

Heydon Neighbourhood Plan 2025-2041

Submission Draft (Regulation 16 version)



Heydon Parish Council
December 2025

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.

Once made, a Neighbourhood Plan 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 residents wish to 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 and John Bullough 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.

Steve Bucksey

Chair

Heydon Neighbourhood Plan Group

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Chair

Heydon Parish Council

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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) will cover 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 Submission draft of the 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 Following Reg 14 consultation, the Parish Council has reviewed carefully all comments made on the draft Plan, considered whether any changes are required, and made consequent amendments in producing this Submission version of the

Plan.

- 1.4.3 This Submission version of the Plan will be submitted to our local planning authority (South Cambridgeshire District Council, abbreviated in this document as 'SCDC'), together with other required documentation including a Consultation Statement and a Basic Conditions Statement.
- 1.4.4 On the behalf of SCDC, Greater Cambridge Shared Planning (GCSP) will then, in accordance with Reg 16 of the Neighbourhood Planning (General) Regulations 2012 (as amended), publicise the Plan and invite further representations on the Plan for a period of at least six weeks. GCSP will also appoint an independent examiner who will be tasked with testing the Plan against the Basic Conditions.
- 1.4.5 Once the Heydon Neighbourhood Plan has succeeded at examination, the Plan will proceed to a Parish-wide referendum. If more than 50% of people participating in the referendum support the Plan, the Plan will be adopted by SCDC and become part of the statutory development plan.

1.5 Heydon Community Led Plan

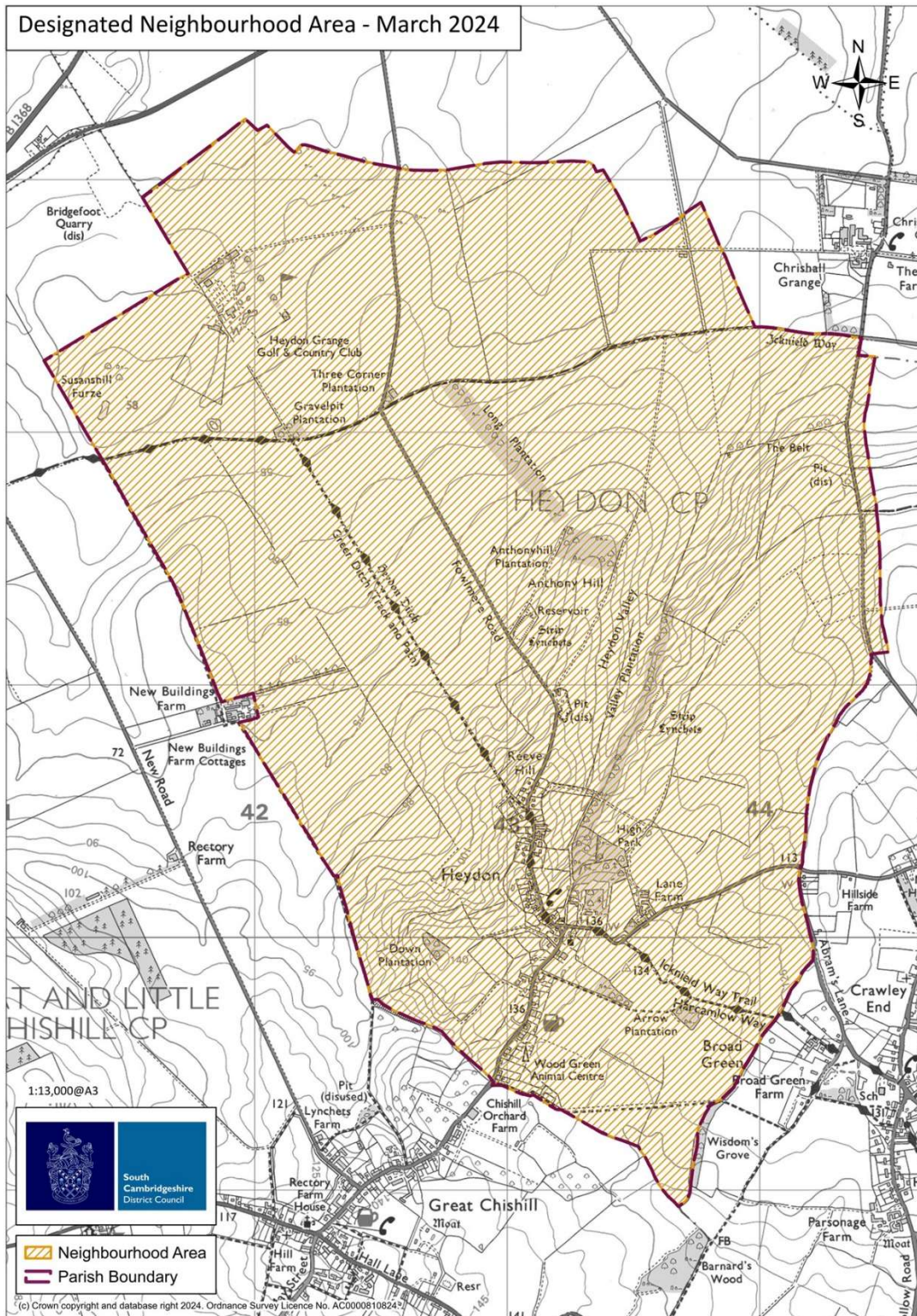
- 1.5.1 The CLP 2022 was published in May 2022. Preparation involved, inter alia, an extensive questionnaire sent to all households in the village which received a response from 68% of households.
- 1.5.2 The CLP 2022 and its associated HLA 2022 are available on the Parish Council website.
- 1.5.3 Since 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

