climate change adaptation, biodiversity and pollution. It provides a Sustainability Checklist (Appendix 1b), and
 - Cambridgeshire Flood and Water SPD, adopted by SCDC in 2018 – provides guidance to developers on how to manage flood risk and the water environment as part of new development proposals.
 - Cambridgeshire & Peterborough Minerals and Waste Local Plan (CPMWLP) jointly prepared by Cambridgeshire County Council and Peterborough City Council and adopted in July 2021.

² Town and Country Planning (Local Planning) (England) Regulations 2012

Chapter 4 - Vision, themes and objectives

4.1 The vision for the Heydon Neighbourhood Plan is:

In 2041 Heydon will be a distinctive and tranquil rural settlement recognised as a special place within an exceptional protected landscape setting, accommodating appropriate sustainable development whilst retaining its tranquillity, unique qualities and scale. It will enjoy facilities and services which support the needs of the village community, embrace new technology and respect the historic importance of the village and its natural environment.

4.1.1 The vision is supported by nine objectives that can be grouped into six different themes:

Theme 1: Landscape and settlement character
Objective 1: Protect and enhance landscape character, including the setting of the village within the wider landscape
Linked policies: Policy HEY 1: Protecting and enhancing Heydon's landscape character and recognising its area of Valued Landscape Policy HEY 2: Locally Important Views
Linked community actions: Community Action 1: Liaise with landowners to ensure hedgerows along Important Countryside Frontages are maintained.
Theme 2: Built environment character, heritage and sustainability
Objective 2: Protect and enhance Heydon's distinctive built environment characteristics Objective 3: Conserve and enhance Heydon's heritage assets Objective 4: New development to be sustainable and resilient to the effects of climate change.
Linked policies: Policy HEY 3: Preserving and enhancing the special character of Heydon's built environment Policy HEY 4: Heydon's Local Green Spaces Policy HEY 5: Conserving and enhancing heritage assets in Heydon Parish Policy HEY 6: Delivering sustainable climate adapted and resilient design in the Parish

Linked community actions:

Community Action 1: Liaise with landowners to ensure hedgerows along Important Countryside Frontages are maintained.

Community Action 2: Secure restoration of the walls at the entry to the village on Heydon Lane

Community Action 3: Secure review and explore extension of the Conservation Area as per recommendations in HLA 2022

Community Action 4: Encourage and facilitate collective sustainability initiatives on energy provision and recycling

Community Action 5: Work with CCC to secure a 6 port EV charging facility for the village in a practical and appropriate location.

Theme 3: Biodiversity

Objective 5: Protect and enhance biodiversity in the Parish

Linked policies

Policy HEY 7: Protecting and enhancing Heydon's natural features and sites of biodiversity value

Policy HEY 8: Protecting the dark skies in Heydon

Linked community actions:

Community Action 6: Support and facilitate a process of registering potential candidate trees with Woodland Trust Ancient Tree Inventory

Community Action 7: Develop, with relevant authorities and landowners, appropriate management policies for identified open spaces and features

Community Action 8: The Parish Council will encourage wide participation within the community in initiatives to preserve, enhance and maintain biodiversity and wildlife corridors.

Community Action 9: Support and facilitate process of recognising notable trees and groups of trees via Tree Preservation Orders

Community Action 10: Work with landowners to restore and strengthen network of existing hedgerows and verges in the Parish

Theme 4: Housing

Objective 6: Ensure new residential development is suited to addressing needs in the Parish.

Linked policies:

Policy HEY 9: Delivering homes that meet the village's needs

Linked community actions:

None
Theme 5: Community Infrastructure
Objective 7: Take suitable opportunities to deliver a community meeting space in the Parish. Objective 8: Ensure new development addresses existing shortfalls in community infrastructure.
Linked policy: Policy HEY 10: Delivering improved community infrastructure for the Parish community Policy HEY 11: Public house safeguarded site
Linked community actions Community Action 11: Identify a potential location for a village meeting space Community Action 12: identify/secure a site for community recreation/play area
Theme 6: Protecting and improving our network of rural routes for walkers and other non-motorised users
Objective 9: Seek improvement in the rural footpath network especially where it improves active travel access to village facilities
Linked policies: Policy HEY 12: Protecting and improving our network of rural routes suitable for safe use by walkers and other non-motorised users
Linked community actions Community Action 13: Work towards the provision of a viable off-road route to connect the village to the Chalk Pit Community Action 14: Work with landowners to improve the network and stewardship of existing footpaths and seek negotiated access to areas such as Heydon Valley and Chishill Down through, for example, permissive footpaths

- 4.1.2 The links between the plan objectives, planning policies and community actions are illustrated above. The planning policies are presented in Chapter 5 and the Community Actions are contained in Appendix 4.

Chapter 5 - The planning policies

This chapter contains the planning policies. Decisions made by our local planning authority will be guided by these planning policies. The policies have been developed to reflect the priorities of residents and seek to influence development outcomes in order to achieve the vision underpinning this Plan.

Theme 1: Landscape and settlement character

There is one objective in this theme and it is supported by four planning policies.

- Objective 1: Protect and enhance landscape character, including the setting of the village within the wider landscape

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

Policy in a nutshell

This policy:

- requires development to be sensitive to Heydon's distinctive landscape and settlement character which is described in the Heydon Parish Landscape Appraisal 2022
- formally recognises the Valued Landscape Area in Heydon and requires any development to maintain and enhance the distinctive qualities of this and the setting of the village.

Policy context and rationale

- 5.1.1 In its elevated setting and built form Heydon is unique in Cambridgeshire. Heydon sits within the Southern Chalk Hills landscape area, a place that feels remote and has a strong sense of tranquillity.
- 5.1.2 The Parish is located within two landscape character areas; the chalk hills and, in the southern part of the Parish, the claylands. The two character areas are defined and described in national, regional and local landscape character assessments by Natural England, Landscape East and the Greater Cambridge Landscape Character Assessment 2021.
- 5.1.3 The Heydon Parish Landscape Appraisal (HLA 2022), undertaken by Alison Farmer Associates in 2022, provides a finer grain of detail.
- 5.1.4 This study finds that Heydon's surrounding countryside can be categorised into five landscape character areas. See Map 5.

Landscape character areas:

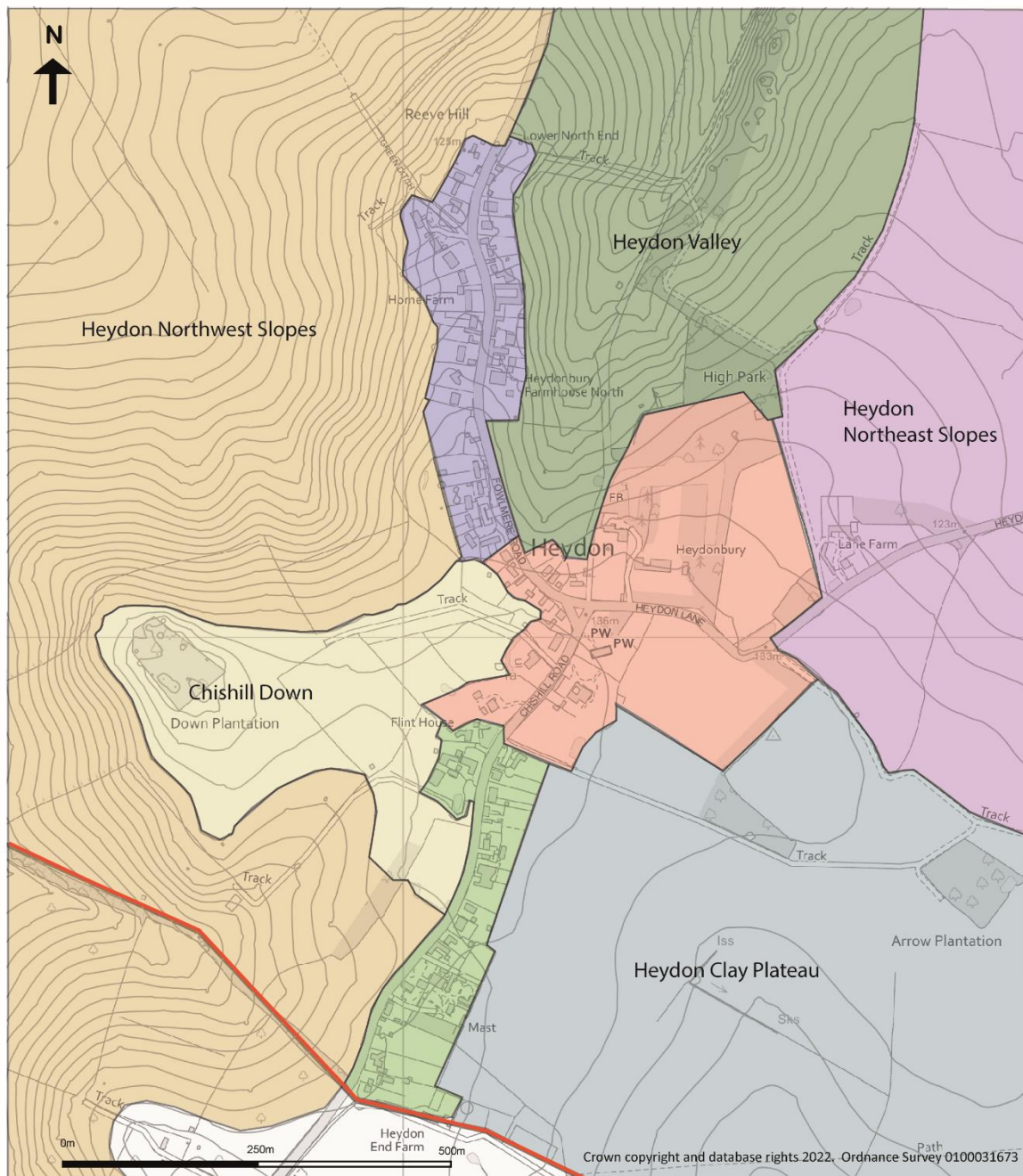
- **Heydon North-west Slopes.** The study finds this character area to be an especially valued landscape. This landscape forms the western setting to the village. Distinctive features include the steep slopes of the chalk scarp and two promontories topped by wooded copses, Anthony Hill and Chishill Down. These

hills form important landmarks when approaching the village from the north-west, and within the wider landscape; Anthony Hill is visible from the historic Icknield Way and Chishill Down can be seen from several locations, notably from the south west. Bran Ditch, a scheduled monument (see Map 2) is located here, as are strip lynchets (see glossary) and sites of archaeological importance.

- **Chishill Down.** The study finds this character area to form an area of flatter elevated land between the chalk scarp and the edge of the village which reflects the junction between the chalk and the clay plateau. From the northern and southern margins of this area there are elevated open views to the wider landscape and along to the distinctive tree clump of Down Plantation. Land use is mainly arable but also includes areas of permanent pasture at the rear of properties along Chishill Road. Although this landscape is relatively flat, its small extent and proximity to the scarp face mean it is particularly sensitive to introduced new vertical elements.
- **Heydon Valley.** The study finds this area to have a distinctive character unique in the context of Cambridgeshire. The valley lies to the north and east of the village. Distinctive features include the steep sided cleft within the chalk scarp, earthworks of the fishponds associated with Heydon House (now known as Heydonbury) and strip lynchets. There are also strong indications of a previously used trackway, likely to have provided access to and from the centre of the village, through the wooded valley.
- **Heydon North-east Slopes.** This area forms the chalk slopes to the north-east side of the village. A number of locally valued and long-distance views are located here (see Policy HEY 2 'Locally Important Views').
- **Heydon Clay Plateau.** This landscape forms an area of flat/gently undulating landscape to the south and east of the village. Public rights of way traverse this landscape, from which a number of locally valued views are enjoyed.

Heydon's area of Valued Landscape

- 5.1.5 The NPPF, in paragraph 187 requires the planning system to contribute to and enhance the natural and local environment, including protecting and enhancing valued landscapes.
- 5.1.6 The HLA 2022 recognises the special quality of the landscape surrounding Heydon because of its scenic qualities and cultural and natural heritage interest. It identifies the need for further recognition of this, outlining a proposed Area of Valued Landscape including Heydon Valley, Chishill Down and the Heydon North-west Slopes character areas (see HLA 2022 Fig 4, p14).



Key

- Parish Boundary
- Local Landscape Character

Village Character

- Heydonbury
- Heydon Core
- South Heydon

Heydon Landscape Appraisal

Figure 3: Local Character

ALA
landscape architecture and
environmental planning

Map 5: Map of local landscape character areas and village character areas as defined in the Heydon Parish Landscape Appraisal 2022

Policy intent

- 5.1.7 To secure protection and enhancement of Heydon's distinctive landscape and settlement character and to formally recognise the area of land comprising Heydon Valley and the North-west facing chalk slopes as a Valued Landscape.

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

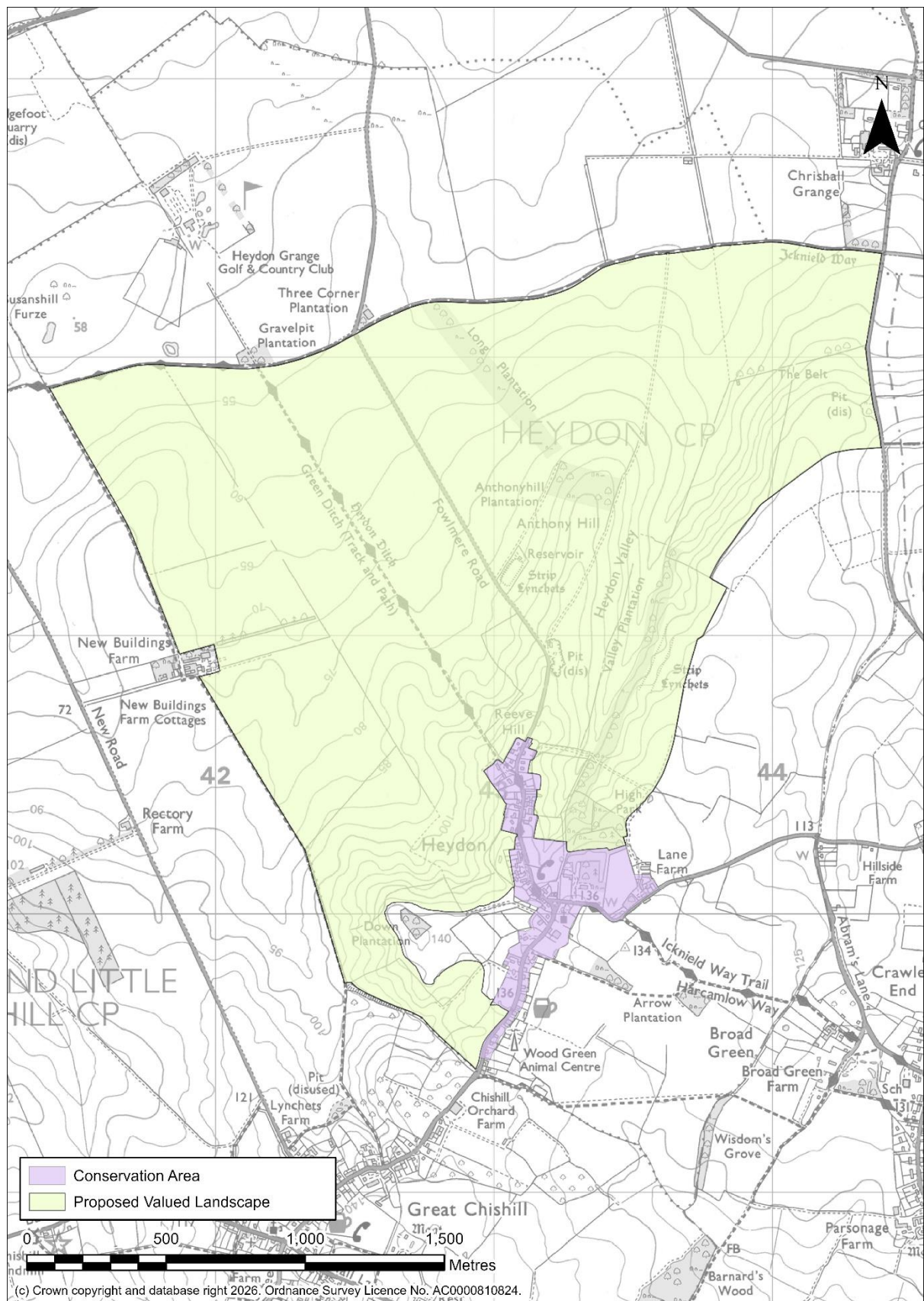
- 1 Development proposals should respond positively to the main features of the relevant landscape character area as identified in the HLA 2022.
- 2 As appropriate to their scale, nature and location development proposals should retain or where practicable enhance existing features of landscape value (including trees, hedgerows and water features) within the site and work within the context of existing features of landscape value in its wider surroundings.
- 3 Where negative impacts on Heydon's landscape are identified, proposals should demonstrate that they have been informed by an assessment of landscape and visual impacts proportionate to the scheme proposed. Development proposals should demonstrate, with reference to guidance and recommendations contained in the Heydon Parish Landscape Appraisal 2022 that:
 - the proposal is sympathetic, and makes a positive contribution, to Heydon's distinctive settlement character, landscape character, heritage assets, and locally important views (see Policy HEY 2)
 - required landscape mitigation measures are incorporated to ensure development is sensitively screened and assimilated into its surroundings. For edge of settlement locations, the creation of landscape buffers will be required, comprising native species or species that are climate change resilient and known to support local biodiversity. Proposals that result in creating abrupt edges to the village with inadequate landscaping will be refused.

Heydon Area of Valued Landscape

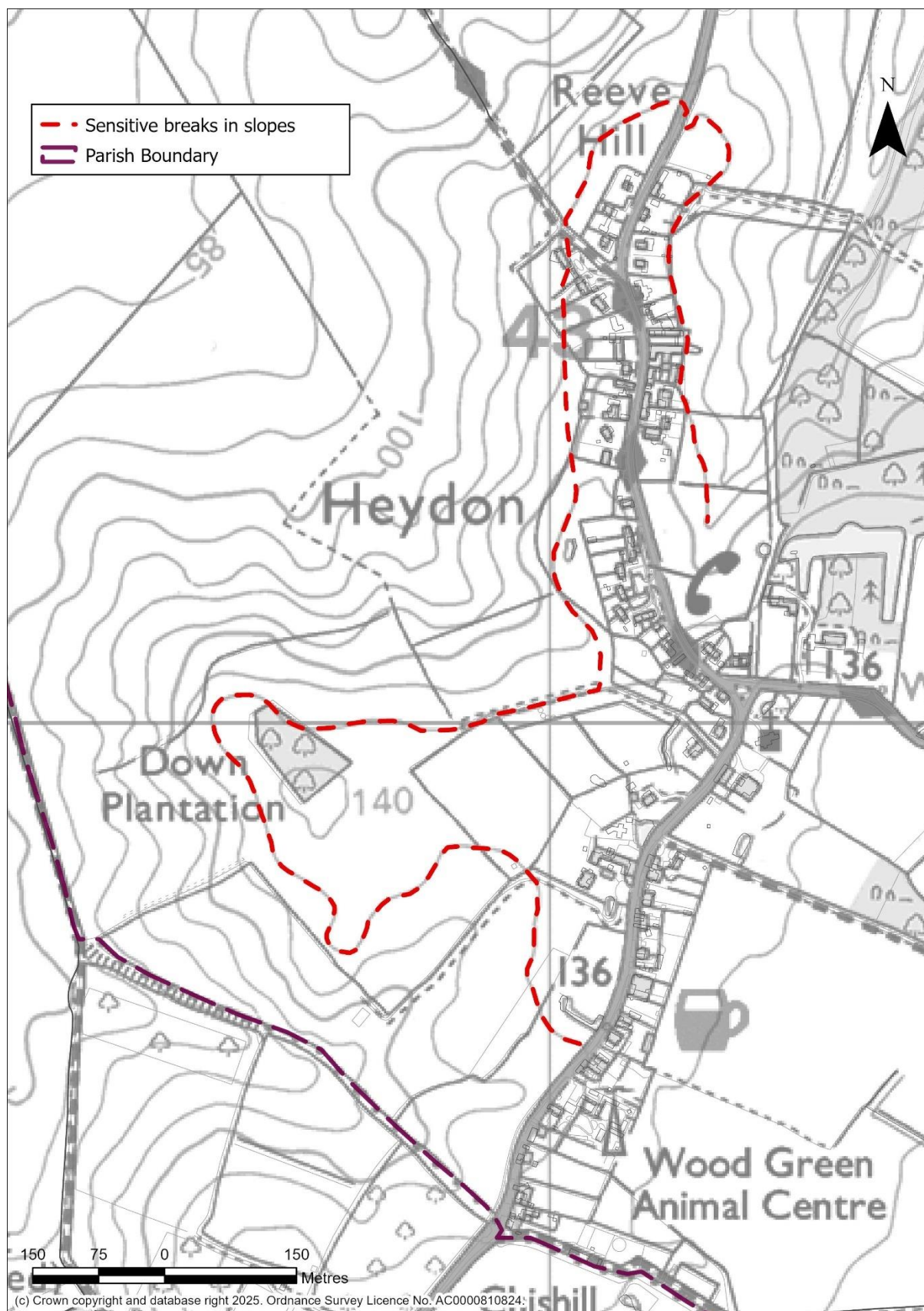
- 4 The area shown on Map 6, is designated as a Valued Landscape. Development that would be visually prominent from the wider landscape should be avoided including such development that is in the 'sensitive breaks in slopes' as shown on Map 7. Development proposals in the Valued Landscape should maintain or where practicable enhance its distinctive qualities and the contribution it makes to the setting of Heydon village.

Applicable policies from South Cambridgeshire's 2018 Local Plan

- NH/2: Protecting and Enhancing Landscape Character



Map 6: Heydon's Valued Landscape



Map 7: Sensitive breaks in slopes in the Area of Valued Landscape, as identified in the Heydon Parish Landscape Appraisal 2022

5.2 Policy HEY 2: Locally Important Views

Policy in a nutshell

This policy identifies locally important views and sets out requirements for their protection and wherever possible enhancement in any future development proposals.

Policy context and rationale

- 5.2.1 The HLA 2022 identifies a number of locally important views into and out of the settlement. These views are all from publicly accessible places such as the highway or from public rights of way. These views allow for the appreciation of the visual qualities of the village, in particular its historical and cultural features, the surrounding landscape and interrelationship between the two.
- 5.2.2 Subsequent consultation with the community during the Plan process has further refined and identified views which are of particular importance to villagers.
- 5.2.3 It is important that any new development proposals coming forward respect and do not adversely impact locally important views, landscape character and setting that contribute towards establishing a sense of place in the Parish. Future development proposals that fall within the view areas illustrated on Map 8/9 should look to enhance the key landscape and built form features identified.
- 5.2.4 The views can be categorised into those from the settlement edge, looking out to the wider countryside; those that are from the countryside looking back into the settlement; and those within the village itself. The views are described in detail in Appendix 1, where an explanation of the visual features that make them important is also provided.

Policy intent

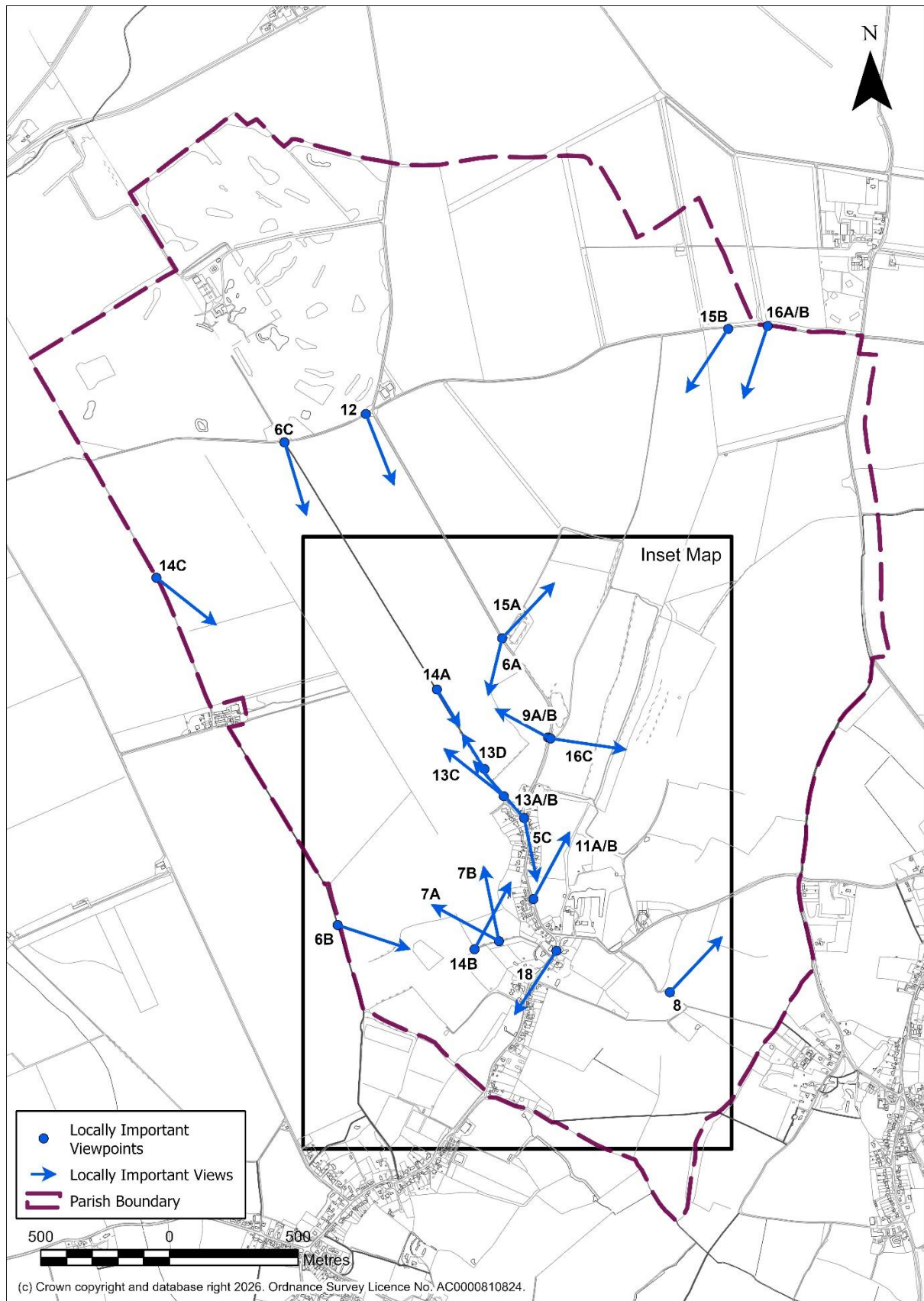
- 5.2.5 To give formal recognition and protection to the locally important views from the settlement looking out into the wider countryside; to the views from the wider countryside looking into the settlement; and to those views within the village.

Policy HEY 2: Locally Important Views

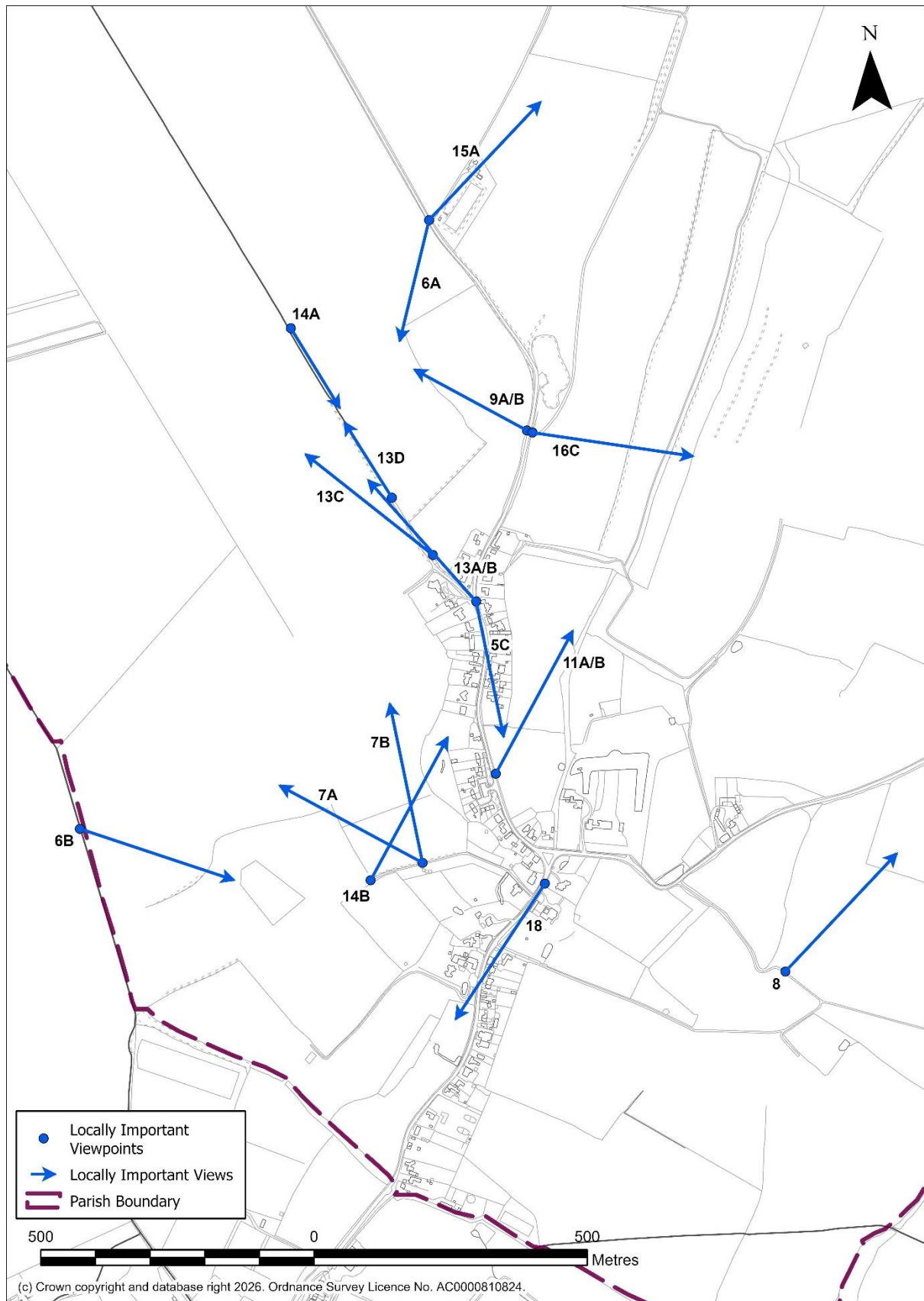
The Plan identifies a series of Locally Important Views (as identified on Map 8 and 9). As appropriate to their scale, nature and location, development proposals should respond positively to the identified Locally Important Views.

Applicable policies from South Cambridgeshire's 2018 Local Plan

- NH/2: Protecting and Enhancing Landscape Character



Map 8: Locally important views towards the settlement and out to the wider countryside



Map 9: Larger scale inset showing Locally Important Views

Theme 2: Built environment character, heritage and sustainability

There are three objectives in this theme and they are supported by four planning policies.

- Objective 2: Protect and enhance Heydon's distinctive built environment characteristics
- Objective 3: Conserve and enhance Heydon's heritage assets
- Objective 4: New development to be sustainable and resilient to the effects of climate change.

5.3 Policy HEY 3: Preserving and enhancing the special character of Heydon's built environment

Policy in a nutshell

This policy sets out requirements and guidance for future development proposals to ensure the distinctive quality of the built environment and character of Heydon is maintained.

Policy context and rationale

- 5.3.1 Heydon has evolved for over a thousand years to become the community we see today. It forms a narrow linear settlement hugging the ridge close to the highest elevation above the Cambridgeshire plain and its built form is primarily of domestic scale with properties varying in age and style. There is a strong local vernacular to the architecture, materials and construction of many buildings which adds greatly to the physical appeal of the village. A large proportion of the buildings and other structures are pre-twentieth century in date and many are of historic and architectural importance with 27 being listed. Virtually the whole village is designated a Conservation Area. This environment is highly valued by the community and looking forward it is a priority for residents that the Parish Council seeks to maintain and enhance these elements in the built environment of the village. The small-scale rural nature of roads within the village is likely to be a significant constraining factor in relation to any future development.
- 5.3.2 The quality of the existing built and natural environment in the village, the existing streetscape, use of local materials and strong linear form are of great importance. Heydon is characterised by many houses on spacious plots, enhancing its setting, character and appearance by retaining the sense of connection between the village and its rural origins and surroundings.
- 5.3.3 The HLA 2022 usefully divides the built-up part of the village into three different character areas:

Village character areas

Heydonbury Village Character Area

- 5.3.4 Heydonbury, the settled area in the northern part of the village, along Fowlmere Road, is enveloped on two sides by the Valued Landscape (see Policy HEY 1).

- 5.3.5 Because this part of the village sits on a narrow ridgeline with steep slopes to the west and east, buildings have the potential to be visually prominent from the surrounding landscape. The vast majority are not however, due to a combination of scale of the built form, positioning in relation to the slopes and use of landscaping. The built form predominantly comprises dwellings on both sides of the road set within small plots. The historic properties are single storey or 1.5 storeys in height with the more modern housing being larger in scale. The Bran Ditch, an Anglo-Saxon bank and ditch between Fowlmere and Heydon starts from the edge of this character area.
- 5.3.6 The HLA 2022 identifies a visually important wall along the frontage to Heydonbury Farmhouse, a property set within a larger plot than others. With respect to views, there are four Locally Important Views and one from Bran Ditch looking up towards the settlement.
- 5.3.7 **Northern Village Gateway (VG1).** The northern village gateway is in this character area, approaching the village from the avenue of Field Maples up an increasingly steep incline, there are locally important views looking out to the wider landscape, either side of the road. The village is reached where development begins on both sides of the road and where the gradient lessens. Both gateway properties (Revels Cottage/90 Fowlmere Road (Grade II) and The End Cottage and barn (Grade II)) are historic and reinforce the sense of arriving at an historic hilltop village.



5.3.8

Image 2: Northern Village Gateway (VG1)

Heydon Core Village Character Area

- 5.3.9 Heydon Core refers to the settled area in the central core of the village. This part of the village is also located on elevated land but this is set back from the slopes and centred around the heart of the village, comprising the village green, the church and Heydonbury. Properties in this character area are set within generous plots and have well vegetated grounds. In the past, this area included the village post office, the village school and pub. Other than the cottages along Fowlmere Road, properties are set back from the road, behind garden land and/or boundary walls. The HLA 2022 identifies four lengths of visually important walls in this character area that contribute to the rural and historic streetscape.

- 5.3.10 There are four village gateways (VG2 – VG5) in the Heydon Core village character area.

Fowlmere Road Village Gateway approach (VG2): Starting with the northern most gateway and working clockwise, there is the Fowlmere Road gateway approach from which a vista towards the village green opens up.



Image 3: Fowlmere Road Village Gateway approach (VG2)

Heydon Lane inner Village Gateway (VG3). This is followed by the Heydon Lane inner gateway. Here, the main point of arrival from the east is reached at the gated driveway to Heydonbury. Restoration of the visually important wall along the North side of Heydon Lane would improve the sense of arrival at this village gateway.



Image 4: Heydon Lane inner Village Gateway (VG3)

Heydon's eastern Village Gateway (VG4). Heydon Lane inner gateway is followed by Heydon's eastern village gateway, also located along Heydon Lane where there is a large and attractive pond, providing a welcoming and visually pleasing arrival point. Helping to define the pond are white railings.



Image 5: Heydon eastern Village Gateway (VG4)

Heydon Core Village Gateway (VG5). The fourth gateway within the Heydon Core is located along Chishill Road, signified by the gap in the built frontage. This gap is an important feature in the village identified as such in the HLA 2022 which describes it variously as an important or vegetated gap in built frontage. It comprises lime trees, park railing and hedgerows associated with Heydon Place on the eastern side of the road and hedgerows and horse chestnuts along the western side of the road. It is marked as an 'Important/vegetated gap in built frontage' on Map 10.



Image 6: Heydon Core Village Gateway (VG5)



Image 7: The northern end of Chishill Road important/vegetated gap in the built frontage

South Heydon Village Character Area

- 5.3.11 South Heydon, the settled area reaching south towards the Parish boundary shared with Great Chishill. At the northern end of this character area, the built form is found on both sides of the road but for the most part, the built form is only located on the eastern side. This part of the village forms the dividing line between two different landscape character areas with the elevated and level clay plateau to the east and the north-west slopes to the west.
- 5.3.12 **Southern Village Gateway (VG6)** Whilst the village development framework reaches on the eastern side right down to the Parish boundary, the HLA 2022 locates the southern village gateway further north at the point of arriving at Miss Long's Cottage and observes that this is where a strong sense of arrival into the village is experienced.



Image 8: Heydon southern Village Gateway (VG6)

Policy intent

- 5.3.13 To preserve and enhance the quality, diversity and physical appeal of the built environment within Heydon

Policy HEY 3: Preserving and enhancing the special character of Heydon's built environment

- 1 All development proposals must maintain or enhance Heydon's built environment and settlement character. To achieve this, development proposals should:
 - a) be the result of a design-led process, particularly with respect to a proposal's scale, layout, choice of building materials, massing, density and landscaping;
 - b) be sensitive to their surroundings and the historic vernacular of the Heydon Conservation Area and the identified Village Character Areas;
 - c) preserve or enhance the distinctive and characterful boundary treatment including the visually important walls (see also Policy HEY 5 and Map 10), grass verges, intact native or biodiversity-rich hedgerows and trees, and
 - d) retain the 'important/vegetated gap in built frontage' along Chishill Road as shown on Map 10.
- 2 The design and layout of development proposals should:
 - a) respect the prevailing linear settlement pattern in the village;

Policy HEY 3: Preserving and enhancing the special character of Heydon's built environment

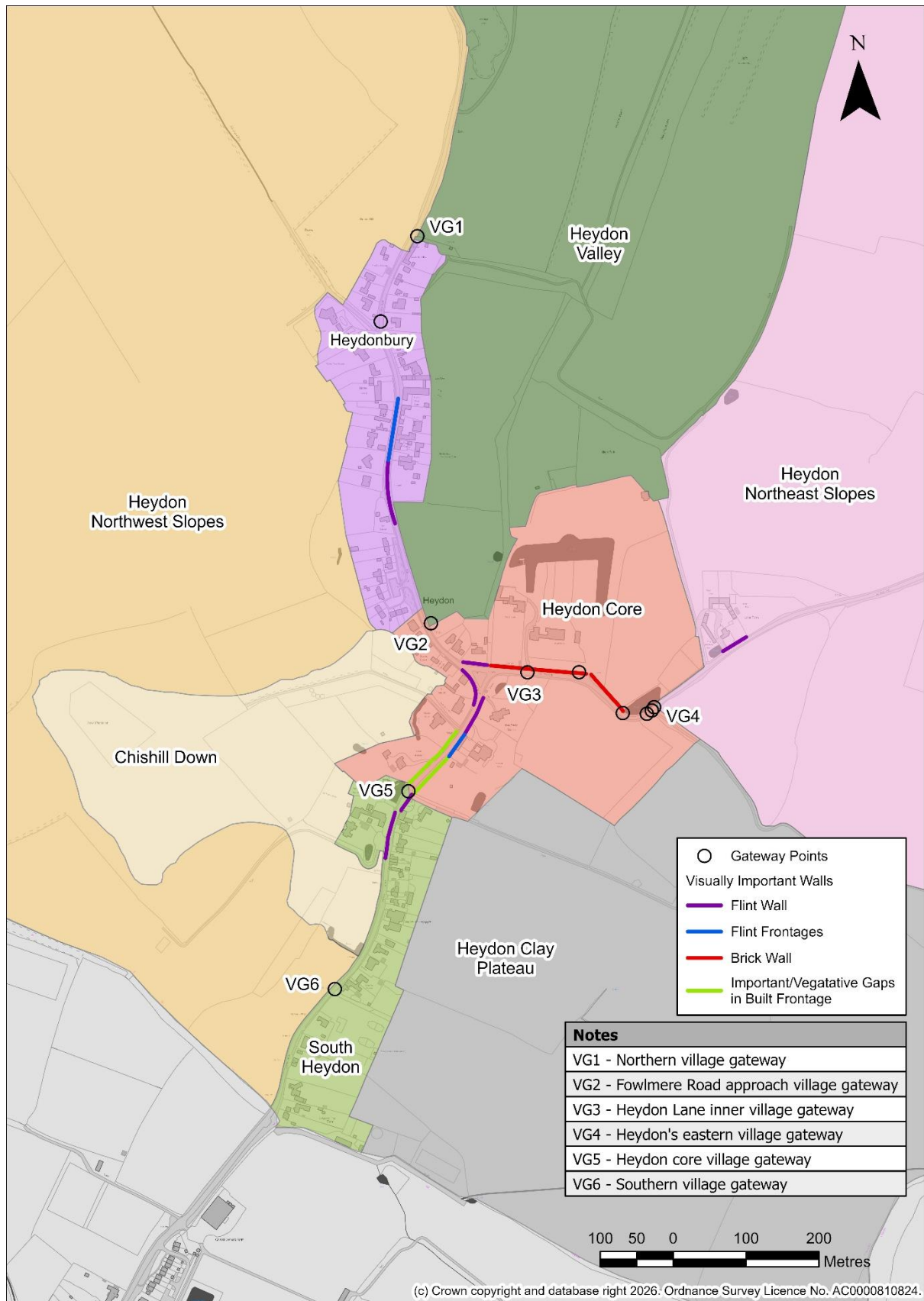
- b) respond positively to the variety of building types and styles present in Heydon (including building materials, roofscapes, landscaping and orientation of buildings). Schemes comprising several identical or similar buildings would be out of keeping with Heydon's village street scene and should be avoided; and
 - c) as appropriate to their scale and location, incorporate direct, safe and attractive walking routes including adequate pavement or footpath provision within the scheme and utilise opportunities to link with existing footpaths.
- 3 Where a development proposal would impact the village gateways (see Map 10), care should be taken to ensure that the sense of arrival and distinctiveness at the village gateways either remain intact or are strengthened. Cues should be taken from existing features of landscape value as well as from the positive features in the built form, scale and materials in nearby plots. For proposals that would impact the Heydon Lane village gateway, available opportunities should be sought to restore the visually important walls along the North side of the road.

Applicable policies from South Cambridgeshire's 2018 Local Plan

- HQ/1: Design Principles
- NH/2: Protecting and Enhancing Landscape Character
- NH/14: Heritage Assets

Community Action 2

- 5.3.14 Through negotiation with relevant landowners and potential local fundraising secure early repair and restoration of the walls along the north and south boundaries of Heydon Lane as this enters Heydon from the eastern village gateway.



Map 10: Visually important walls, village gateway points and important/vegetative gap in built frontage along Chishill Road

5.4 Policy HEY 4: Local Green Spaces

Policy in a nutshell

This policy designates four Local Green Spaces in Heydon to be protected from future development.