Chapter 2 - Overview of Heydon

2.1 Location and Landscape Setting

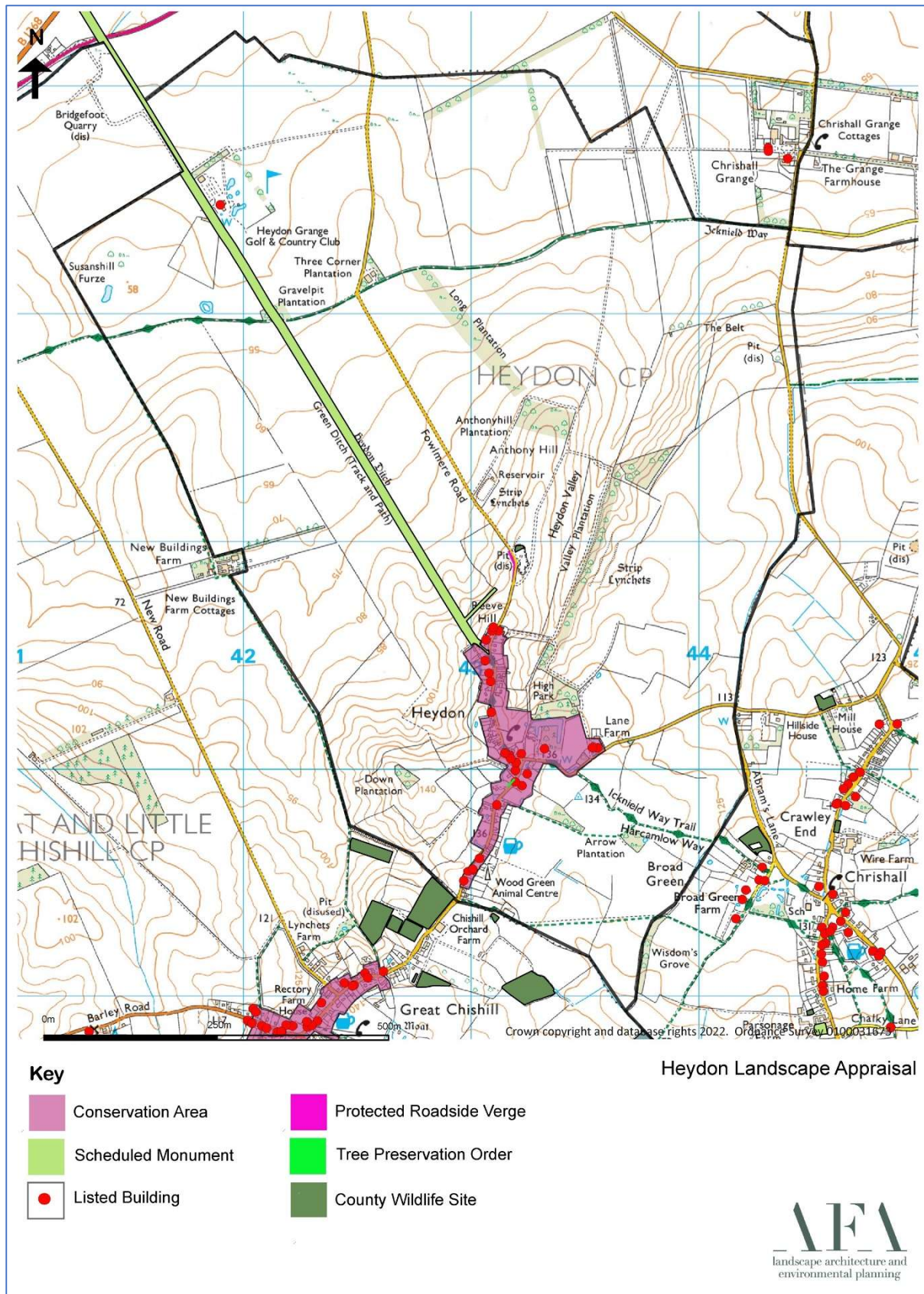
- 2.1.1 Heydon lies 13 miles south of Cambridge and is located within the Southern Chalk Hills Landscape Character Area (Greater Cambridge LCA 2021 - 7F).
- 2.1.2 The Southern Chalk Hills' key characteristics are described in the Greater Cambridge LCA as:
- distinctive north facing chalk escarpment incised 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 13)
- 2.6.2 Heydon has no indoor community meeting space. Efforts are however ongoing for