Policy context and rationale

- 5.4.2 South Cambridgeshire's 2018 Local Plan does not designate Local Green Spaces in Heydon Parish although it does identify one area of land as a Protected Village Amenity Area. This can be seen on Maps 3 and 4 in this Plan. It applies to a parcel of land in the grounds of Heydon Place to the East of Chishill Road. It comprises established tall trees and hedgerows that provide a verdant background to the street frontage along Chishill Road.
- 5.4.3 The criteria for Local Green Space designation are set out in Paragraph 107 of the NPPF 2024. This states that a Local Green Space should be:
- in reasonably close proximity to the community it serves;
 - demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness in wildlife; and
 - local in character and is not an extensive tract of land.
- 5.4.4 The HLA 2022 identified a number of existing open spaces of value, some of which are appropriate for designation as a Local Green Space.

Village Green

- 5.4.5 The village green is a highly visible landmark at the heart of the village. It is historically important and provides an important setting to listed buildings, specifically:
- Grade II* listed Holy Trinity Parish church
 - Grade II listed Cross House
 - Grade II listed 'The Old Post Office'

Bran Ditch triangle

- 5.4.6 This is a triangle of grassland located at the top (southernmost point) of Bran Ditch where it meets Fowlmere Road. The land is included within the extent of the scheduled monument.

Spring Pond

- 5.4.7 Spring Pond is an attractive landmark in a prominent location at Heydon's eastern village gateway along Heydon Lane.

The churchyard and church pond

- 5.4.8 The churchyard is a significant historic and tranquil space at the heart of the village and provides an important amenity for the community, often used with the church for village events. It provides valuable and rich wildlife habitat.
- 5.4.9 The church pond forms an ancient element in the network of ponds within the village, historically it was open to the road and for generations was used to water horses and swell cart wheels.

Policy intent

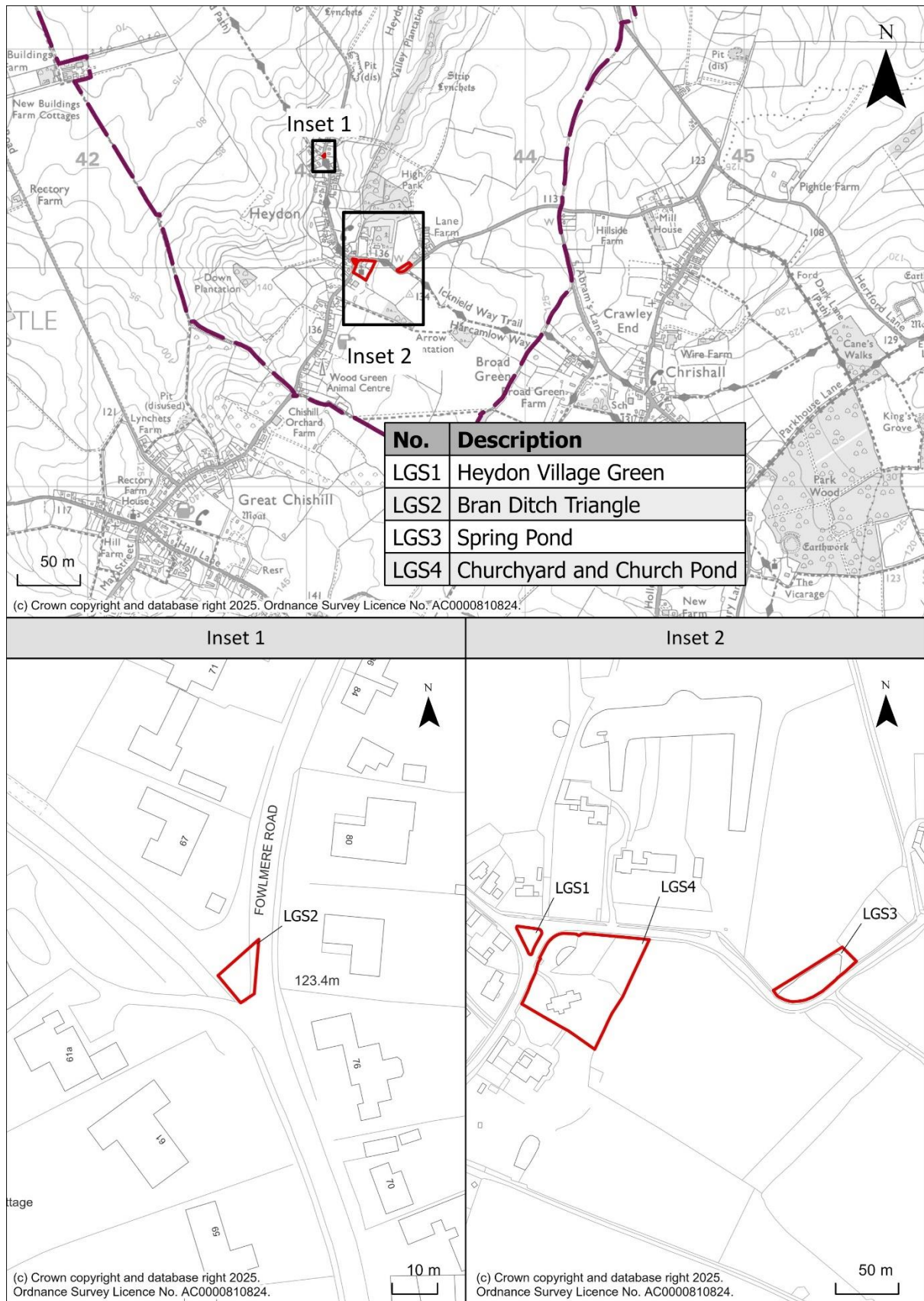
- 5.4.10 To recognise the value of existing areas of open space in the village by giving them formal designation as Local Green Space.

Policy HEY 4: Heydon's Local Green Spaces

- 1 The following sites, as shown on Map 11 are designated as Local Green Spaces:
 - Heydon Village Green (LGS1)
 - Bran Ditch triangle (LGS2)
 - Spring Pond (LGS3)
 - Churchyard and church pond (LGS4)
- 2 Local Green Spaces will be protected in line with national planning policy.

Applicable policies from South Cambridgeshire's 2018 Local Plan

- NH/12: Local Green Space



Map 11: Proposed Local Green Spaces

5.5 Policy HEY 5: Conserving and enhancing heritage assets in Heydon Parish

Policy in a nutshell

This policy identifies non-designated historic, archaeological and other heritage assets in Heydon and sets out requirements of any future development in relation to these.

Policy context and rationale

- 5.5.2 Heydon village and Heydon Parish have a wealth of heritage assets. The NPPF 2024, defines a heritage asset as ‘a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest’
- 5.5.3 The Plan has particular regard to the requirements of section 16, para 203 of the NPPF 2024 in setting out a positive strategy for the conservation and enjoyment of the historic environment, taking into account the desirability of sustaining and enhancing the significance of all types of heritage asset where possible, the need for any new development to make a positive contribution to local character and distinctiveness; and ensure that it considers opportunities to use the existing historic environment to help reinforce the character of Heydon.
- 5.5.4 Designated heritage assets in the Parish will be conserved or enhanced in line with National and Local Plan policy.
- 5.5.5 Nationally recognised designated Heritage assets include:
- Bran Ditch Scheduled Monument, one of four Anglo-Saxon dykes in Cambridgeshire (with possible Iron Age origins). It is listed by Historic England as ‘Bran Ditch: an Anglo-Saxon bank and ditch between Fowlmere and Heydon, including an Anglo-Saxon burial ground, a section of medieval lynchet and an Iron Age enclosure’. The scheduled monument status encompasses the strip lynchet on Reeve Hill (see image below)
 - Heydon Conservation Area
 - 1 Grade II* listed building (Holy Trinity Parish church)
 - 25 Grade II listed buildings or structures located within the village, and
 - 1 Grade II listed building located at Heydon Grange.
- 5.5.6 A number of other heritage assets, comprising a wealth of historic landscape features and/or below ground assets have been identified through the HLA 2022:
- strip lynchets (in addition to those found at Reeve Hill) within Heydon Valley, on Anthony Hill, and north of Down Plantation
 - the ancient pre-historic routeways of the Icknield Way, today a Public Right of Way and bridleway
 - linear earthworks that cut across the landscape west of Bran Ditch and which are likely to be prehistoric in origin. These reflect the importance of the open chalk slopes between the top of the chalk ridge and the historic Icknield Way
 - earthworks associated with Heydonbury

- earthworks associated with the site of a former moated structure north of Chishill Road
- former moated site of a 14th/16thC manor house (known as Earles or Earlesbury) still evident in aerial photography today on land east of the church.

5.5.7 The Parish Council has identified further features, structures and buildings with heritage significance.

5.5.8 All the heritage assets identified in the HLA 2022 and those established subsequently by the Parish Council in discussion with the community are identified as non-designated heritage assets in this Plan. The location of 11 non-designated heritage assets and detailed descriptions including an explanation of their heritage significance is provided in Appendix 2. The County-wide Cambridge Local Heritage List Initiative <https://local-heritage-list.org.uk/cambridgeshire> provides an ongoing record of non-designated heritage assets that developers are advised to use as a reference. The fourth part of Policy HEY5 addresses archaeological matters. Developers should engage with the Cambridgeshire Historic Environment Record to establish the potential of a development site to include artefacts of archaeological interest. Where required by national policy a proportionate desk-based assessment and field evaluation should be included in the details submitted with planning applications.



Image 9: Strip lynchet on Reeve Hill included as part of the Bran Ditch scheduled monument

Policy intent

- 5.5.9 To facilitate the protection, conservation and, where possible, enhancement of designated heritage assets and non-designated heritage assets in the Plan Area.

Policy HEY 5: Conserving and Enhancing Heritage Assets in Heydon Parish

- 1 Development proposals should seek to preserve or enhance the significance of designated and non-designated heritage assets and their setting. Designated heritage assets include the conservation area, listed buildings and the Bran Ditch scheduled monument.
- 2 The Plan identifies the buildings and assets listed below (shown on Map 12 and described in Appendix 2) as non-designated heritage assets. Where proposals have an effect on a non-designated heritage asset (meaning items on the list below and any additional non-designated heritage assets that are in the Plan Area included in the most up-to-date Cambridgeshire Local Heritage List) or its setting, a balanced judgement will be applied having regard to the scale of harm or loss and the significance of the heritage asset.
- 3 Where a development proposal affects a non-designated heritage asset a statement should be prepared (proportionate to the asset's importance and so that the potential impact of a proposal on the significance of the asset can be understood), which describes the significance of the asset affected, including any contribution made by its setting.

Non-Designated Heritage Assets:

Historic Landscape Features

- 1) strip lynchets within Heydon Valley (see Map 2), on Anthony Hill (see Map 2) and north of Down Plantation, and
- 2) the ancient pre-historic routeway of the Icknield Way, today a Public Right of Way and bridleway (see Map 2).

Archaeological assets

- 3) linear earthworks that cut across the landscape west of Bran Ditch and which are likely to be prehistoric in origin (see Image 2 in Appendix 2)
- 4) earthworks associated with Heydonbury
- 5) earthworks associated with the site of a former moated manor house north of Chishill Road, and
- 6) site of Earles (or Earlesbury) 14th/17thC manor house.

Other buildings, structures and features:

- 7) Visually Important Walls as identified on Map 10
- 8) Spring Pond boundary treatment in Heydon Lane
- 9) Village finger post on the Village Green
- 10) Coronation Bus Shelter, Chishill Road
- 11) Sarsen stone on Chishill Road.

Policy continued overleaf...

Policy HEY 5: Conserving and Enhancing Heritage Assets in Heydon Parish

Policy continued:

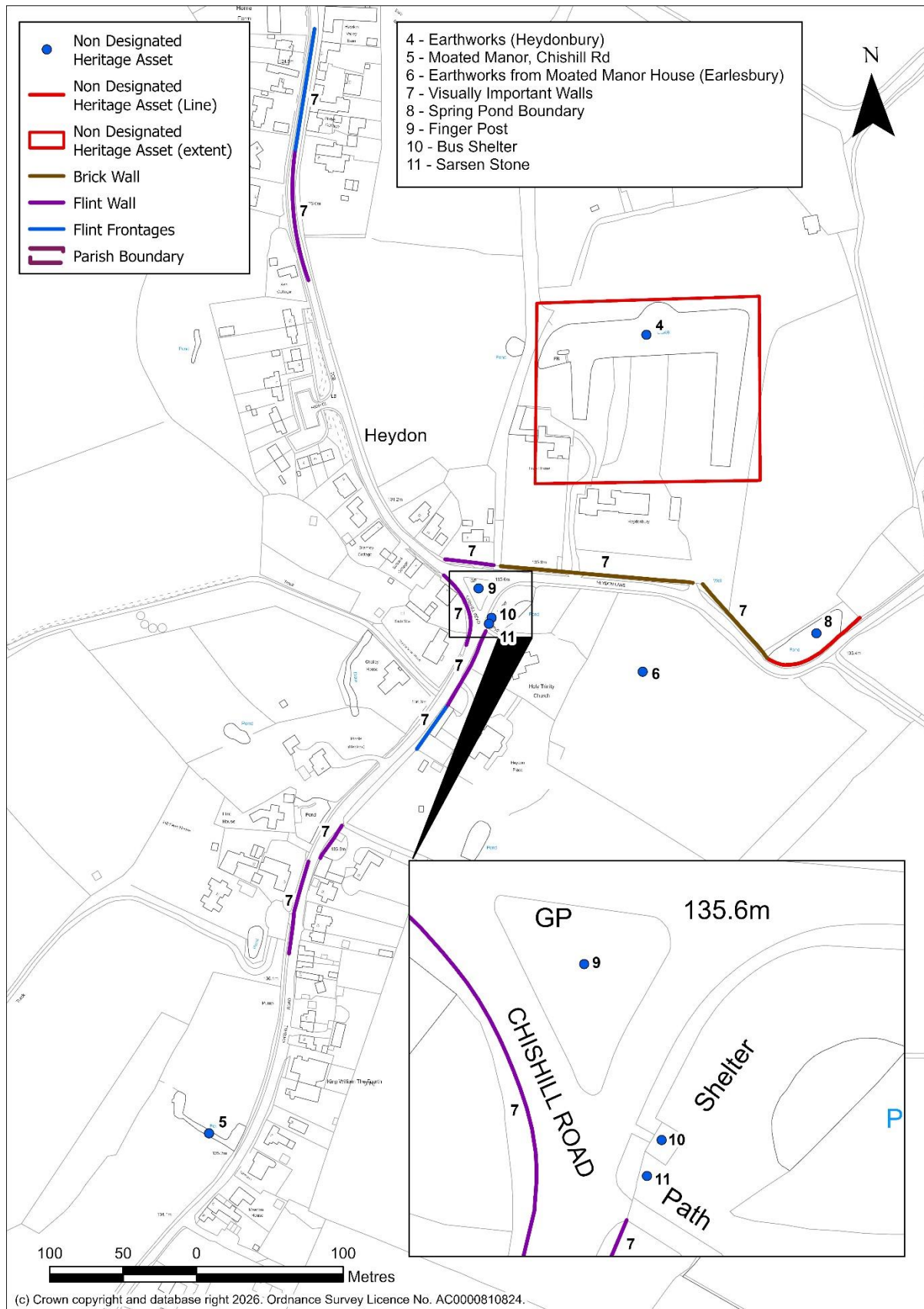
- 4 Development proposals should respond positively to the potential of buried archaeology.

Applicable policies from South Cambridgeshire's 2018 Local Plan

- NH/14: Heritage Assets

Community Action 3

- 5.5.10 Secure review and explore 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/Earlesbury, 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.



Map 12: Location of NDHAs within Heydon Village

5.6 Policy HEY 6: Delivering sustainable and climate adapted and resilient design in the Parish

Policy in a nutshell

This policy sets out requirements and action to be taken in relation to future design and construction work to ensure any development contributes positively to mitigating the effects of climate change.

Policy context and rationale

- 5.6.1 The Parish Council believe it is important in maintaining the quality of built environment in Heydon long term to include within the Neighbourhood Plan specific design and sustainability guidance policies. Through the CLP 2022 process the Heydon community has also expressed significant support for ensuring new developments comply with the highest standards of energy efficiency and sustainability. There is a desire as part of our commitment on environmental issues for the provision of facilities for hard to recycle items and support longer term for potential bulk purchase schemes for example on solar panels and heat pumps
- 5.6.2 Policy CC/1: 'Mitigation and Adaptation to Climate Change' states that planning permission will only be granted for proposals that demonstrate and embed the principles of climate change mitigation and adaptation into the development. The policy requires applicants to submit a Sustainability Statement as part of this.
- 5.6.3 Policy CC/3: 'Renewable and Low Carbon Energy in New Developments' sets out requirements for the incorporation of on-site renewable and low carbon technology.
- 5.6.4 South Cambridgeshire's 2018 Local Plan is supported by the Greater Cambridge Sustainable Design and Construction Supplementary Planning Document. This provides further guidance to applicants with respect to expectations
- 5.6.5 The UK has a legally binding requirement to achieve net zero carbon by 2050. Part of the challenge in achieving net zero carbon status is to address how homes and buildings are designed and constructed. The emerging Greater Cambridge Local Plan is proposing standards to be met for new buildings. As part of this, the Plan includes the following proposed requirements:
- all new dwellings and non-domestic buildings should have a maximum space heating demand of 15–20 kWh per m² per year;
 - all new heating should be provided through low carbon fuels;
 - no new development should be connected to the gas grid; and
 - targets for Total Energy Use Intensity for different development types.
- 5.6.6 It is not within the scope of a Neighbourhood Plan to set prescriptive standards for the internal layout and design of new residential development proposals. However, it is considered appropriate for the Heydon Neighbourhood Plan to signpost developers to tools to assist with the planning, design and delivery of developments that help to mitigate the impacts of climate change as well as adapt to the impacts of climate change. An example of such a tool is the Net Zero Carbon

Toolkit, prepared by Levitt Bernstein, Elementa, Passivhaus Trust and Etude and commissioned by West Oxfordshire District Council, in collaboration with Cotswold District Council and Forest of Dean District Council. It is aimed at small and medium sized house builders, architects, self-builders and consultants and is available to view here:

<https://www.westoxon.gov.uk/netzerocarbontoolkit>

5.6.7 The approach taken in the toolkit is that net zero carbon buildings are supported by three core principles:

- energy efficiency. Applicable to energy used for heating, hot water, ventilation, lighting, cooking and appliances;
- low carbon heating. Low carbon sources of heat are an essential feature. The toolkit states that new buildings should be built with a low carbon heating system and must not connect to the gas network; and
- renewable energy generation. The toolkit states that renewable energy generation (e.g. through solar photovoltaic (PV) panels) should be at least equal to the energy use of the building.

5.6.8 In addition, the toolkit looks at the embodied carbon in materials used in each development.

5.6.9 Applicants are encouraged to use the toolkit when considering development in the Parish. The toolkit also provides homeowners looking to retrofit or extend their existing property with guidance and advice on what they need to consider and how they can implement energy efficiency measures and begin the process of decarbonising their homes in a more affordable, phased approach.

5.6.10 Homes and buildings in the Parish are not connected to the mains gas network. They are generally heated via oil or LPG, resulting in homes and buildings in the Parish having a high carbon footprint compared to other areas and being expensive to keep warm. It's important that new homes and buildings are future proofed with respect to climate change and are designed to be heated through alternative means e.g. air source heat pumps.

5.6.11 Recent examples in the village of successful implementation of this approach through retro-fit can be found at Stable Cottage and Hill Farm where the owners have introduced a range of improvements including air source heat pump, rainwater harvesting, PV power generation, super insulation, storage batteries and grid return tariffs/smart meter installation.

5.6.12 A further tool that homeowner and residents may find helpful is the Climate Emergency Retrofit Guide, prepared by London Energy Transformation Initiative (LETI). <https://www.leti.uk/retrofit> . Possible additional methodologies that could be used to obtain these metrics include the CIBSE TM54 methodology and Passive House Planning Package (PHPP)

<https://www.cibse.org/knowledge-research/knowledge-portal/tm54-evaluating-operational-energy-use-at-the-design-stage-2022/>

https://passivehouse.com/04_phpp/04_phpp.htm

Traditional Buildings

5.6.13 'Traditional buildings' is a term used to describe buildings constructed before 1919 that are likely to have solid walls or solid timber rather than cavity walls. They need to be treated differently to modern buildings when it comes to implementing retrofit measures for the purpose of improving energy efficiency. The Sustainable Traditional Building Alliance (STBA) and Historic England have published guidance which is useful for owners of traditional buildings in the Parish who wish to improve the energy efficiency and environmental performance of their building. Where applicable to their circumstances, residents are encouraged to consult this. The guide adopts a whole-building approach to identifying the best solutions for retrofitting a traditional building and improve its energy and environmental performance.

<https://historicengland.org.uk/images-books/publications/planning-responsible-retrofit-of-traditional-buildings/>

5.6.14 The STBA and Historic England Guide <https://historicengland.org.uk/images-books/publications/adapting-historic-buildings-energy-carbon-efficiency-advice-note-18/> highlights the many risks involved when seeking to retrofit traditional buildings for the purpose of enhancing its environmental performance. These include:

- risks to building fabric and human health; 'inappropriate retrofit measures can lead to condensation and mould growth...'
- damage to historic fabric, impacting the community as a whole; 'both fabric and service measures can affect the internal and external appearance and heritage value of a building, sometimes a street or neighbourhood'
- risks to achieving expected energy savings; 'measures to improve the performance of any one part need to consider adjacent parts and their effect on the whole building. For example, the effectiveness of internal wall insulation can be reduced by an increase in heat loss through window reveals if they are not also insulated'.

5.6.15 The guide stresses the importance of taking a whole-building approach to avoid pitfalls and the risks which are briefly summarised above. The whole-building approach is a joined-up process focusing on achieving benefits to energy and the environment, heritage and community as well as the building health (benefitting people and the building fabric).

5.6.16 The STBA has also published a Guidance Wheel which is a free to access online tool to enable informed decision-making about retrofit strategies. the Responsible Retrofit Guidance Wheel <https://responsible-retrofit.org/greenwheel/>

5.6.17 The CLP 2022 identified a need to take action on environmental sustainability in an advice-giving capacity, and to support development responsibly. The Parish Council intends to draw on requirements set out in Policy HEY 6, together with supporting guidance including that set out in the supporting text to this policy when it is asked to provide advice on refurbishment projects or invited to comment on planning applications.

Policy Intent

- 5.6.18 To maintain a high quality of building design and ensure the community in Heydon plays a full part in a sustainable future.

Policy HEY 6: Delivering sustainable climate adapted and resilient design in the Parish

- 1 As appropriate to their scale, nature and location, development proposals should adopt design and construction approaches that demonstrate sustainable use of resources and high energy efficiency levels and ensure that they contribute positively to mitigating climate change.
- 2 In order to achieve this, development proposals should be accompanied by a Sustainability Statement. The level of information provided in the Sustainability Statement should be appropriate to the scale, nature and location of the proposed development. It should outline how a scheme:
 - minimises demand for energy through site orientation and design;
 - maximises energy efficiency through design (e.g. insulation, airtightness, mechanical ventilation with heat recovery), and
 - achieves carbon dioxide reduction through the above measures, and through the incorporation, wherever possible and if applicable, of renewable and low carbon energy sources.
 - Developers are strongly encouraged to use low carbon, renewable technologies instead of LPG or oil.
- 3 The Sustainability Statement should also set out:
 - how the choice of building materials is appropriate. In this respect, restoration and renovation of existing buildings is preferred over new build. 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, and
 - the adaptability of the proposed buildings and associated spaces as climate continues to change, e.g. using water more efficiently through rainwater capture and grey water use <https://www.anglianwater.co.uk/siteassets/developers/new-content/p--c/shared-standards-in-water-efficiency-for-local-plans.pdf>, reducing overheating, for example through installation of external shading on southern and western elevations, and controlling high levels of rainwater runoff.
- 4 Proposals relating to historic and traditional buildings which enhance the environmental performance of these heritage assets will be supported where the integrity and character of the asset concerned is retained. In such cases, proposals will be expected to demonstrate they have adopted a whole-building approach to their carbon footprint and the efficient use of energy.
- 5 Proposals to erect renewable energy technology within the Conservation Area will be supported provided the proposal does not:
 - a) undermine the significance of Heydon's heritage assets including their setting or the character and appearance of Heydon's Conservation Area, or
 - b) adversely affect the locally important views into and out of the settlement.

Policy HEY 6: Delivering sustainable climate adapted and resilient design in the Parish

- 6 Development proposals should incorporate appropriate surface water drainage arrangements. Wherever practicable and appropriate to the site concerned, Sustainable Drainage Systems (SuDS) should be used, especially above-ground open SuDS such as attenuation ponds and swales, as these provide water quality, amenity and biodiversity benefits, and interception source control such as rain gardens, bioretention green roofs and permeable paving.

Applicable policies from South Cambridgeshire's 2018 Local Plan

- NH/14: Heritage Assets
- NH/15: Heritage Assets and Adapting to Climate Change

Community Action 4

- 5.6.19 The Parish Council will encourage and facilitate collective sustainability initiatives on energy provision and recycling

Community Action 5

- 5.6.20 The Parish Council will work with CCC to secure a 6 port EV charging facility for the village in a practical and appropriate location.

Theme 3: Biodiversity

There is one objective in this theme and it is supported by two planning policies.

- Objective 5: Protect and enhance biodiversity in the Parish.

5.7 Policy HEY 7: Protecting and enhancing Heydon's features and sites of biodiversity value

Policy in a nutshell

This policy aims to protect the natural environment of Heydon including veteran trees. It identifies sites of known biodiversity and specific protected species and sets out required action for all development to avoid, mitigate or compensate for any impact.

Policy context and rationale

- 5.7.1 The Parish has a range of habitats of value to biodiversity. Whilst the majority of land outside the village is agricultural, there are areas of woodland (mostly plantations and linear shelterbelts), a network of hedgerows (a number of which are ancient and/or species rich), areas of increasingly rare grassland including the Chalk Pit which, together with the adjacent protected road verge, is a designated County Wildlife Site.
- 5.7.2 The built environment of the village itself is generously set within a backdrop of established trees and wooded areas and is home to a relatively high number of ponds.
- 5.7.3 Sites known to be of value to biodiversity in the Parish include:
- the avenue of field maples on the approach to the village from the A505 along Fowlmere Road;
 - the network of ponds in the village (see Figure 3) including three significant ones (Spring Pond, Church Pond and the pond in Chishill Road in front of Flint House), together with a number of smaller ponds on private properties including ponds within the grounds of Heydon Golf Course. These all provide an important habitat for amphibians, birds, invertebrates and plants;
 - Trees with existing TPOs;
 - veteran and notable trees already registered and to be registered by the Woodland Trust on the Ancient Tree Inventory. Details of these and other important trees identified in the Parish can be found in Appendix 3 which includes a map indicating their location;
 - several areas of deciduous woodland (a priority habitat) including those located within Heydon Valley (Valley Plantation), within the grounds of Heydonbury, at Down Plantation (to the west of the village), at Anthony Hill (in the middle of the Parish), at Arrow Plantation and at Gravel Pit Plantation to the south of Heydon Grange (see Map 13);
 - the Heydon Chalk Pit. This was designated a County Wildlife Site (CWS) in 1998, having small areas of unimproved chalk grassland among semi-improved neutral grassland. The CWS status also applies to the road verges adjacent to

the Chalk Pit. The Chalk Pit is owned by the Parish Council and a team of volunteer residents maintain the site. The site is regularly surveyed and a variety of flora, fauna, invertebrates and other organisms are found at the Chalk Pit. See <https://heydonhabitats.wordpress.com/> ;

- Bran Ditch. This feature is lined with hedgerows for much of its length, providing shelter and important habitat for wildlife in an otherwise open landscape;
- Meadowland. To protect the earthwork of Bran Ditch, which, along much of its length is now almost level with the fields (having been ploughed over the centuries), Historic England and Natural England have sown 'meadows' of grasses and wildflowers either side. The field above the lynchet, on Reeve Hill, has been set aside for many years. These are a wonderful resource for pollinating insects and birds;
- Wildlife Corridors. By its very nature the village contains numerous natural corridors for wildlife which require careful protection. This includes hedgerows and trees located along field boundaries. The enclosure pattern on the clay plateau (shown on Map 5 to the east of the village) and in the immediate vicinity of the village pre-dates the enclosure period of the 18thC indicating both the antiquity and the biodiversity value of these corridors and
- The protected roadside verge south of Chrishall Grange.

Protected species in Heydon

- 5.7.4 Species known to be present in the Parish are bats, great crested newts and badgers. Surveys in the church in 2017 and 2019, together with subsequent annual 'bat evening' events have identified Pipistrelle, Serotine, Soprano Pipistrelle, Long-eared Natterer and Brown Eared bats. Great crested newts are widespread particularly in the village itself where the network of ponds provides an ideal habitat. There are badger setts in the Chalk Pit and other locations.

Great Crested Newts Strategic Opportunity area

- 5.7.5 It will be unsurprising to Heydon residents that two areas of land in the Parish are identified by Natural England as a Great Crested Newts Strategic Opportunity Area. This applies to the village as a whole and the area around Heydon Grange (see Map 14).

Biodiversity Net Gain

- 5.7.6 The Environment Act has mandated minimum measurable Biodiversity Net Gain (BNG) for most types of development³. This requires that the biodiversity value of the development exceeds the pre-development biodiversity value of the site by a minimum of 10%. Biodiversity value is measured using a statutory metric produced

³ Certain types of development are exempt from Biodiversity Net Gain, these are: permitted development rights; householder applications; development which only has a 'de minimis' impact on habitats; developments undertaken for the purpose of fulfilling the BNG planning condition for another development; high-speed railway network; and certain self-build and custom build developments

by DEFRA and the baseline is calculated from the condition of the site before any intervention has occurred.



Image 10: Heydon Chalk Pit, Fowlmere Road

Policy intent

- 5.7.7 Local Plan policy NH/4: Biodiversity establishes that new development ‘must aim to maintain, enhance, restore or add to biodiversity.’ The policy also requires survey information to be provided as part of a planning application where there are grounds to believe a proposal may affect a Protected Species, Priority Species or Priority Habitat.
- 5.7.8 The intent of Policy HEY 7 is to complement the approach taken in the Local Plan by providing clarity on known sites of biodiversity value in the Parish.

Policy HEY 7: Protecting and enhancing Heydon's natural features and sites of biodiversity value

- 1 As appropriate to their scale, nature and location development proposals should incorporate measures to protect and where practicable enhance existing natural features.
- 2 Development proposals that would result in harm to or the removal of veteran trees will not be supported, unless special circumstances can be demonstrated.
- 3 Development proposals affecting known and important sites and features of biodiversity value (as set out in paragraph 5.7.3 of the Plan) should take appropriate opportunities to improve habitats and their networks. Appropriate measures for delivering biodiversity enhancements in the Parish (including Biodiversity Net Gain where applicable) include that:
 - the development would not sever or destroy the operation of a protected species, priority species or priority habitat or if that is not possible
 - measures are included that avoid harm to the protected species and/or priority habitat or its ecological connectivity, or if that is not possible
 - suitable mitigation measures are proposed to reduce or minimise impact on the protected species and priority habitat, or ecological connectivity affected; or if that is not possible
 - suitable measures are proposed to compensate for harmful effects.
- 4 Development proposals that would have a direct or indirect ecological impact on their immediate locality should demonstrate, in a proportionate ecological assessment, appropriate measures for delivering biodiversity enhancements in the Parish through:
 - a) the creation or restoration of ponds given parts of the Parish fall within the Great Crested Newts Strategic Opportunity Area (see Map 14);
 - b) Retention and protection of existing mature trees and provision for succession planting, where space allows, and enhancement of village character and biodiversity through planting of new trees of appropriate species and size.
 - c) the restoration and future management of hedgerows
 - d) the strengthening of the wildlife corridors particularly those provided by Bran Ditch, areas of woodland, hedgerows and verges in the Parish
 - e) integrating biodiversity within built structures through the measures targeted at Protected Species known to be present in the Parish such as integrated bird, bat and/or insect boxes; living, brown or green roofs, and
 - f) using natural features for boundary treatment such as hedgerows using native or climate change resilient species that will also benefit Parish wildlife.

Applicable policies from South Cambridgeshire's 2018 Local Plan

- NH/4: Biodiversity
- NH/5: Sites of Biodiversity or Geological Importance
- NH/6: Green Infrastructure

- NH/7: Ancient Woodlands and Veteran Trees

Community Action 6

- 5.7.9 The Parish Council will support and facilitate a process of registering potential candidate trees with the Ancient Tree Inventory hosted by the Woodland Trust.

Community Action 7

- 5.7.10 The Parish Council will develop with relevant authorities and landowners appropriate management policies for identified open spaces and features within the village e.g. the Bran Ditch triangle on Fowlmere Road, village green, Church Field/Earles, Spring Pond, churchyard and pond and road verges.

Community Action 8

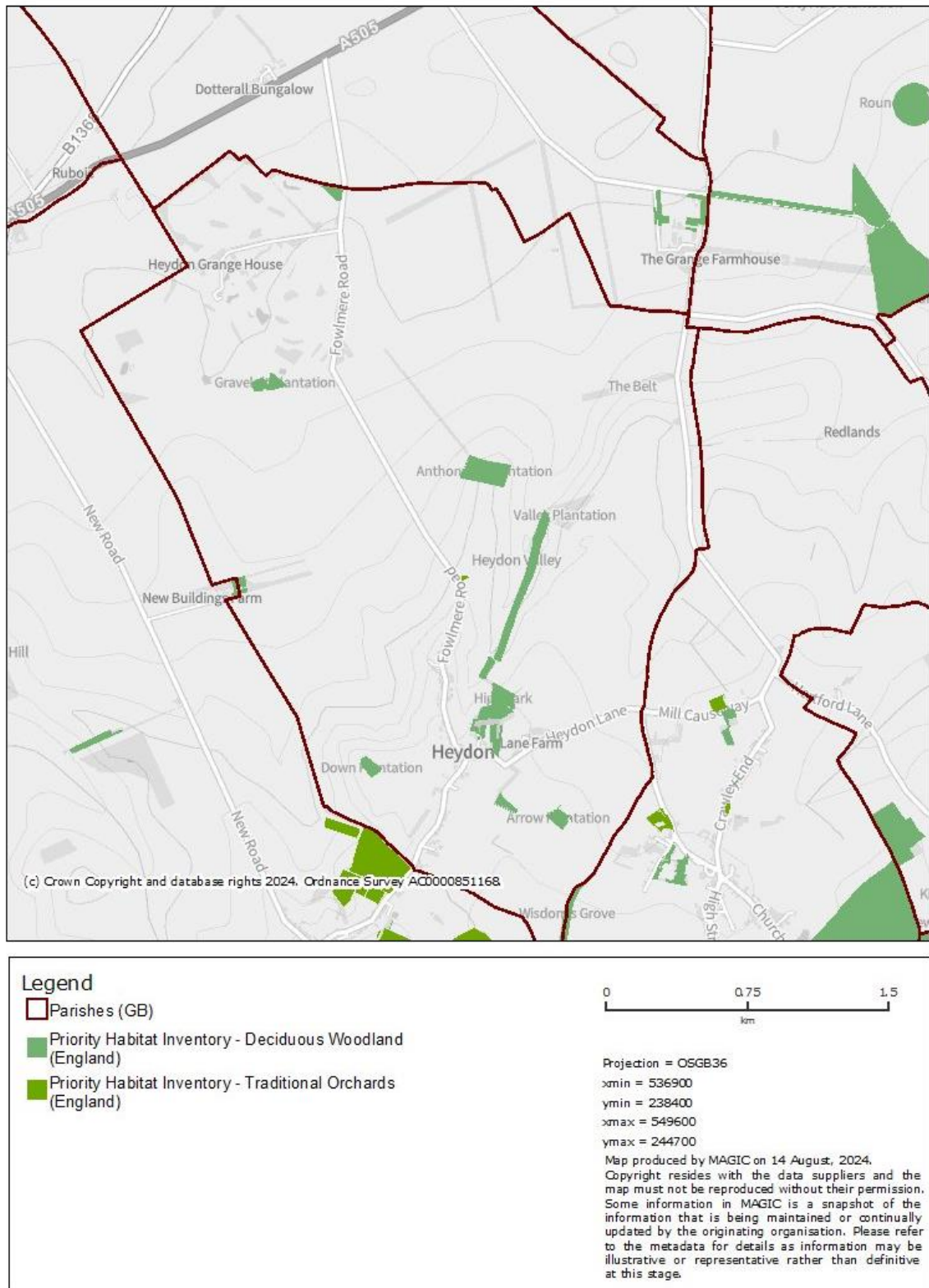
- 5.7.11 The Parish Council will encourage wide participation within the community in initiatives to preserve, enhance and maintain biodiversity and wildlife corridors.

Community Action 9

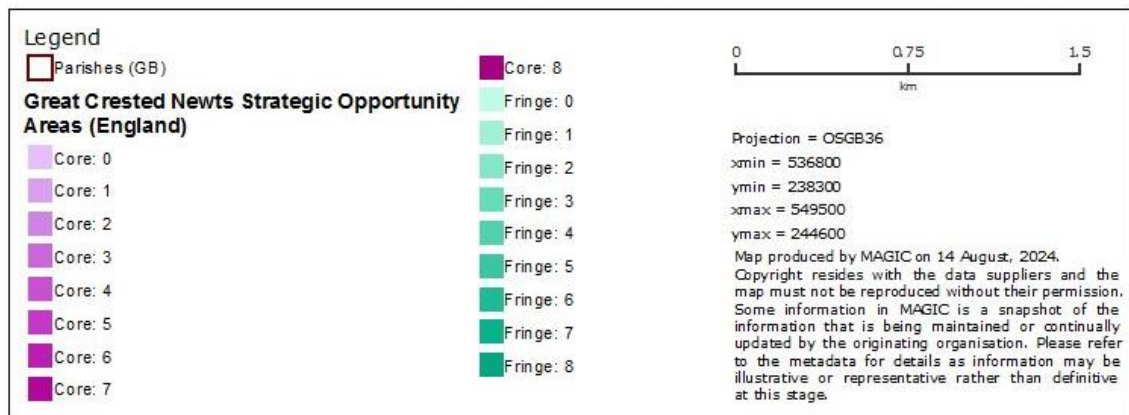
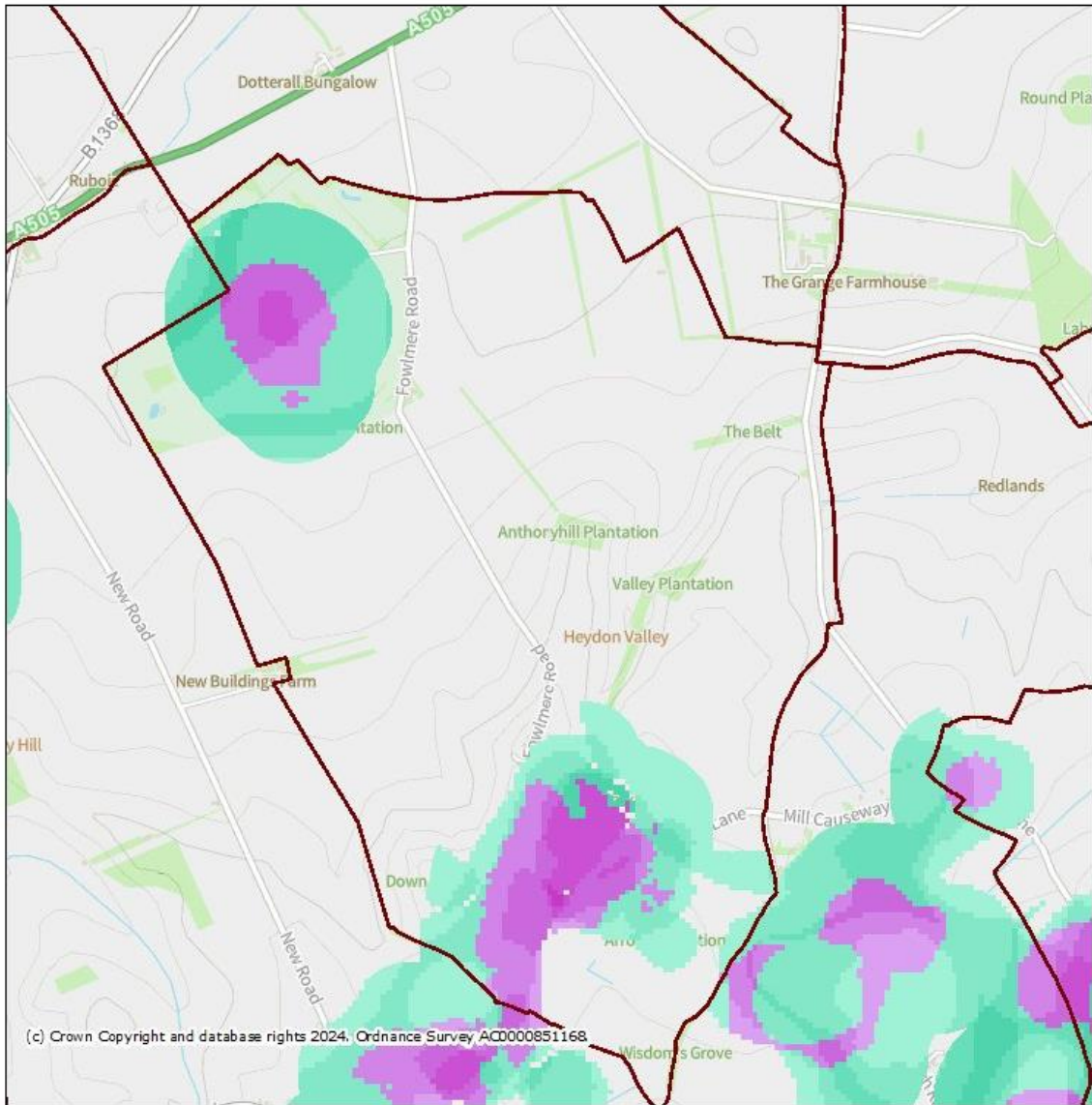
- 5.7.12 The Parish Council will support and facilitate where appropriate a process for particularly notable trees and groups of trees to be given Tree Preservation Order designation via the local planning authority.

Community Action 10

- 5.7.13 The Parish Council will work with landowners and relevant authorities to restore and strengthen the network of existing hedgerows and verges in the Parish.



Map 13: Priority habitats in Heydon identified by MAGIC



Map 14: Great Crested Newts Strategic Opportunity Areas identified in Heydon by MAGIC

5.8 Policy HEY 8: Protecting the dark skies in Heydon

Policy in a nutshell

This policy requires development to minimise light pollution to preserve dark skies in the village and sets out specific guidance on this.

Policy context and rationale

- 5.8.2 The primary reason for including this policy in the Neighbourhood Plan is to protect wildlife, particularly bat species known to be present in the village and Parish. Inappropriate lighting also impacts insect abundance and diversity, and can have a range of negative effects on their behaviour. A secondary, but also important reason is to preserve the ambience and tranquillity, provided by our precious dark skies, that benefits us as people.
- 5.8.3 Using data captured in 2015, the Campaign to Protect Rural England (CPRE) worked with LUC to map light pollution across England. The data was split into nine categories to distinguish between different light levels. Heydon Parish falls mostly in the 8th or second lowest band.
- 5.8.4 Light pollution levels have been monitored by a local astrophotographer over the past 5 years. In 2020 the best dark sky background values were 0.3 photons per pixel per second (PPPPS) and in 2025 1.1 PPPPS, showing a significant increase in background light pollution.
- 5.8.5 The British Astronomical Association's Commission for Dark Skies has prepared lighting guidance which can be applied to both street lighting and external lighting used with buildings. The Commission advises:
- light should shine only where needed. This means that light should shine downwards towards the target and uplighting should be avoided. Lights should be shielded from shining into neighbouring homes;
 - lights should shine only when needed, and
 - lighting should avoid environmental harm. External lighting can have a harmful impact on nocturnal wildlife. White lighting should be warm white (colour temperature as 2700 Kelvin as a maximum) in order to protect wildlife, human health and dark skies.
- 5.8.6 Best practice guidelines should be followed to avoid artificial lighting impact on bats in particular. See Guidance Note 8 Bats & Artificial Lighting prepared by the Institution of Lighting Professionals – <https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/>
- 5.8.7 As Heydon village is on the ridgeline, the dark landscape is particularly exposed to the nuisance effects of insensitively positioned and designed external lighting.