¹ Percentages have been rounded up

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.'

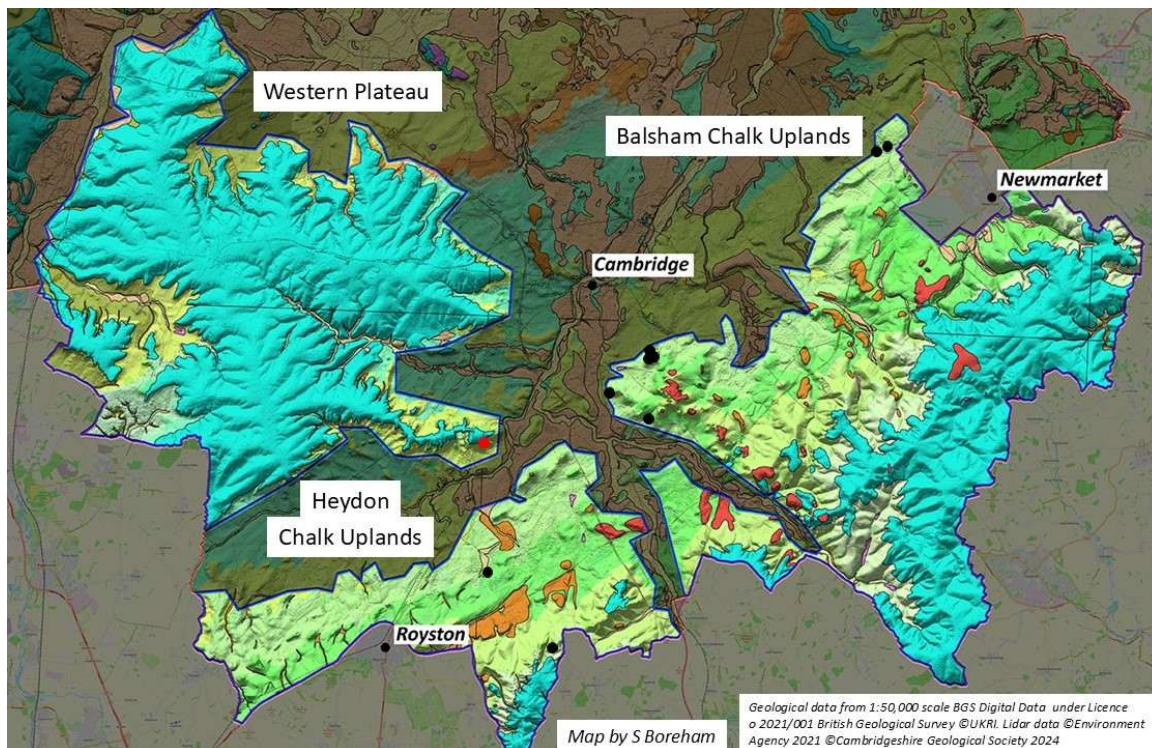
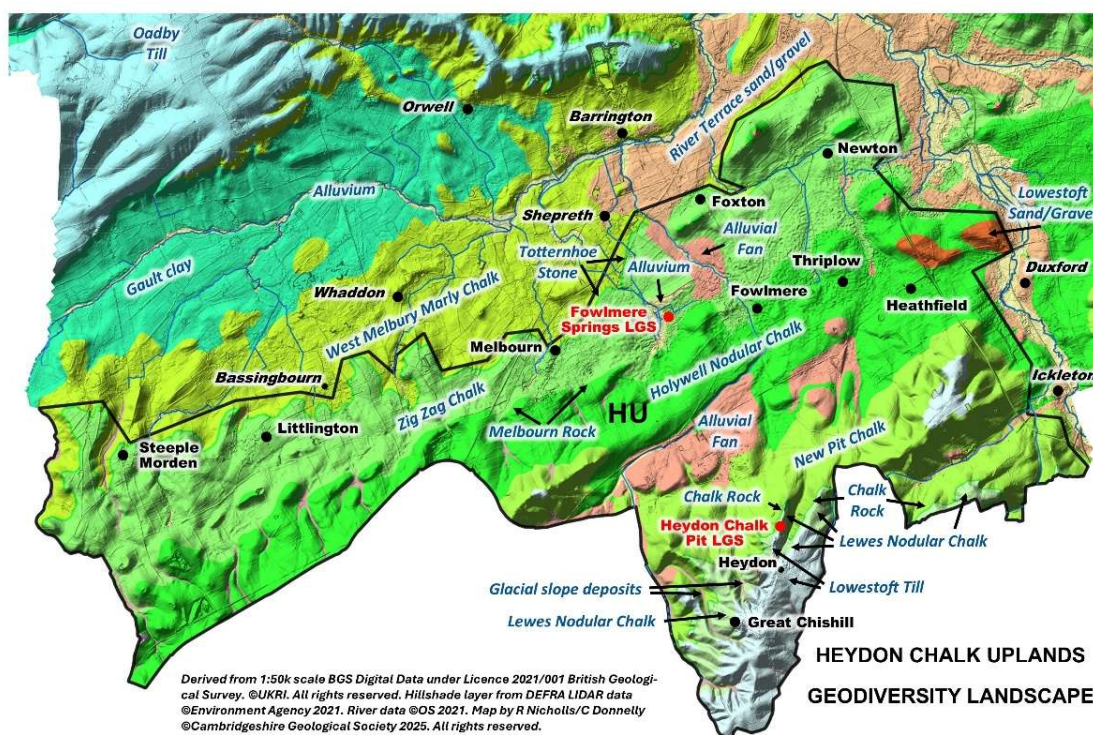


Figure 1: Southern Uplands Geodiversity Landscapes - location map



- | | |
|-------|--|
| 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>.