Policy intent

- 5.8.8 To preserve the dark skies in Heydon because dark skies at night are important to our wildlife and because our dark skies are an important aspect of the Parish's rural character.

Policy HEY 8: Protecting the darks skies in Heydon

- 1 Development proposals should not negatively impact the village's nocturnal environment. Therefore, development proposals that include external lighting will only be supported if:
 - a) it is necessary and is the minimum appropriate for its purpose;
 - b) it is designed such that lighting is directed downwards to avoid light pollution into the sky, and
 - c) it avoids light spillage beyond the area intended to be lit.
- 2 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.
- 3 Proposals should demonstrate compliance with the Institution of Lighting Professionals' guidance on Bats and Artificial Lighting at Night (or any subsequent best practice guidance or standards that supersede this).

Applicable policies from South Cambridgeshire's 2018 Local Plan

- SC/9: Lighting Proposals
- NH/4: Biodiversity

Theme 4: Housing

There is one objective in this theme and it is supported by one planning policy,

- Objective 6: Ensure new residential development is suited to addressing needs in the Parish

5.9 Policy HEY 9: Delivering homes that meet the village's needs

Policy in a nutshell

This policy requires development to prioritise smaller dwellings over larger homes to meet local needs.

Policy context and rationale

5.9.2 There are approximately 100 households in the Parish. 1 person and 2 person households make up 65% of all households compared to 62% across South Cambridgeshire as a whole.

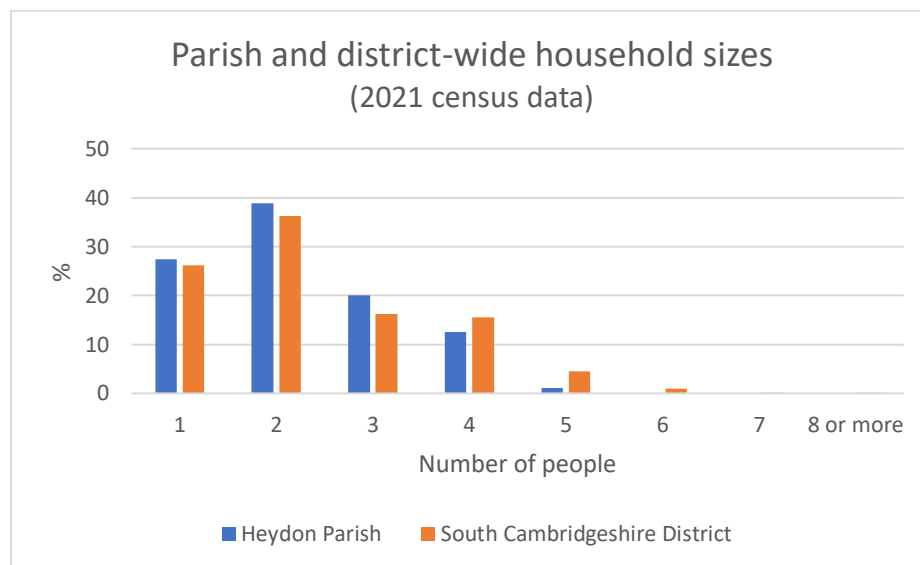


Figure 4: Household sizes in Parish and district

5.9.3 In terms of number of bedrooms and dwelling type, the Parish has a relatively high number of larger dwellings when compared to the district as a whole. 43% of dwellings have 4 bedrooms or more and 56 % of Heydon's dwellings are detached properties.

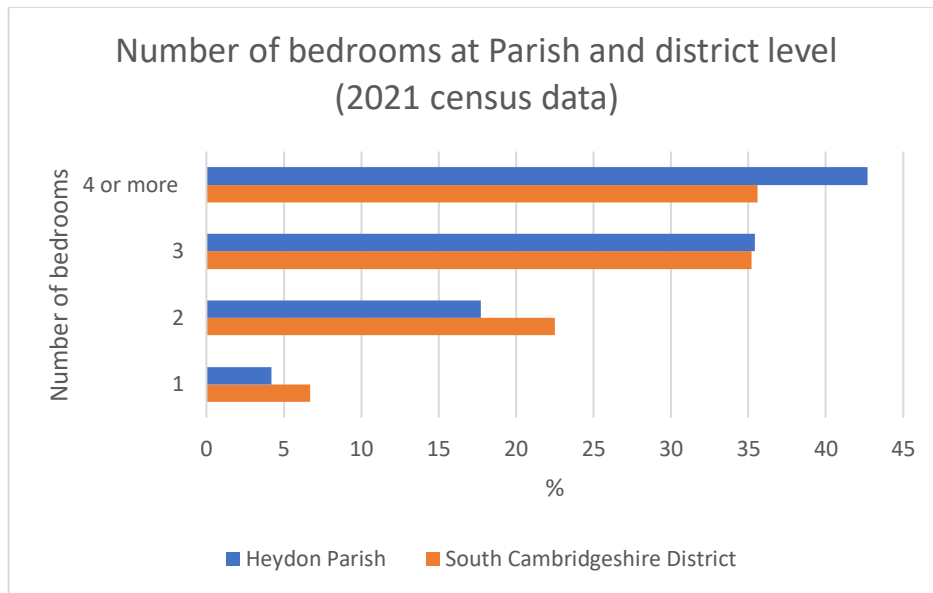


Figure 5: Number of bedrooms in Parish and district

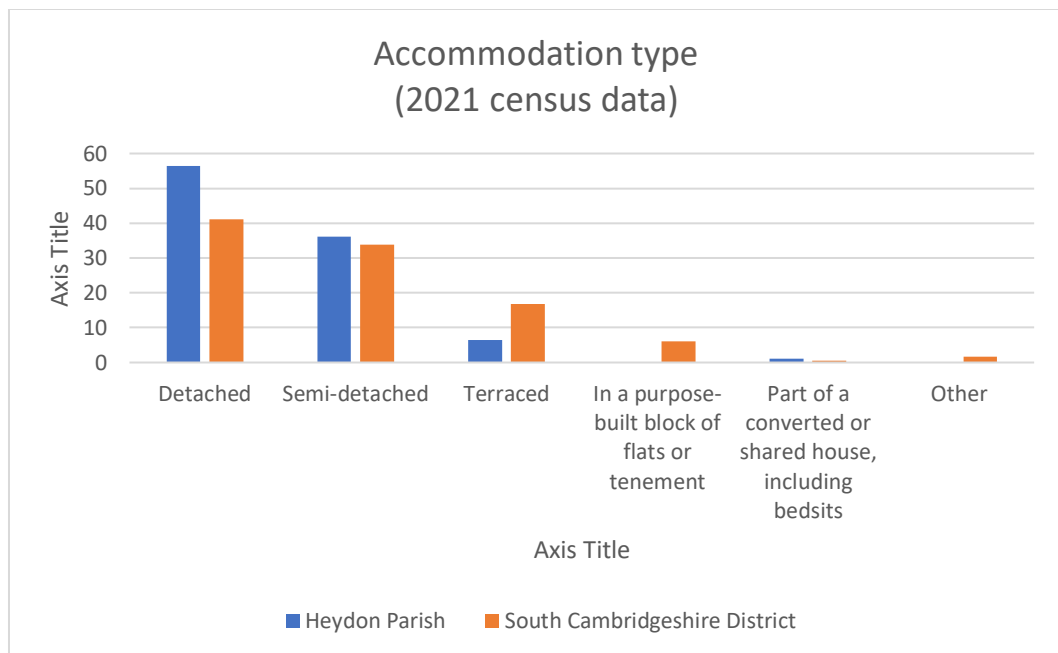


Figure 6: Accommodation type in the Parish and district.

Occupancy rating

- 5.9.4 Nearly two thirds (63%) of dwellings in the Parish have 2 more bedrooms than required to meet the needs of the household. This is considerably higher than at district wide level.

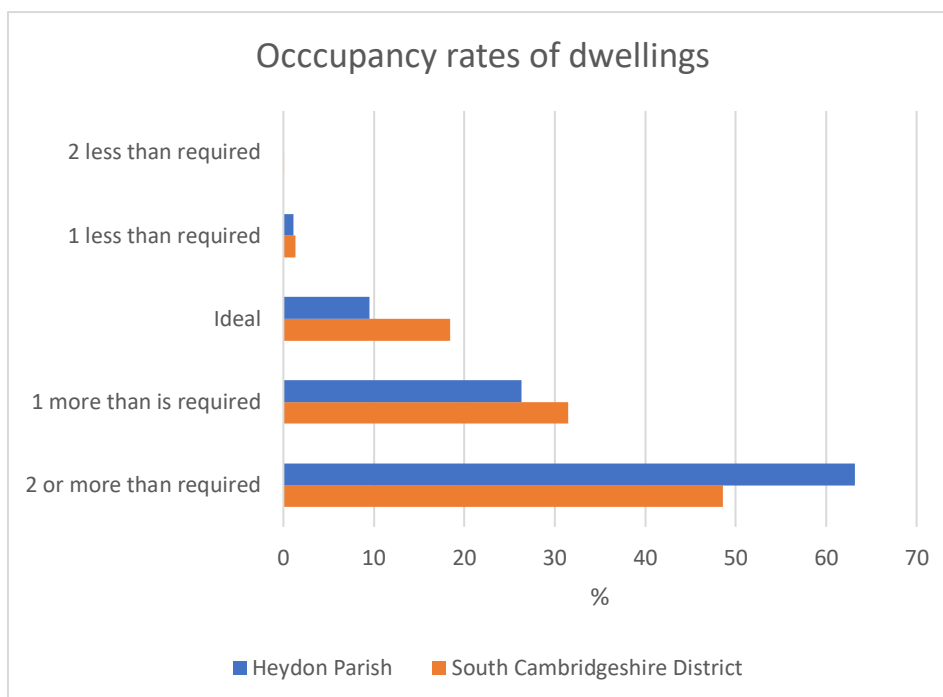


Figure 7: Occupancy rates in dwellings in Parish and district

- 5.9.5 Heydon's population is also ageing. In 2011, 66% of the population was aged between 16 and 64, 16% was aged 65 or more and 19% was aged 15 years or below⁴. As at the 2021 Census, 60% of the population was aged between 16 and 64 years, 24% was aged 65 or above and 16% was aged 15 years or below.
- 5.9.6 The larger and more expensive housing in Heydon Parish is not suited to meet the needs of younger people seeking homes, neither is it suited to meet the needs of older residents who wish to remain in the Parish but to downsize into a smaller property.
- 5.9.7 As Heydon's population ages so will its housing needs. It is important that where new smaller homes are being delivered to help meet the needs of older people those homes are also designed to be adapted over time to take account of changing disability and mobility issues. A suitably designed home will help support households live independently as long as possible.

⁴ Percentages have been rounded up

Policy intent

- 5.9.8 To ensure that when new development opportunities arise, the delivery of smaller homes is prioritised over larger homes and that where smaller homes are being delivered to meet the needs of an older person, these homes are designed to be adapted to meet changing accessibility and mobility needs.

Policy HEY 9: Delivering homes that meet the village's needs

- 1 Development proposals should identify the way in which the dwelling size, type and housing mix respond positively to up-to-date evidence on Parish housing stock and local needs or to local site-specific circumstances.
- 2 Development proposals that prioritise the delivery of smaller homes (with one or two bedrooms) over larger homes (three or more bedrooms) will be supported. Proposals for the subdivision of existing detached and semi-detached houses into more than one separate housing unit will be supported where they respond positively to development plan policies in respects of design, amenity, and car parking.
- 3 Wherever practicable and commercially viable, new dwellings and residential conversions should be designed to meet the Building Regulations accessible and adaptable dwellings M4 (2) standard or the Building Regulations wheelchair user M4(3) standards.

Applicable policies from South Cambridgeshire's 2018 Local Plan

- H/9: Housing Mix

Theme 5: Meeting the Village's Community Infrastructure Needs

There are two objectives in this theme and they are supported by three planning policies.

- Objective 7: Take suitable opportunities to deliver a community meeting space in the Parish
- Objective 8: Ensure new development addresses existing shortfalls in community infrastructure

5.10 Policy HEY 10: Delivering improved community infrastructure for the Parish community

Policy in a nutshell

This policy supports potential future delivery of a community space and play space in the village.

Policy context and rationale

- 5.10.2 As evidenced by their level of engagement in both the current Neighbourhood Plan and earlier Community Led Plan processes the community in Heydon is enthusiastic and involved. Residents feel strongly that there is something special about Heydon and two thirds of residents have lived in the village for more than 10 years with one third over 30 years. There are many informal networks within the village particularly among the older residents. Due not least to its size, the village lacks some facilities which a larger settlement might enjoy and there is a strong desire within the community for this issue to be addressed whilst preserving the character of the village.
- 5.10.3 Heydon has no community space in terms of playing fields or village hall. From a recreation and leisure perspective the Heydon Chalk Pit provides an important asset for the village. There is strong support for managing the Chalk Pit primarily for conservation, recognising the need to balance this with amenity value although safe access to the site presents a challenge and needs to be improved.
- 5.10.4 There is some desire particularly amongst residents with young families for some form of children's play area similar to those which exist in the neighbouring villages of Chrishall and Great Chishill although it is recognised that this will be challenging to provide given the lack of suitable sites currently in the village.

Policy intent

- 5.10.5 To support development proposals that could strengthen community infrastructure in the village.
- 5.10.6 This policy complements Policy SC/3 'Protection of Village Services and Facilities' in South Cambridgeshire's 2018 Local Plan. That policy advises that proposals, including planning applications for change of use, which result in the loss of local community buildings (most recently used for this purpose where the use has ceased) will not be permitted unless either of the following can be demonstrated:
- there is no local need for the facility,

- that its continuing function is no longer viable following a marketing exercise that complies with the local planning authority's requirements, or;
- an equivalent facility in terms of quality is provided to serve the community in an accessible location.

The policy also advises that where additional needs arise through a specific development and where directly, fairly and reasonably related in scale and kind to the development in the Plan Area, the developer will be required to contribute, wherever possible, (through Section 106 Agreements, section 278 Agreements, any future Community Infrastructure Levy, and/or direct investment or works) to the delivery of new community facilities.

Policy HEY 10: Delivering improved community infrastructure for the Parish community

- 1 Development proposals that will deliver or help to deliver community facilities, a community meeting space, and play spaces will be supported where the facility:
 - is located within the village development framework or immediately adjacent to it
 - includes adequate provision for the off-road parking of bicycles, mobility aids and motor vehicles in line with the Local Planning Authority's adopted standards, and
 - is of a suitable scale and type for its proposed location.

Applicable policies from South Cambridgeshire's 2018 Local Plan

- SC/4: Meeting Community Needs

5.11 Policy HEY 11: Public house safeguarded site

Policy in a nutshell

This policy aims to safeguard the continued operation of the King William IV as a public house and secure community meeting space provision should the use change in future.

Policy context and rationale

- 5.11.1 The former public house the 'King William IV Public House' in Chishill Road has not been functioning as a pub since January 2024. A bed and breakfast business did however continue to operate for a period from part of the site; a business that is very much supported.
- 5.11.2 Residents wish to see the public house in operation again. A village pub provides an important opportunity for people to come together and would be an important part of the rural economy.
- 5.11.3 The site is, however, recognised for its potential to function, in part, as a community meeting space, in a scenario where it would not be possible for a public

house to be reinstated.

Policy intent

- 5.11.4 The intention of Policy HEY 11 is to ensure that the re-instatement of the building as a public house is prioritised on this site. Other types of community meeting space would also be supported.
- 5.11.5 This policy complements Policy SC/3 'Protection of Village Services and Facilities' in South Cambridgeshire's 2018 Local Plan which states that planning permission will be refused for proposals which result in the loss of a village service, including village pubs, where such loss would cause an unacceptable reduction in the level of community or service provision in the locality.

Policy HEY 11: Public house safeguarded site

- 1 The site of the King William IV Public House in Chishill Road is safeguarded for use as a public house.
- 2 Development proposals for alternative uses of the building or the site will only be supported where:
 - they would deliver an alternative community use of the site; or
 - they would deliver an on-site community meeting space capacity (which includes secure bicycle parking and adequate off-street car parking); or
 - there is clear demonstration that the existing use is no longer commercially viable and all reasonable efforts have been made to preserve the public house (including all reasonable diversification options) or to deliver alternative community uses of the building and the wider site. Any such development proposals should be accompanied by robust evidence to demonstrate that diversification options have been explored and that the building has been marketed at an appropriate commercial price over a period of at least 12 months without securing an appropriate sale.

Applicable policies from South Cambridgeshire's 2018 Local Plan

- SC/3: Protection of Village Services and Facilities

Community Action 11

- 5.11.6 Identify a potential location, for example the church, for a village meeting space within the village and subject to s106 and other funds being available pursue negotiation and secure such facility for long term use of the community

Community Action 12

- 5.11.7 Identify and secure a site for a safe community recreation/play area within the Parish subject to available funding

Theme 6: Protecting and improving our network of rural routes for walkers and other non-motorised users

There is one objective and one planning policy in this theme:

- Objective 9: seek improvement in the rural footpath network especially where it improves active travel access to village facilities

5.12 Policy HEY 12: Protecting and improving our network of rural routes suitable for safe use by walkers and other non-motorised users

Policy in a nutshell

This policy requires development proposals to maintain and where practicable enhance the existing public rights of way network and supports proposals which help achieve the Parish's aspiration to create a safe pedestrian and cycling route to Heydon Chalk Pit.

Policy context and rationale

- 5.12.2 The public rights of way network is highly valued as a key piece of community infrastructure allowing residents to access the outdoors, enjoy the landscape, to socialise and to exercise.
- 5.12.3 In addition to the public rights of way, there are three existing farm tracks providing informal routes from the settlement edge into the countryside. These are also valued by residents and the Parish Council will work with landowners to seek more formal recognition of these, such as recognising them as permissive footpaths (see Community Action 14).
- 5.12.4 A key aspiration shared by the community is for a new off-road rural route to be provided that allows residents to safely access an important piece of community infrastructure, the Chalk Pit on Fowlmere Road. Due to road geometry, incline and blind corners at this point outside the 30mph zone the road does not provide a safe route for pedestrians, particularly those with young children or the elderly.
- 5.12.5 Work will be undertaken with landowners and stakeholders to identify such a potential route. This route could potentially run along the inside of the hedge line on the east side of Fowlmere Road from a suitable point on the northern edge of the village down to the Chalk Pit.
- 5.12.6 The desire to improve rights of way within the village has regard to the Cambridgeshire County Council ROWIP 2006 (as updated):
<https://www.cambridgeshire.gov.uk/residents/travel-roads-and-parking/transport-plans-and-policies/rights-of-way-improvement-plan>

Policy intent

- 5.12.7 To protect existing rural routes that are suitable for safe use by walkers and other users and to seek improvements to this network.

Policy HEY 12: Protecting and improving our network of rural routes suitable for safe use by walkers and other non-motorised users

- 1 Development proposals should maintain and where practicable enhance the provision and quality of the current public rights of way network in the Parish (see Map 15)
- 2 As appropriate to their scale, nature and location, development proposals should
 - safeguard the accessibility and enjoyment of any affected public rights of way where visible from a public right of way, incorporate tree and hedge planting to mitigate or reduce any adverse visual impacts, and
 - utilise available opportunities to improve the quality and provision of the rural routes for non-motorised users in the Parish.
- 3 Development proposals which would help to achieve the delivery of a safe, accessible pedestrian and cycling route linking Heydon village to the Heydon Chalk Pit (as shown on Map 15) will be supported where they otherwise comply with development plan policies. Proposals which would prejudice the delivery of such a route will not be supported.
- 4 Where additional walking or other active travel infrastructure needs arise as a result of proposed development and where directly, fairly and reasonably related in scale and kind to the development, the proposed developer will be required to contribute, wherever practicable, (through Section 106 Agreements, section 278 Agreements, any future Community Infrastructure Levy, and/or direct investment or works) to the delivery of the pedestrian and cycling route as shown on Map 15.