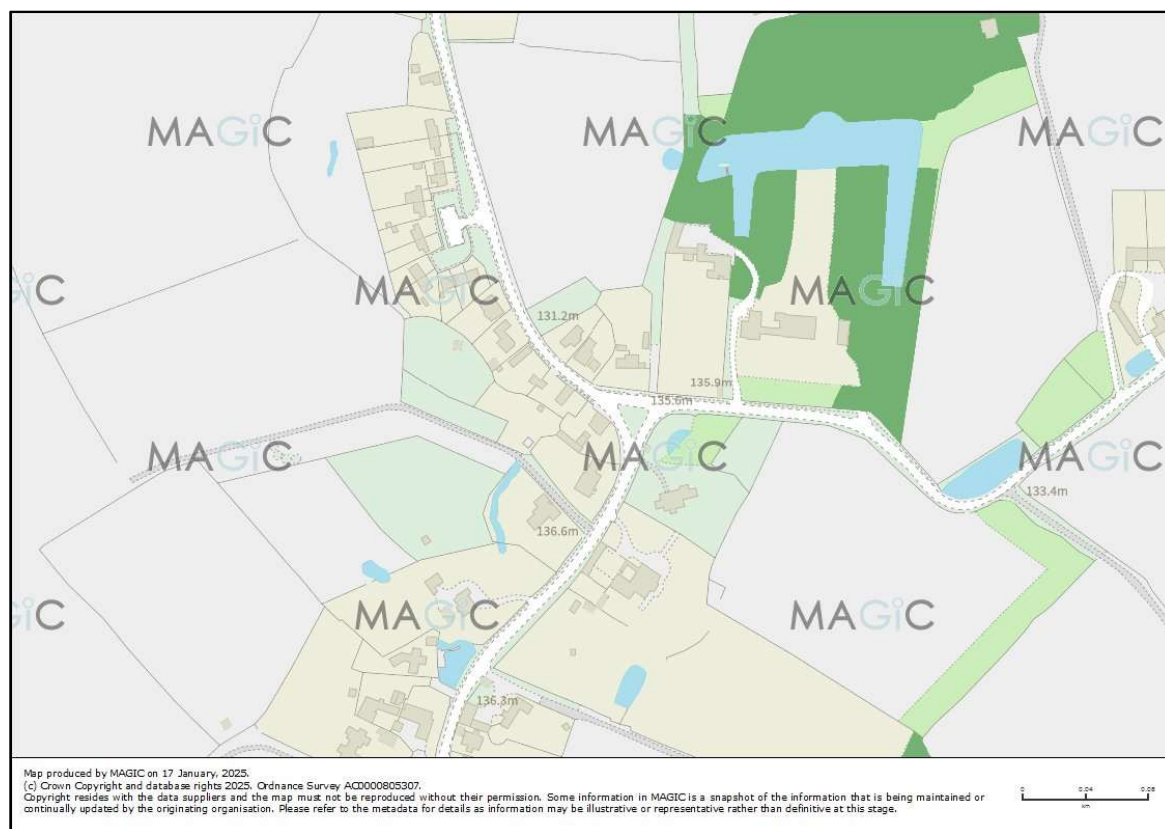


Figure 3: Map of Heydon village centre showing the concentration of natural ponds and water features

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.