Applicable policies from South Cambridgeshire's 2018 Local Plan

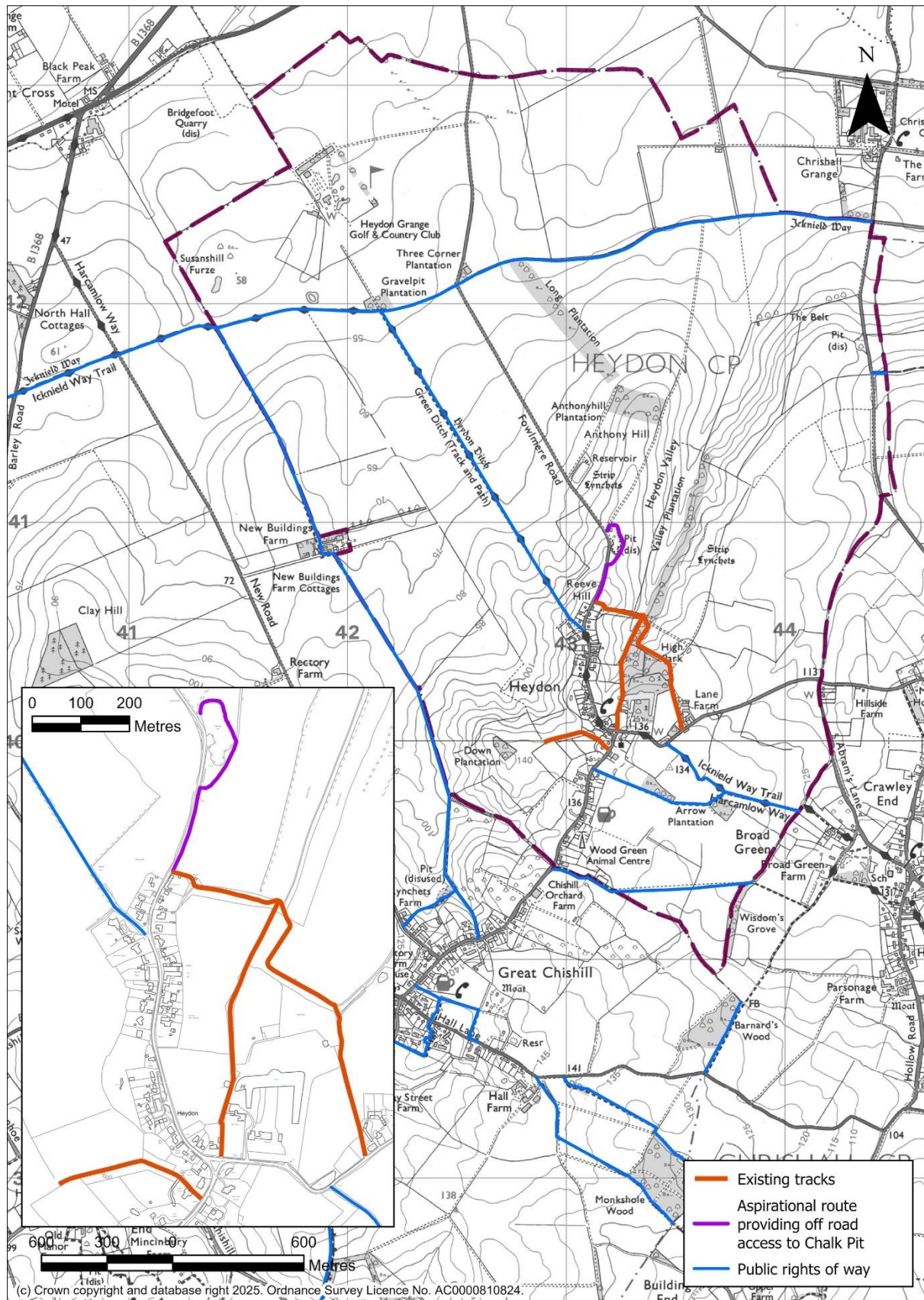
- HQ/1: Design Principles
- NH/6: Green Infrastructure
- TI/2: Planning for Sustainable Travel

Community Action 13

5.12.8 The Parish Council will work towards the provision of safe pedestrian access to Heydon Chalk Pit through formal landowner negotiation to secure for example, permissive footpath access.

Community Action 14

5.12.9 The Parish Council will also work with landowners to improve the network and stewardship of existing footpaths and seek negotiated access to areas such as Heydon Valley, Valley Plantation and Chishill Down through, for example, permissive footpaths to create more circular routes.



References & Glossary

References

Document	Detail
The Heydon Community Led Plan Abbreviation: CLP	Adopted by the Parish Council in 2022 and available to view: https://www.heydonparishcouncil.gov.uk/wp-content/uploads/sites/114/2025/08/1652804919HeydonCommunityLedPlan100522.pdf
The Heydon Parish Landscape Appraisal Abbreviation: HLA 2022	Commissioned by the Parish Council in 2022 and available to view: https://www.heydonparishcouncil.gov.uk/wp-content/uploads/sites/114/2025/08/1652804807HeydonLandscapeAppraisal030422.pdf
South Cambridgeshire's 2018 Local Plan	The Local Plan covering South Cambridgeshire district. A key component in the statutory development plan for the district of South Cambridgeshire. Available to view: https://www.greatercambridgeplanning.org/local-and-neighbourhood-planning/current-plans-the-adopted-local-plans/south-cambridgeshire-district-council-adopted-development-plan
Emerging Greater Cambridgeshire Local Plan	Refers to a new Local Plan that will, once completed and adopted supersede South Cambridgeshire's 2018 Local Plan. It will cover the South Cambridgeshire district and the City of Cambridge. Latest progress available to view: https://www.greatercambridgeplanning.org/emerging-plans-and-guidance/greater-cambridge-local-plan/
Greater Cambridge Shared Planning Service Abbreviation: GCSP	A shared planning service covering both South Cambridgeshire District Council and Cambridge City Council
National Planning Policy Framework 2024 Abbreviation: NPPF	A document published by the government providing the policy framework and guidance for local authorities and local communities in England to follow. Available to view: https://www.gov.uk/government/publications/national-planning-policy-framework--2
Greater Cambridge Landscape Character Assessment, 2021	Commissioned by Greater Cambridge Planning and undertaken by Chris Blandford Associates this is a strategic level landscape character assessment covering the whole of the Greater Cambridge planning area.

Document	Detail
	https://consultations.greatercambridgeplanning.org/sites/gcp/files/2021-08/LandscapeCharacterAssessment_GCLP_210831_Part_A.pdf

Glossary

Term	Meaning
Ancient or veteran tree	Defined by the NPPF 2023 as ‘a tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient, but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.’
Climate change adaptation	Defined by the NPPF 2023 as ‘Adjustments made to natural or human systems in response to the actual or anticipated impacts of climate change, to mitigate harm or exploit beneficial opportunities’
Climate change mitigation	Defined in the NPPF as ‘action to reduce the impact of human activity on the climate system, primarily through reducing greenhouse gas emissions.’
Designated heritage asset	Defined in the NPPF as ‘A World Heritage Site, Schedule Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation’
Non-designated heritage asset	A heritage asset is defined in the NPPF as ‘A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, 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 are features or structures that are considered to be locally significant in heritage terms and that they contribute to the unique character and distinctiveness of the Parish.
Plan Area	The Designated Neighbourhood Area shown on Map 1
Protected Road Verge	Road verges can support a variety of plant and animals, including rare and scarce flowers and animals. The best

Term	Meaning
	examples of road verge habitat have been designated as 'Protected Road Verges' by Cambridgeshire County Council to raise awareness about their importance for wildlife to landowners, land managers, utility service providers and planners Definition taken from https://www.cambridgeshire.gov.uk/residents/libraries-leisure-culture/biodiversity-and-greenspaces/nature-conservation-sites
Significance (for heritage policy)	Defined in the NPPF as 'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'
Strip lynchets	Earth terraces found on the side of a hill, commonly in vertical rows and a feature of ancient field systems.
Icknield Way	This ancient trackway passes across the north of the Parish and is referred to here as the 'historic Icknield Way'. The more recently created Icknield Way Path/Harcamlow Way includes the public right of way between Heydon Lane and Broad Green (Essex) and the Bran Ditch.

APPENDICES

- Appendix 1: Locally Important Views
 - Appendix 2: Non-designated heritage assets in Heydon
 - Appendix 3: Important trees in the Parish
 - Appendix 4: Community Actions
-

Appendix 1: Locally Important Views and Their Key Features

This appendix describes the views that are the subject of Policy HEY2 of this plan. They are shown on Map 8/9 in the plan, which are reproduced below.

These views are clearly evidenced in this appendix. The locations have been referenced in the HLA 2022 and/or proposed by residents in consultation early on in the process or during Reg 14 consultation, as being important to them.

A view is sight of a landscape or other feature from a place which is accessible to the public. These views are within the village; of the wider landscape from the village; of the village from the wider landscape; or of the surrounding countryside within the Parish. Some are of distinctive topographical features.

The Greater Cambridge Landscape Character Assessment (LCA) remarks that the area feels remote and has a strong sense of tranquillity with settlement comprising three historic linear villages- 'hilltop' villages which are linear and well vegetated. The enclosed character around the villages creates localised intimacy which contrasts with the wider rolling landform and vistas. Many of these views illustrate this character.

Views over the landscape to the north of Heydon Village are breathtaking: vast in both breadth and distance and loved by residents and visitors alike. They help to define the unique character of Heydon as a 'hilltop' village.

As well as vast and open views, there are glimpses of some significance, often distant. Several of the views evolve as the viewer travels, adding to the visual experience, so have been illustrated with a series of photographs. The views may vary in extent, and distinctiveness, but all help to reinforce the sense of place.

Each view (or series of views) is described below and although the photographs have been taken from specified locations there is often a wider perspective as the viewer moves. (Note that viewpoint locations on the maps have been generated from 8 figure grid references). While the image provides a general representation of the view, the key features that underlie the value of the view – aesthetic, historic, amenity and character- that are to be maintained and protected from (or by) any development are identified in the accompanying text.

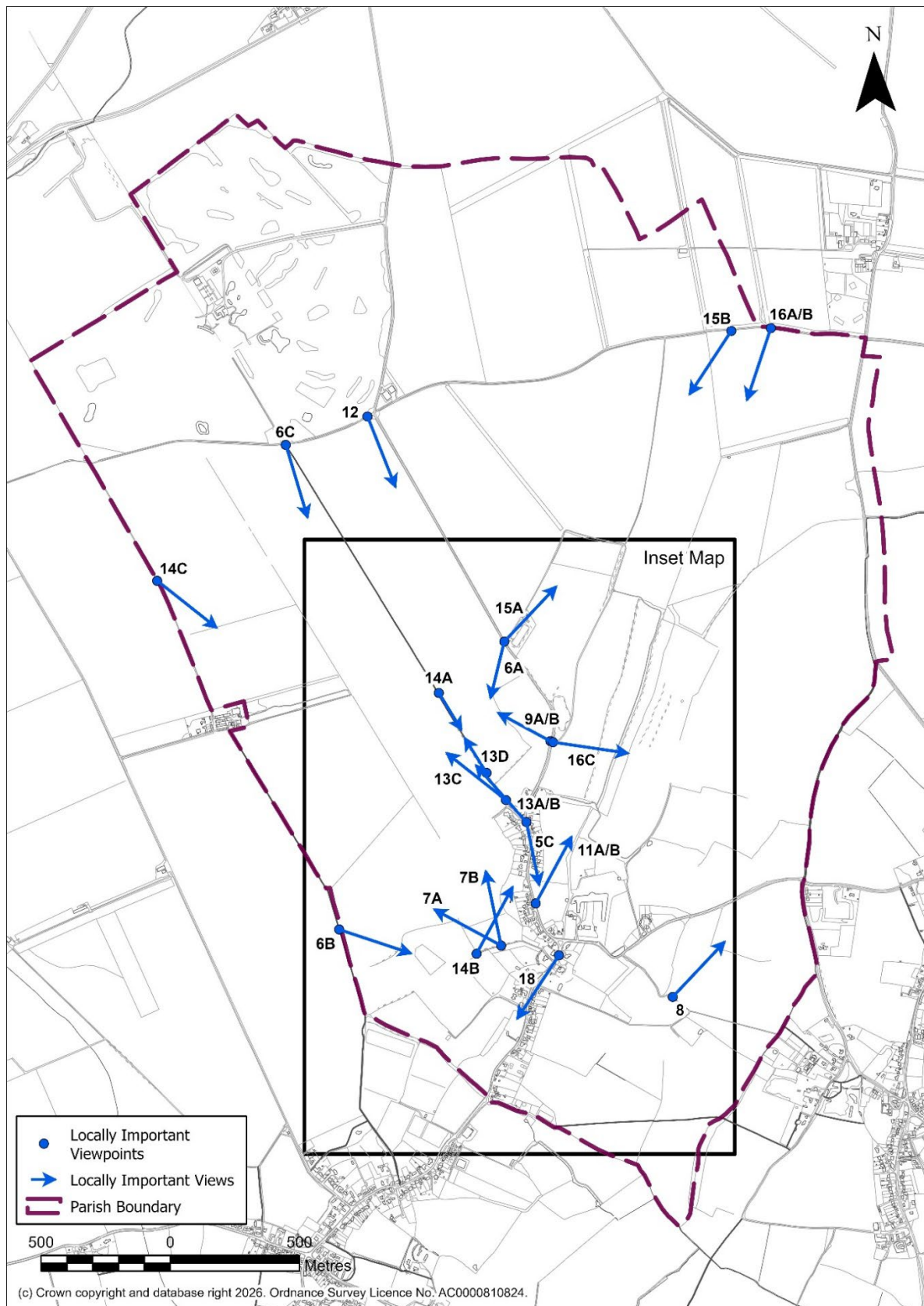
It is important that any new development proposals coming forward respect and do not significantly adversely impact locally important views, landscape character and setting that contribute towards establishing a sense of place in the Parish. Future developments which fall within the view areas shown in the Neighbourhood Plan, should in fact look to enhance the key landscape and built development features identified, with special attention given to the design and layout.

Some views are of visually important open, undeveloped land, within or on the edge of our settlement, which contributes to the form, character or setting of our area. A number of views are behind Important Countryside Frontages that already exist: development of this land would fundamentally alter our landscape setting. This open land should be protected/retained and recognised as an important contributor to settlement character which would benefit from improved public access.

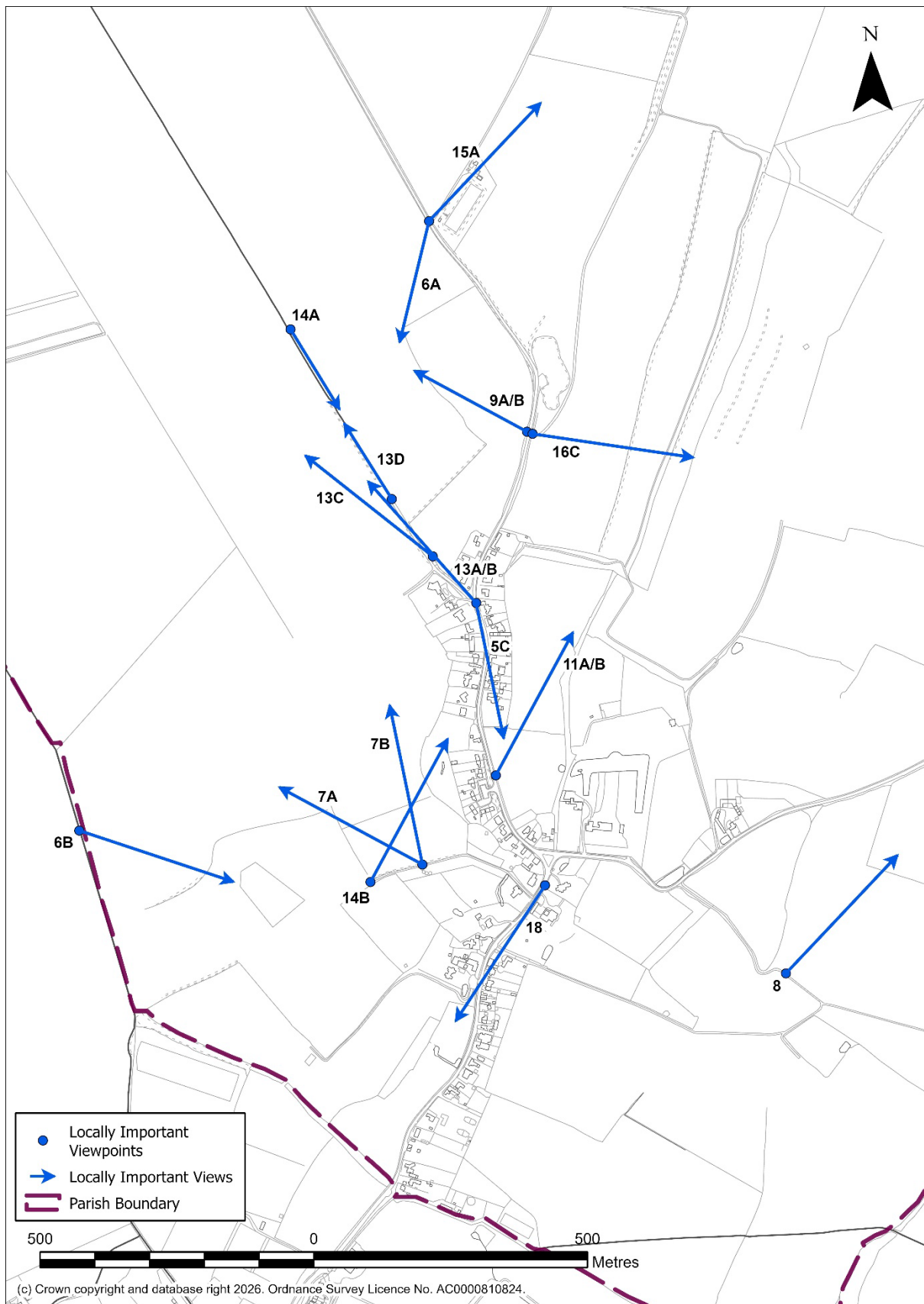
Key views in the surrounding landscape are considered important, particularly for the setting of the village and enjoyment of the surrounding countryside by residents and visitors.

The relationship of the village to the countryside is a defining feature of Heydon and something the community places great value on: the landscape setting of the village surrounded by open countryside (e.g. views 14, 15), the views and direct access to the countryside from within the village (e.g. views 7,

8, 13) and the presence of tall trees, hedgerows and rural planting within the built area of the village (e.g. view 18).



Map 8: Locally important views towards the settlement and out to the wider countryside



Map 9: Larger scale inset showing Locally Important Views

View 5: South from the head of Bran Ditch

View 5A



View 5B



View 5C



Views from the head of Bran Ditch facing south up Fowlmere Road, in winter (5A) and summer (5B). 5A shows the Grade II listed Walnut Tree Cottage and Home Farmhouse on the right. 5C is a closer view of the flint walls and buildings of the original farmyard of Bury Farm on the left, now converted to residential use. This group highlights the importance of the village's agricultural past and forms an important feature of the view south into the village.

The unfenced, open frontage of Walnut Tree Cottage and of Home Farmhouse together with the green space at the entrance to the Bran Ditch give this part of Fowlmere Road an open and spacious character (5B).

The curve in the road as it proceeds south to the village centre is particularly pleasing to the eye.

View 6: Down Plantation

View 6A



View 6B



View 6C



Views of Down Plantation from north-east (6A), north-west (6B) and west (6C).

Down Plantation is a significant landmark on a promontory of Chishill Down, close to the centre of the village. It is visible from most of the north and west of the Parish and from as far away as Wimpole Hall to the north-west and Reed to the west. The wooded and undeveloped ridgeline is visually sensitive¹.

The natural promontory of Chishill Down/Down Plantation may have housed a defensive structure even before the Anglo-Saxon period; associated earthworks still evident today may reflect such a site and/or may relate to strip lynchets². LIDAR shows a roughly rectangular excavation within the plantation³. There are also areas of strip lynchets evident north of Down Plantation⁴.

Theories have been put forward that the Bran Ditch and the distinctive Heydon Valley may have been influential in the location of a currently unlocated confrontation between Boudica and Roman forces. The natural topography of the chalk scarp, forming a sickle shaped curve between Chishill Down and Reeve/Anthony Hill and the deep cleft of the Heydon Valley, may well have been strategically important⁵. This unique setting may also have inspired rumours of a Roman Villa beneath Down Plantation.

Whatever its history, its distinctive outline means that Heydon can be spotted from far afield and these long-distance views of the village setting are much valued by villagers.

Although the landscape to the south and east of Down Plantation is relatively flat, its small extent and proximity to the scarp face mean it is particularly sensitive to any introduced vertical elements which may be visible on the skyline and which may interrupt or undermine the visual primacy of Down Plantation on Chishill Down⁶.

¹ Greater Cambridge LCA

² HLA2022 p4

³ Historic England Aerial Archaeology Mapping Explorer accessed 110925

⁴ Historic England Aerial Archaeology Mapping Explorer accessed 110925

⁵ British Archaeology Magazine issue 165 Mar/Apr 2019 – “AD60, Boudica: Unlocated Battle” William Foot

⁶ HLA2022 p13

View 7: Chishill Down

View 7A



View 7B



View north-west towards Melbourn (7A) and north towards Fowlmere (7B), from a farm track leading off Chishill Road close to the core of Heydon. This track has been regularly used by residents, informally, over many years and the Parish Council is currently in discussion with the landowner with the intent of making the track a formal permissive footpath.

Chishill Down is a small area of flatter elevated land between the chalk scarp and the edge of the village and reflects the junction between the chalk and the clay plateau. From the northern and southern margins of this area there are elevated open views to the wider landscape and along to the distinctive tree clump of Down Plantation⁷.

The extensive view is highly valued by residents; a distinctive, elevated landscape forming locally prominent hills and ridges, contrasting with the surrounding, low-lying landscape, characteristic of Greater Cambridge⁸. The hedgerows of the Bran Ditch and Icknield way are clearly visible.

These wide-ranging views across the fields increase our appreciation of the rural village setting.

⁷ HLA2022 p13 and Fig 7 p19

⁸ Greater Cambridge LCA

View 8: from the Ickniel Way Path/Harcamlow Way East of the Parish



View north-east from The Ickniel Way Path/Harcamlow Way between Heydon Lane and Broad Green (Essex). It shows the extensive view to the north over Duxford. The Wadlow Windfarm beyond Balsham can be seen on the horizon. The public right of way is a well-used route for walkers locally, (being part of a small number of circular routes in Heydon Parish) and forms part of a long-distance national trail.

The panoramic view seen across the fields furthers appreciation of the rural village setting together with the feeling of being on top of the world, with Cambridgeshire laid out below. This view was one that villagers particularly valued.

View 9: North-west across the chalk scarp

View 9A



View of the chalk scarp below Heydon to the north-west from a field opening on the Fowlmere Road close to the north end of the village (9A). An annotated image showing detail of visible landmarks is shown in view 9B.

These chalk slopes have a distinct rolling character with ‘downland’ characteristics, forming strong sinuous lines, the open slopes afford long distance views north-west from the edge of the settlement and public rights of way⁹. There are open, long distance, panoramic views across Greater Cambridge and beyond from this upland landscape and a network of historic routes and earthworks that contribute to the area’s sense of place¹⁰- most notably the historic Icknield Way and the Bran Ditch scheduled ancient monument with its associated strip lynchets.

Land use is mainly arable in medium to large scale fields, reflecting the 19thC enclosure¹¹. Hedgerows are typically without hedgerow trees – any notable trees within the farmed landscape tend to comprise linear shelterbelts¹², such as that at New Buildings Farm which is planted with conifer species reflecting a pocket of more acidic soil.

On the steeper slopes around Reeve Hill the land is left unploughed as rough grassland¹³.

This scenic view with natural heritage interest associated with chalk grassland and the historical cultural heritage interest associated with the Bran Ditch, strip lynchets and numerous archaeological sites¹⁴ make it an especially valued landscape¹⁵.

This wide-ranging view across the fields furthers appreciation of the rural village setting.

The view makes a major positive contribution to the ability to experience and appreciate the rural agricultural character of the wider countryside setting of the Bran Ditch.

⁹ HLA2022 p12

¹⁰ Greater Cambridge LCA

¹¹ HLA2022 p12

¹² HLA2022 p12

¹³ HLA2022 p12

¹⁴ Historic England Aerial Archaeology Mapping Explorer accessed 110925

¹⁵ HLA2022 p12

View 9B



View 11: Across Swan Close

View 11A



View 11B



View across Swan Close at the head of Heydon Valley, at this point a horse pasture, viewed north from the field gate on Fowlmere Road, in winter (11A) and summer (11B). Heydon Valley itself lies to the north and east of the village and forms a steep sided cleft within the chalk scarp¹⁶.

The area, behind an Important Countryside Frontage allows the countryside to come right up to the Fowlmere Road and into the core of the village. This countryside break emphasises the separate character of Heydonbury from the central core of the village. Due to the steep valley topography and vegetation, the landscape has an enclosed and intimate character¹⁷.

¹⁶ HLA2022 p11

¹⁷ HLA2022 p11

There is currently no public access into this area though there is evidence of the former Valley Lane track, leading from the village green. There are two lines of trees at the far side of the field- planted randomly either side of Valley Lane. This corresponds with the Enclosure and Tithe map of 1831/1839, suggesting that some trees may be 200 years old or more. Beyond these can be seen the mature trees of High Park, the woodland of Heydonbury, the manor house.

View 12: Reeve Hill



View of Reeve Hill looking south from the Icknield Way. Reeve Hill is located to the west of Fowlmere Road and immediately north of the village, which appears here on the ridge, with the scheduled ancient monument of Bran Ditch and the strip lynchet below the village.

As the land gently rolls up to the chalk ridge, this provides the key setting for the village, giving a strong sense of place. This sense of place is emphasised by the knowledge that people will have approached the village via the historic Icknield Way and Bran Ditch for many hundreds, if not thousands of years. Heydon was already a substantial settlement at the time of the Little Domesday Book in 1086¹⁸. There are several Grade II Listed buildings visible on the ridge – The End Cottage, Cane's Cottage, Walnut Tree Cottage- as they must have appeared to people arriving in the village from this direction, for centuries.

On the steeper slopes around Reeve Hill the land is left unploughed as rough grassland¹⁹ being too steep to cultivate. The area has been left fallow for many years and is beginning to develop an interesting flora with orchids and other chalk grassland species²⁰.

¹⁸ <https://opendomesday.org/place/TL4339/heydon/>

¹⁹ HLA2022 p12

²⁰ Local botanist records 2020-2025

View 13: Bran Ditch from Fowlmere Rd and the route of the footpath

View 13A



View 13B



View (13A Summer and 13B Winter) of the small triangular green at the junction between Bran Ditch and Fowlmere Road showing the entrance to the Bran Ditch footpath. This area marks the top end of the scheduled ancient monument and as such is significant for its role in linking the historic settlement of Heydon to the wider countryside.

It forms the junction between two important historic routes²¹ and there is archaeological evidence of a possible Roman trackway running parallel to the site²² giving added historical significance. Winter allows a view down the hollow-way formed by millennia of travellers. At one point, further down, there is a glimpse from a higher elevation out to the distant landscape (13C), while still surrounded by trees and hedgerows.

View 13C



The extensive, but glimpsed view takes in Goffers Knoll a tumulus near Melbourn, Melbourn Village and Flint Cross.

²¹ HLA2022 p15

²² Cambridgeshire HER MCB26744

View 13D



Walking further down Bran Ditch towards the historic Icknield Way, a panorama opens up at the end of the hollow-way when emerging from the trees, giving views of features further east, such as Gravel Pit Plantation on the historic Icknield Way, Fowlmere airfield and Barrington.

The historic significance of the Bran Ditch itself has been recognised by its scheduled monument status, including a buffer strip of 20m each side of the footpath to protect the earthworks from further ploughing. However, the importance of this ancient route lies also in its setting; a vast open vista across agricultural fields, hedgerows, shelterbelts, the historic Icknield Way and out to the wider and more distant Cambridgeshire countryside – the flatlands in contrast with the hills of Heydon. This open countryside is also the location of a number of archaeological sites²³ and findings²⁴, all of which emphasise the historical importance of the area.

²³ Historic England Aerial Archaeology Mapping Explorer accessed 110925

²⁴ Portable Antiquities Scheme <https://finds.org.uk/database/search/results/q/Heydon/county/Cambridgeshire> accessed 061025

View 14: Village on the ridgeline

View 14A



View 14B



View 14C



Views of the village (Fowlmere Road) on the ridgeline from the historic Icknield Way looking north-west (14A), from Chishill Down looking north (14B) and from the footpath towards Great Chishill looking south-east (14C).

Around the immediate fringes of the village the enclosure pattern is pre-18thC, evident in its small-scale sinuous boundaries and the prevalence of mature hedgerow trees²⁵. This suggests that the sinuous boundary to the west of the village is of considerable antiquity²⁶ and is valued for this historic link.

The setting of Heydon on the ridgeline gives it a strong sense of place and emphasises its rarity in the context of Cambridgeshire. This also means that the break in slope at the rear of Fowlmere Road houses is particularly sensitive to development.

²⁵ HLA2022, p4

²⁶ HLA2022, P5 & 6

View 15: Anthony Hill

View 15A



View 15B



View of Anthony Hill from the Fowlmere Road looking north-east (15A) and from the historic Icknield Way east of the Fowlmere Road (15B). It forms an important landmark on approaching the village from the north and north-west²⁷ and can be clearly seen when travelling along the A505.

Evidence of ploughing on the steeper chalk slopes can be seen in strip lynchets on Anthony Hill²⁸.

²⁷ HLA2022 p12

²⁸ Historic England Aerial Archaeology Mapping Explorer accessed 110925

Evidence of a small Roman temple has been found on Anthony Hill. This area of higher land forms a distinct knoll or promontory and is an understandable location for a building which would form a landmark from the surrounding landscape²⁹. The site was excavated by Hon. R C Neville, later 4th Baron Braybrooke, the family that owned Heydon estate. This makes the view important from both a visual and historical perspective.

²⁹ HLA2022 p3

View 16: Heydon Valley

View 16A



View 16B



Many residents of Heydon have a view down or across Heydon Valley into the distance, from houses to the east of Fowlmere Road and some to the west. However, publicly accessible views of the valley are limited (such as 16C) until reaching the bottom of the valley on the historic Ickniel Way where the full extent can be seen looking south from close to the Parish Boundary with Chrishall (16A). The detail (16B) shows how the valley penetrates right into the core of the village.

The valley forms a steep sided cleft within the chalk scarp. Land use comprises pasture at the head of the valley; set-aside in the mid slopes; and agriculture as the valley flattens towards the historic Icknield Way. The eastern slopes are defined by the linear woodland of Valley Plantation, while to the west the valley is defined by the vegetated rear gardens of houses along Fowlmere Road and by the promontory of higher land at Anthony Hill³⁰. Few houses in Fowlmere Road are visible due to the vegetation.

In the detailed view, at the head of the valley can be seen properties in the core of the village, together with the distinctive landmark formed by four Lombardy Poplars to the west of Fowlmere Road near the junction with Chishill Road. This view is particularly valued for placing Heydon firmly in its landscape context at the head of the valley.

Due to the steep valley topography and vegetation, the landscape has an enclosed and intimate character. This distinctive character is unique in the context of Cambridgeshire and is especially valued³¹.

[View 16C](#)



View 16C looking across the valley from a field gate between the village and the Chalk Pit. Heydon Valley has rural, pastoral and tranquil qualities³² and is noted as the only undeveloped wooded valley in Cambridgeshire³³. Valley plantation is seen here across the field, which has lain fallow for many years and is developing an interesting flora of chalk grassland species with an increasingly large population of Pyramidal Orchids³⁴.

³⁰ HLA2022 p11

³¹ HLA2022 p11

³² HLA2022 p21

³³ HLA2022 p10

³⁴ Local botanist records 2020-2025

There are also areas of strip lynchets evident in the Heydon Valley³⁵ at this point, attesting to the historic use of the area for agriculture.

Theories have been put forward that the Bran Ditch and the distinctive Heydon Valley may have been influential in the location of a currently unlocated confrontation between Boudica and Roman forces. The natural topography of the chalk scarp, forming a sickle shaped curve between Chishill Down and Reeve/Anthony Hill and the deep cleft of the Heydon Valley, may well have been strategically important³⁶.

³⁵ Historic England Aerial Archaeology Mapping Explorer accessed 110925

³⁶ British Archaeology Magazine issue 165 Mar/Apr 2019 – “AD60, Boudica: Unlocated Battle” William Foot

View 18: A village set among trees

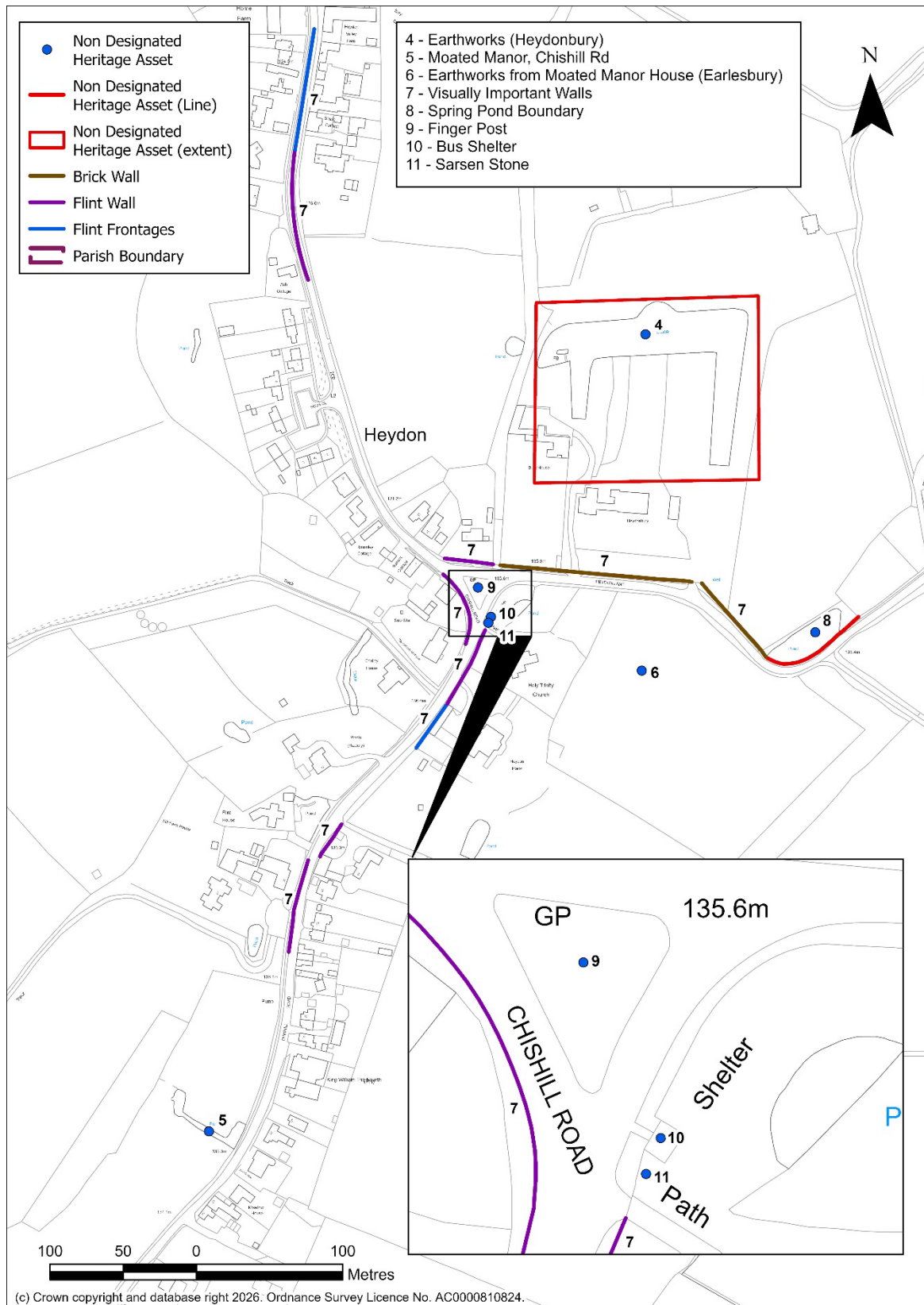


View from outside the church, looking south-west. The tall trees form a tunnel of greenery along Chishill Road contrasting with the visually important brick and flint walls found here.

This important/vegetated gap in the built frontage, as referenced in the HLA 2022, comprising the mature trees, park railings and hedgerows provides a key view within the village.

Heydon is characterised as a village set among trees, where tree crowns and foliage dominate over many buildings, particularly in the core of the village.

Appendix 2: Heydon's non-designated heritage assets



Location of NDHAs within Heydon Village

Introduction

This Appendix contains details of the non-designated heritage assets that are identified in Policy HEY 5 of this NP. The information will assist with the implementation of the policy.

All items have been assessed in terms of their significance in relation to archaeological interest, architectural and artistic interest, group value, historic interest, rarity and landmark status. All identified assets meet one or more of the criteria, consistent with the advice provided by Cambridgeshire County Council at <https://local-heritage-list.org.uk/cambridgeshire>

A variety of asset types have been considered including:

- Buried archaeological sites
- Earthworks
- Landscape features e.g. medieval ridge and furrow
- Open spaces with historical associations
- Boundary walls
- Historic road/pavement surfacing.

Criteria

An asset has been included if it meets one or more 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.

Rarity: it is either rare to Heydon Parish or rare to the district or region.

Landmark status: where within the local scene it has a strong communal or historical association, or because it has especially striking aesthetic value. Landmark status has not been considered sufficient by itself to qualify for an asset to be included, but landmark status is commonly closely associated with architectural and historic interest.

Asset 1: Strip lynchets within Heydon Valley, on Anthony Hill, and north of Down Plantation

Location: In addition to the strip lynchet at Reeve Hill, which has scheduled monument status, the HLA 2022 finds strip lynchets in three additional locations, within Heydon Valley, on Anthony Hill and north of Down Plantation. See Map 2 in the Plan document.

Description: Strip lynchets are features of ancient fields systems, they are banks of earth that have built up on the downslope of a field ploughed over a long period of time.

Significance:

- **Archaeological interest.** Strip lynchets are archaeological features found within agricultural landscapes.
- **Group Value.** The four locations of strip lynchets are individually recognised as providing archaeological interest but they all contribute significantly to group value in the Valued Landscape as a whole.
- **Historic Interest.** The strip lynchets in Heydon's landscape provide evidence of agricultural practices from medieval times. (See CHER 04044)
https://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MCB4907&resourceID=1000



Image 1: Strip lynchets on Anthony Hill

Asset 2: The ancient pre-historic routes of the Icknield Way, today a public right of way and bridleway

Location: The Icknield Way follows two routes in the Parish: the ancient route crosses the Parish in the north and the other, the Icknield Way Path, designated by the Icknield Way Association follows Bran Ditch until it reaches the village, passes through it and exits the Parish to the south of Heydon Lane heading towards Chrishall. See Map 2 in the Plan document.

Description: The historic Icknield Way is an ancient pre-historic route that runs from Norfolk to Wiltshire, the modern Icknield Way Path leads walkers on off-road paths and through attractive villages.

Significance:

- **Archaeological interest.** Archaeological finds are known to be located along the ancient route.
- **Historic interest.** As an ancient travelling and trade route linking with Peddars Way and Wessex Way, it holds significant historic interest, connecting the Parish to its past.
- **Landmark.** These have landmark status as popular and established routes used by walkers, cyclists and equestrians.

Asset 3: Linear earthworks that cut across the landscape west of Bran Ditch

Location: West of Bran Ditch within the Valued Landscape

Description: LIDAR indicates a series of linear earthworks/routes that cut across the landscape west of Bran Ditch and that are likely to be pre-historic in origin. The HLA 2022 p4 observes that they reflect the importance of the open chalk slopes between the top of the chalk ridge and the Icknield Way and that 'the area is especially valuable as a historic landscape with significant potential to reveal evidence from the prehistoric period'. (See CHER 11449)

https://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MCB13459&resourceID=1000.

Significance:

- **Archaeological interest.** the earthworks have significant potential to reveal evidence from the prehistoric period.

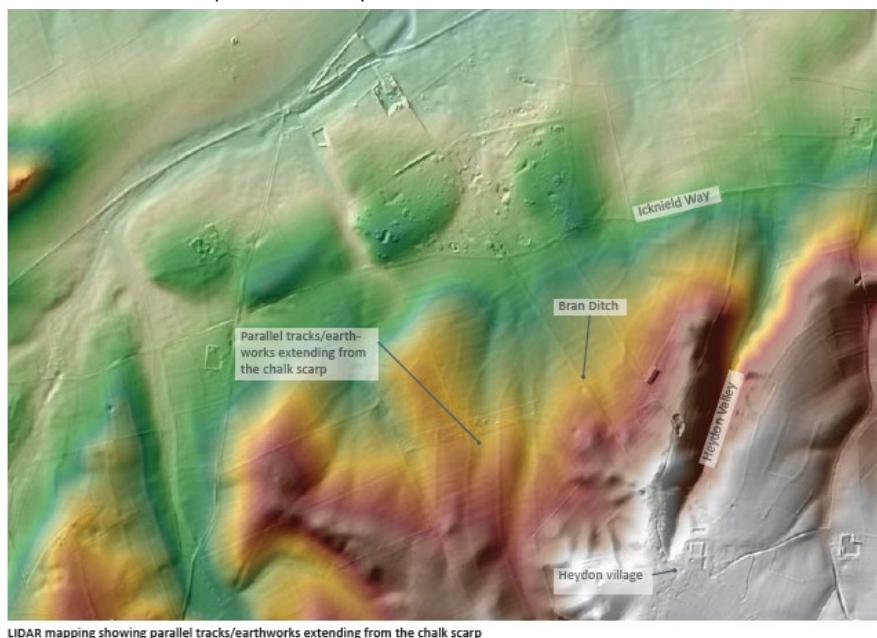


Image 2: LIDAR mapping with annotations, extracted from HLA 2022



Image 3: linear earthworks west of Bran Ditch



Image 4: linear earthworks on Chishill Down, west of Bran Ditch

Asset 4: Earthworks associated with Heydonbury

Location: Within the core of the village, north of Heydon Lane.

Description: The moated site is thought to date to the 13thC and a Tudor manor house on the site was replaced in 1820 by the present day Heydon House (known today as Heydonbury). The Tudor mansion stood within the three-sided moat which was later made part of a lake within the landscaped grounds. There are former rectilinear fishponds to the north (evident as earthworks today). The site is marked on the LIDAR image below. (See CHER 01261) https://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MCB1624&resourceID=1000

Significance:

- **Archaeological interest.** This asset is associated with human activity in Heydon from the 13thC.
- **Historic interest.** The site is on an elevated location and the former buildings would have been a landmark from the surrounding landscape. The HLA 2022 p5 indicates the site may have been part of a church manor complex.

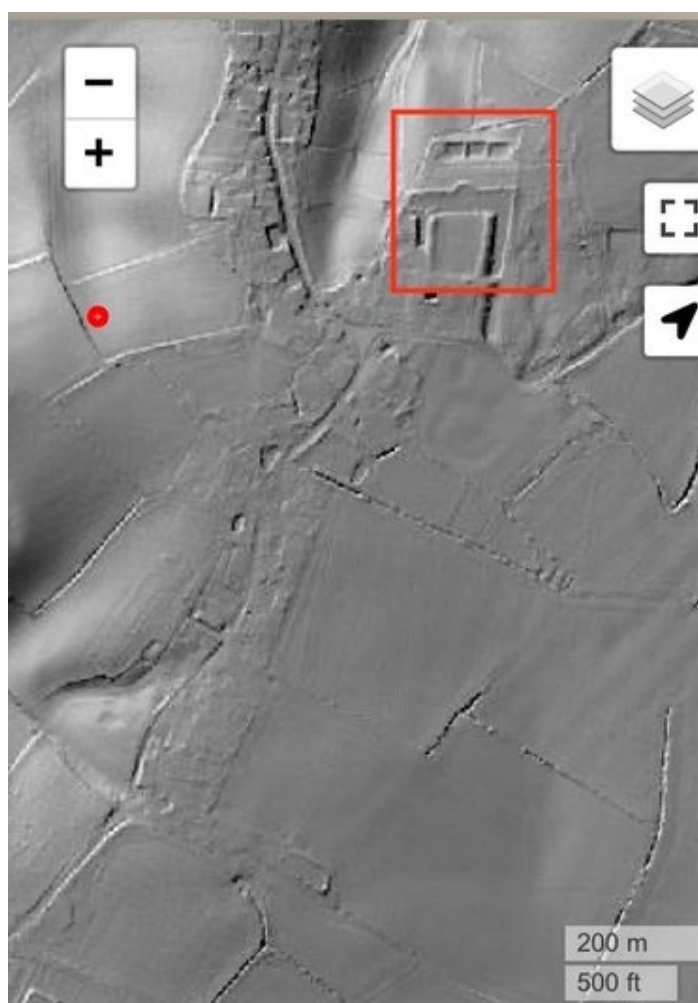


Image 5 – Lidar image, fishponds and moat, Heydonbury

Asset 5: Earthworks associated with the site of a former moated manor house on Chishill Road

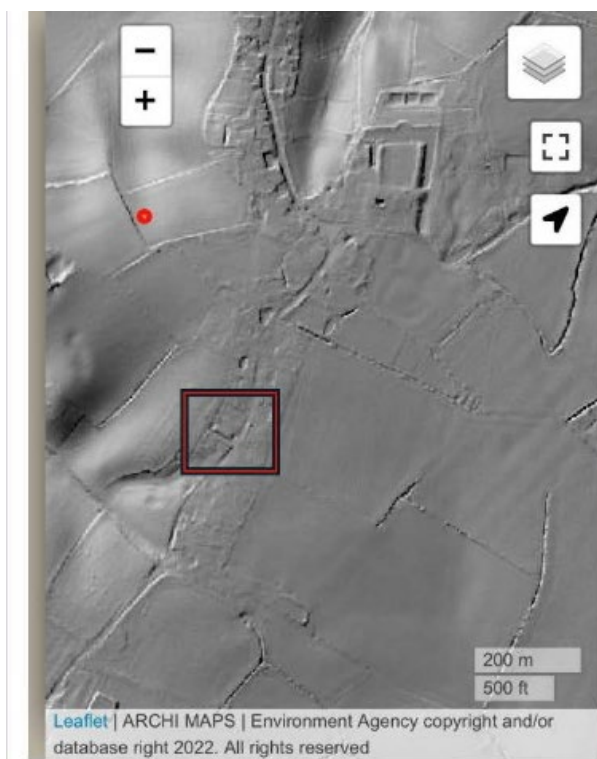
Location: Within the south Heydon area of the village on Chishill Road, in the field opposite the King William IV Public House.

Description: Linear rectangular water feature in this location may have been a moated site. Earthworks are visible in this area on the LIDAR. The site is marked on the Lidar image below. (See MCB 19129)

https://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MCB19129&resourceID=1000

Significance:

- **Archaeological interest.** This asset is associated with human activity in Heydon in the past



Images 1 & 7: Lidar image and photograph of site of potential moated manor house, Chishill Road



Asset 6: Site of Earles (or Earlesbury) 14th/16thC manor house

Location: Land east of the church also known as Church Field

Description: From the 14thC to 1616, when the estates of Heydonbury and Earlesbury were unified by the Soames family, the land east of the church was part of the Earlesbury estate. G Fulton Roberts in his A History of Heydon (1957) (page 13) and his A History of Heydon Supplement (and corrections) (1959) (page 9) details the history of the estate and the location of the manor being “next to the Church yard opposite Heydonbury”, although, in 1957 there was little physical evidence of the existence of the moated manor house.

The moat is visible in aerial photographs and LIDAR.

Cambridgeshire HER records (see CHER 05331)

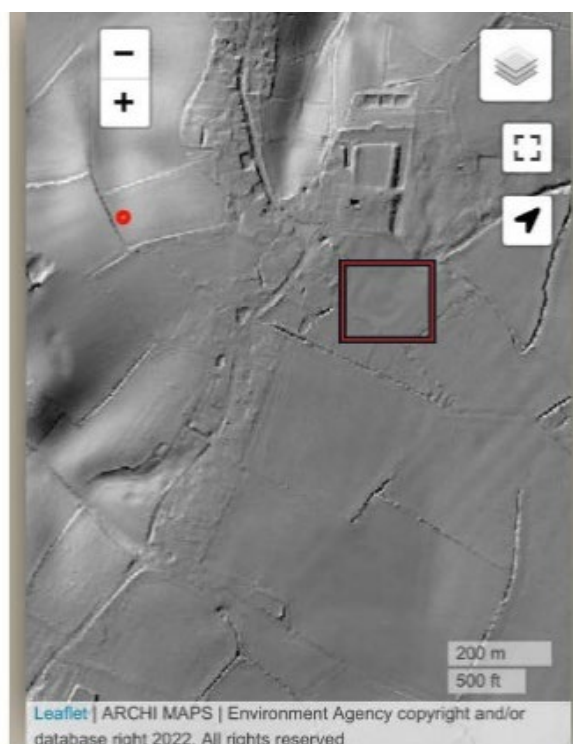
https://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=MCB6499&resourceID=1000) record a possible moated site at this location.

Heritage England (Monument No. 1628581)

https://www.heritagegateway.org.uk/Gateway/Results_Single.aspx?uid=52e96740-f462-11eb-9bf1-0022481aebf2&resourceID=19191) note that English Heritage reconnaissance photographs taken on 16/05/2012 show a subrectangular enclosure, possibly a moated site. This is reinforced by Google Earth historic imagery dated 2005, 2006, 2007, 2009.

Significance:

- **Archaeological interest.** The site provides evidence of activity in Heydon’s past.
- **Historic interest.** The site has historic significance in Heydon as it is likely to be the site of the manor house of Earlesbury. As such it forms an important part of the historical evolution of the village.



Images 8 & 9: Lidar image and photograph of site of moated Earles 14th/17thC Manor House

Asset 7: Visually and historically important walls

Location: Flint boundary walls: Heydonbury Farmhouse and Heydon Farmhouse on Fowlmere Road; Cross House and The Old Post Office on the village green; Lane Farm on Heydon Lane; Holy Trinity Church, Heydon Place, Hill Farm and Hall's Cottage on Chishill Road and the frontages of converted agricultural buildings along Fowlmere Road.

Brick boundary walls along Heydon Lane, starting at the village green and travelling east, to the left are:

- the brick wall of the old walled garden of Bury House (originally the walled garden to Heydonbury)
- the wall between the 2 gates of Heydonbury (possibly the oldest wall)
- the low brick wall continuing from the end of Heydonbury to Spring Pond.

Description: There are 9 flint walls and 3 brick walls that are characteristic of the local area. Several of these walls amalgamate to produce a characteristic brick, or brick and flint style exemplifying the rural materials used. There is evidence of Old English Wall Bond and Flemish Bond in the brick wall at Heydonbury along Heydon Lane, probably dating to 16thC. There are flint frontages to the converted agricultural buildings on Fowlmere Road.

The flint walls are generally around 3-4 ft (0.9 – 1.2m) high and mark the boundaries of properties to the roadside. They consist of flint and lime panels with brick uprights and capping. Most date from the 19thC. Flint occurs naturally in the landscape and can be readily found in the field headlands as a result of ploughing.

None of these walls are included in any listing.

The flint frontages of the converted agricultural buildings on Fowlmere Road are also mentioned in View 5 in Appendix 1.

See images 10 – 24 below.

Significance:

- **Architectural and artistic interest.** 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.
- **Landmark status.** The visually and historically important walls have a strong association with Heydon as a settlement and are a key feature in the village street scene.
- **Group value.** Each visually and historically important wall contributes to group value. Heydon was until the mid 20thC an 'estate village' with much of the village in a single estate ownership. The walls form a historic and strong unifying feature and together they provide a key element in the visual appeal of the built environment of the village.



Image 10: Flint walls, Heydonbury Farmhouse, Fowlmere Road (looking towards the village core)



Image 11: Flint walls, Heydon Farmhouse, Fowlmere Road (looking south)



Image 12: Flint walls, Cross House at the village green



Image 13: Flint walls, The Old Post Office at the village green



Image 14: Flint wall in front of Lane Farm, Heydon Lane (looking away from the village core)



Image 15: Flint walls, Holy Trinity Church, Chishill Road



Image 16: Flint walls, Heydon Place, Chishill Road



Image 17: Flint wall at Hill Farm, Chishill Road (looking away from the village core).



Image 18: Flint wall in front of Hall's Cottage, Chishill Road (looking towards the village core)



Image 19: Brick wall of the old walled garden, Bury House, Heydon Lane (looking towards the village green).



Image 20: Brick walls, Heydonbury, Heydon Lane, looking away from the village core

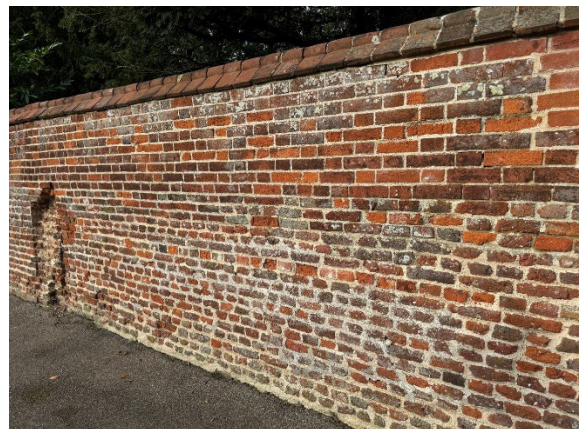


Image 21: Brick wall, Heydonbury, Heydon Lane, detail of older brick wall



Image 22: Low brick wall continuing from the end of Heydonbury to Spring Pond, Heydon Lane



Image 23: Flint walls of converted agricultural buildings, Fowlmere Road (looking south towards the village core).



Image 24: Flint walls of converted agricultural buildings, Fowlmere Road (looking north)

Asset 8: Spring Pond boundary treatment

Location: Spring Pond, Heydon village eastern gateway, Heydon Lane.

Description: Boundary treatment of white painted posts and rails.

Significance:

- **Architectural and artistic interest.** The boundary treatment has been identified as an attractive feature at the eastern entrance to the village.
- **Local Landmark.** Residents consider this a significant feature.
- **History.** There is evidence that this boundary treatment has existed for over 100 years. See image 26 below.



Image 25: Spring Pond boundary treatment



Image 26: Spring Pond – early 20thC postcard

Asset 9: The finger post on the village green

Location: In the centre of the village

Description: A timber black and white painted traditional sign denoting directions to other villages

Significance:

- **Historic interest.** This sign has been in the centre of the village for many years and is cleaned and lightly maintained by the village community. For many it denotes continuity and character in the village centre, particularly in the absence of a village sign.
- **Architectural and artistic interest.** The finger post has aesthetic value in the local street scene.
- **Local Landmark.** Residents consider this a significant feature.



Image 27: Heydon Village finger post in village centre

Asset 10: Coronation Bus Shelter, Chishill Road

Location: At the village Green, outside the Churchyard facing Fowlmere Road.

Description: A brick-built bus shelter, with clay tile roof, 'Crittall' style glazed windows and seating inside. The shelter is maintained and owned by Heydon Parish Council and is the location of a public notice board and the village defibrillator. It incorporates a flagpole which is often used to mark important dates and events.

Significance:

- **Historic interest.** The shelter was erected to celebrate the Coronation of Her Majesty Queen Elizabeth II in 1953, through donation from residents of the Parish.
- **Local Landmark.** Residents consider this a significant feature.



Image 28: Bus shelter in Chishill Road

Asset 11: The Sarsen Stone

Location: On the road verge, adjacent to the churchyard.

Description:

A very hard, natural rock called a 'silcrete', formed by the cementation of silica from sandstone that once existed above the Chalk. Sarsens are far more common further south so it may have been brought here by man or could have been moved by ice during the recent 'Ice Age'. It may even be a remnant of sandstones that once covered the local area. It, and the other sarsens present in the village, add to the local geodiversity.

It is a known feature of the centre of the village and its position at the road junction and close to the Church may be significant.

Significance:

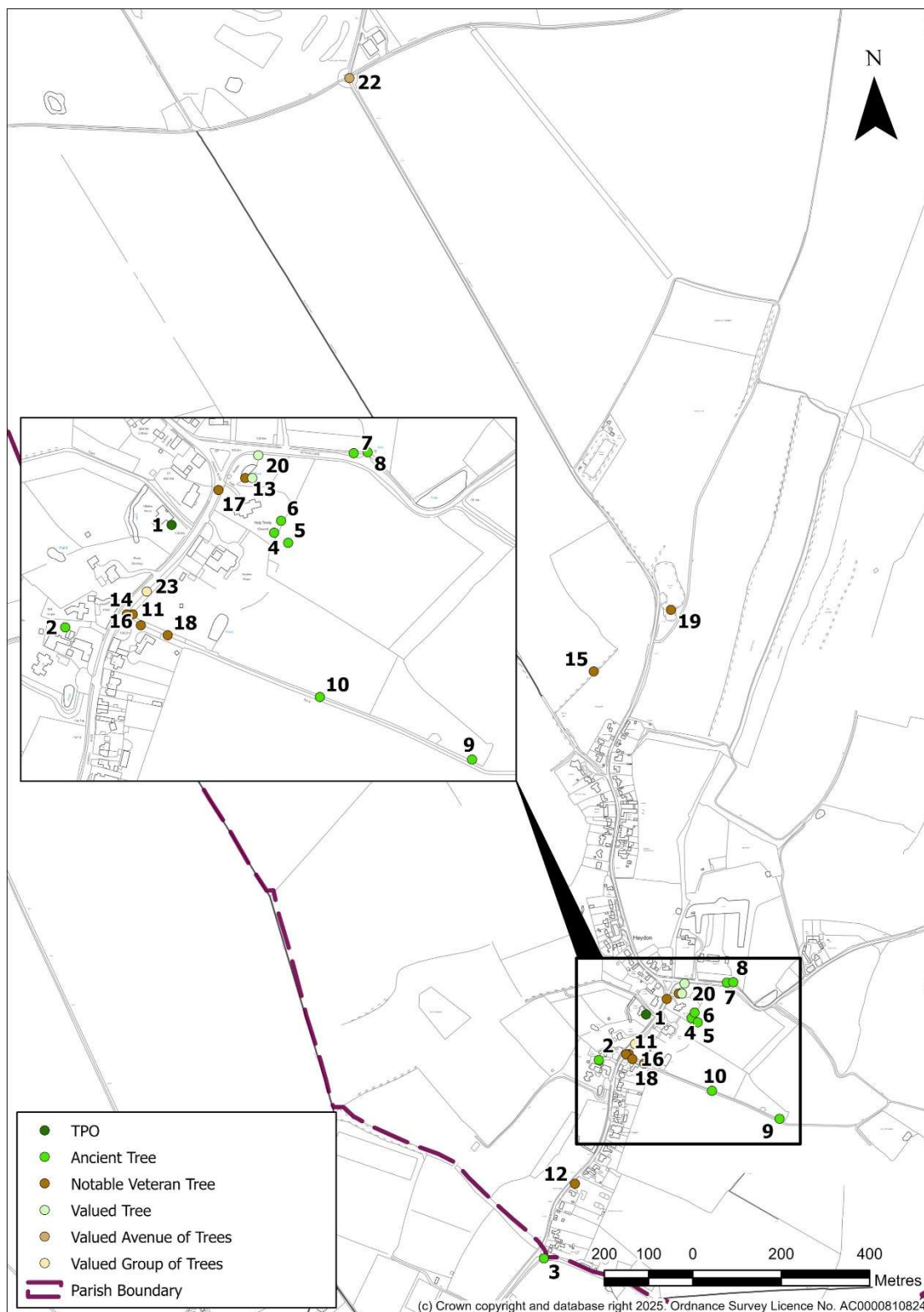
- **Archaeological interest.** It is not known why the stone is located here. Its position close to the church may provide clues to the evolution of Heydon as a settlement.
- **Local landmark.**



Image 29: The Sarsen Stone

Appendix 3: Important Trees in the Parish

A key feature of the natural environment and special character of Heydon is the number of important trees that are present throughout the village. These include ancient and notable veteran trees, those valued by the community and those given a tree protection order (TPO). The location of these is illustrated on the map below.



The trees colour coded on the map above and described in detail below are of note, either recognised/to be submitted for formal recognition to The Woodland Trust or particularly valued by the residents of Heydon. These fall into four categories:

- Trees subject to TPO designation
- Ancient trees – Woodland Trust classification
- Notable Veteran trees – Woodland Trust classification
- Trees particularly valued by the community

1



Group of Horse Chestnuts

Classification: TPO

Location: Chishill Road
TL 43172 39964 to TL 43187 39931

2



Yew

Classification: Ancient

Location: Chishill Road
TL 43065 39861

3



Common Beech

Classification: Ancient

Location: Chishill Road
TL 42941 39412

4



Common Lime

Classification: Ancient

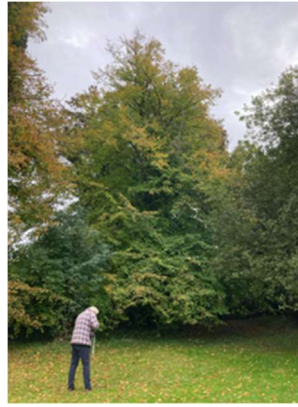
Location: Churchyard
TL 43275 39956

5



Common Sycamore
Classification: Ancient
Location: Churchyard
 TL 43289 39946

6



Common Lime
Classification: Ancient
Location: Churchyard
 TL 43282 39968

7



Common Beech
Classification: Ancient
Location: Heydon Lane
 TL 43355 40036

8



Common Beech
Classification: Ancient
Location: Heydon Lane
 TL 43369 40037

9



Pedunculate Oak
Classification: Ancient
Location: Chishill Rd footpath
 TL 43474 39728

10



Field Maple
Classification: Ancient
Location: Chishill Rd footpath
 TL 43321 39791

11



Group of Common Limes

Classification: Notable Veterans

Location: Chishill Road
TL 43133 39874 to TL 43173 39920

12



Common Ash

Classification: Notable Veteran

Location: Chishill Road
TL 43011 39581

13



Horse Chestnut

Classification: Notable Veteran

Location: Churchyard
TL 43246 40011

14



Common Beech

Classification: Notable Veteran

Location: Chishill Road
TL 43127 39874

15



Field Maple

Classification: Notable Veteran

Location: Fowlmere Road
TL 43054 40740

16



Horse Chestnut

Classification: Notable Veteran

Location: Chishill Rd footpath
TL 43141 39863

17



Norway Maple

Classification: Notable Veteran

Location: Chishill Rd

TL 43219 39999

18



Horse Chestnut

Classification: Notable Veteran

Location: Chishill Rd footpath

TL 43168 39853

19



Common Ash

Classification: Notable Veteran

Location: Chalk Pit

TL 43228 40879

20



Horse Chestnut

Classification: Valued Tree

Location: Churchyard

TL 43259 40034

21



Horse Chestnut

Classification: Valued Tree

Location: Churchyard

TL 43253 40011

22



Avenue of Field Maples

Classification: Valued Avenue of trees

Location: Fowlmere Road

TL 42501 42082 to TL 43006 41195

23



Group of Sycamores

Classification: Valued group of trees

Location: Chishill Road

TL 43142 39904 to TL43165 39925

Appendix 4: Community Actions

An overview

The work undertaken as part of the Community Led Plan and the Neighbourhood Plan has highlighted a number of action points that fall outside the scope of a planning policy via a Neighbourhood Plan. This chapter provides an up-to-date list of these community actions to be led or sponsored by the Parish Council. This list supersedes the items included in the Community Led Plan. Many of these community actions are referred to in this document under applicable policy headings. See Chapter 5 for an overview of how the Neighbourhood Plan vision, objectives, planning policies and community actions relate to one another.

Community Actions

Community Action 1: Liaise with landowners and other stakeholders to ensure hedgerows along identified Important Countryside Frontages are maintained.

Community Action 2: Through negotiation with relevant landowners and potential local fundraising secure early repair and restoration of the walls along the north and south boundaries of Heydon Lane as this enters Heydon from the eastern village gateway.

Community Action 3: Secure review and explore 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/Earlesbury, 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.

Community Action 4: Encourage and facilitate collective sustainability initiatives on energy provision and recycling.

Community Action 5: Work with CCC to secure a 6 port EV charging facility for the village in a practical and appropriate location.

Community Action 6: Support and facilitate a process of registering potential candidate trees with Ancient Tree Inventory hosted by the Woodland Trust.

Community Action 7: Develop with relevant authorities and landowners, appropriate management policies for identified open spaces and features within the village e.g. the Bran Ditch triangle on Fowlmere Road, village green, Church Field/Earlesbury, Spring Pond, churchyard and pond and road verges.

Community Action 8: The Parish Council will encourage wide participation within the community in initiatives to preserve, enhance and maintain biodiversity and wildlife corridors.

Community Action 9: Support and facilitate, where appropriate, a process for particularly notable trees and groups of trees to be given Tree Preservation Order designation via the local planning authority.

Community Action 10: Work with landowners and relevant authorities to restore and strengthen the network of existing hedgerows and verges in the Parish.

Community Action 11: Identify a potential location, for example the church, for a village meeting space within the village and subject to s106 and other funds being available pursue negotiation and secure such a facility for long term use of the community.

Community Action 12: Identify and secure a site for a safe community recreation/play area within the parish subject to available funding.

Community Action 13: Work towards the provision of safe pedestrian access to Heydon Chalk Pit through formal landowner negotiation to secure, for example, permissive footpath access.

Community Action 14: Work with landowners to improve the network and stewardship of existing footpaths and seek negotiated access to areas such as Heydon Valley, Valley Plantation and Chishill Down through, for example, permissive footpaths to create more circular routes.

Community Action 15: Develop a strategy to better manage speeding vehicles in the village.

Community Action 16: Work with landowners and others to develop a strategy to manage increasing heavy goods traffic in the parish.

Community Action 17: The Parish Council will work with suppliers and relevant authorities to secure provision of high-speed fibre broadband to the village.