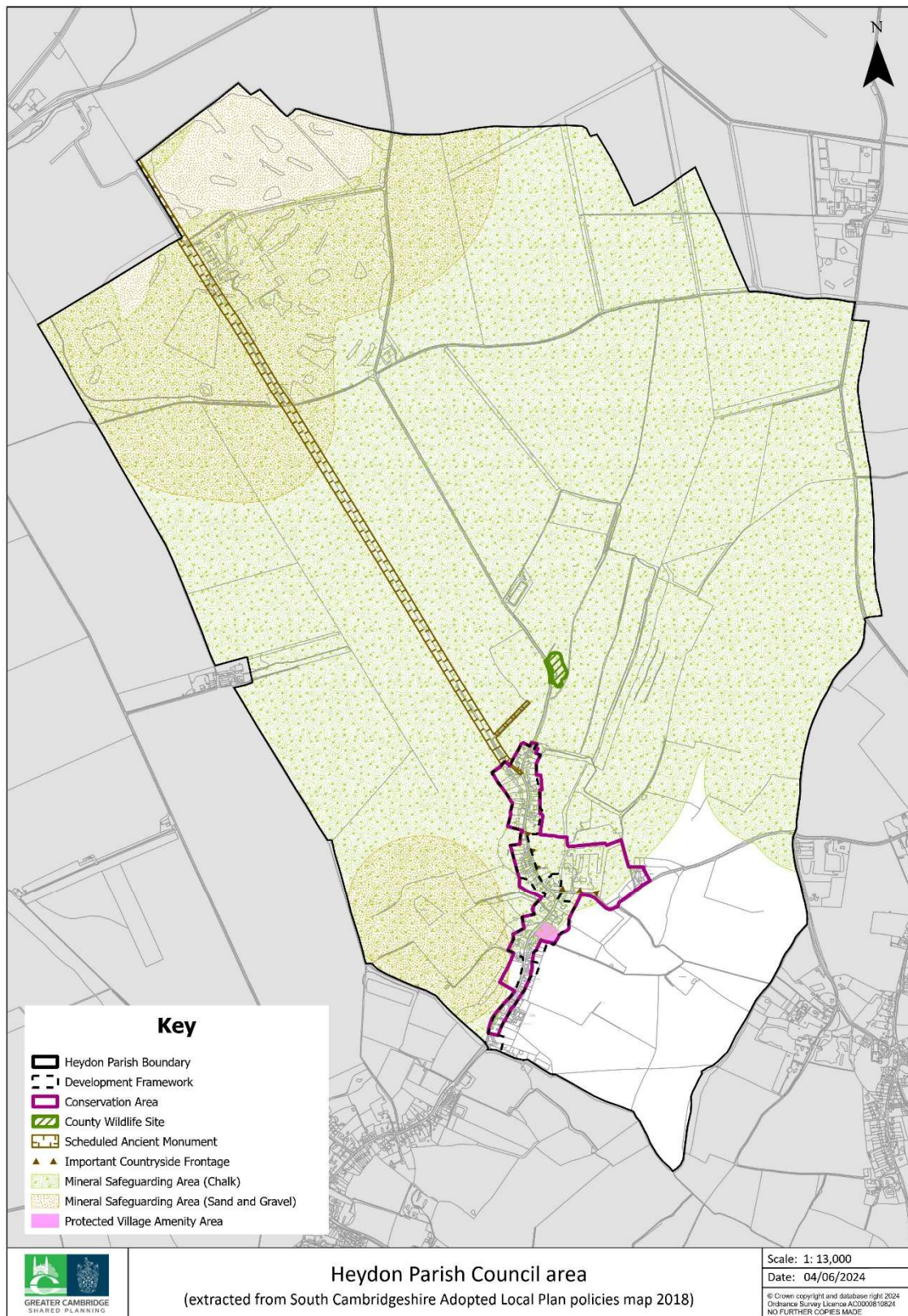
3.2 The Local Plan

- 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

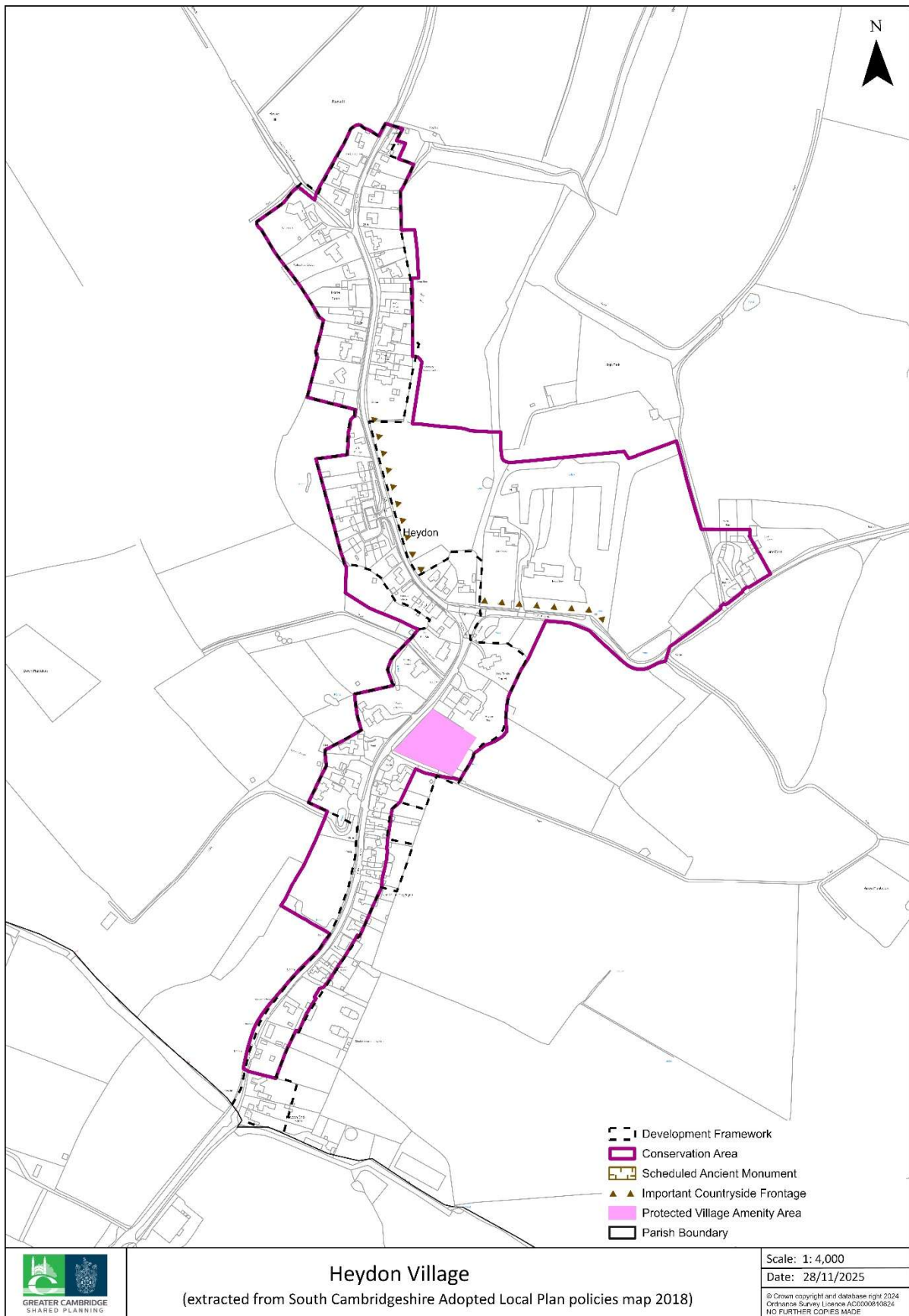
need to be located in the countryside or, where supported by other Local Plan policies, will be permitted

- 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 PVAs 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 2041 and is currently anticipated to reach Regulation 18² (Draft Plan Consultation) stage in December 2025, with Regulation 19 (Proposed Submission Plan) consultation taking 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: Important Countryside Frontages

Policy HEY 3: Locally Important Views

Linked community actions:

Community Action 1: Liaise with landowners to ensure hedgerows along identified 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 4: Preserving and enhancing the special character of Heydon's built environment

Policy HEY 5: Heydon's Local Green Spaces

Policy HEY 6: Conserving and enhancing heritage assets in Heydon Parish

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

Linked community actions:

Community Action 2: Secure restoration of the visually important boundary 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 8: Protecting and enhancing Heydon's natural features and sites of biodiversity value

Policy HEY 9: 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 10: 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 11: Delivering improved community infrastructure for the Parish community

Policy HEY 12: 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 13: 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:

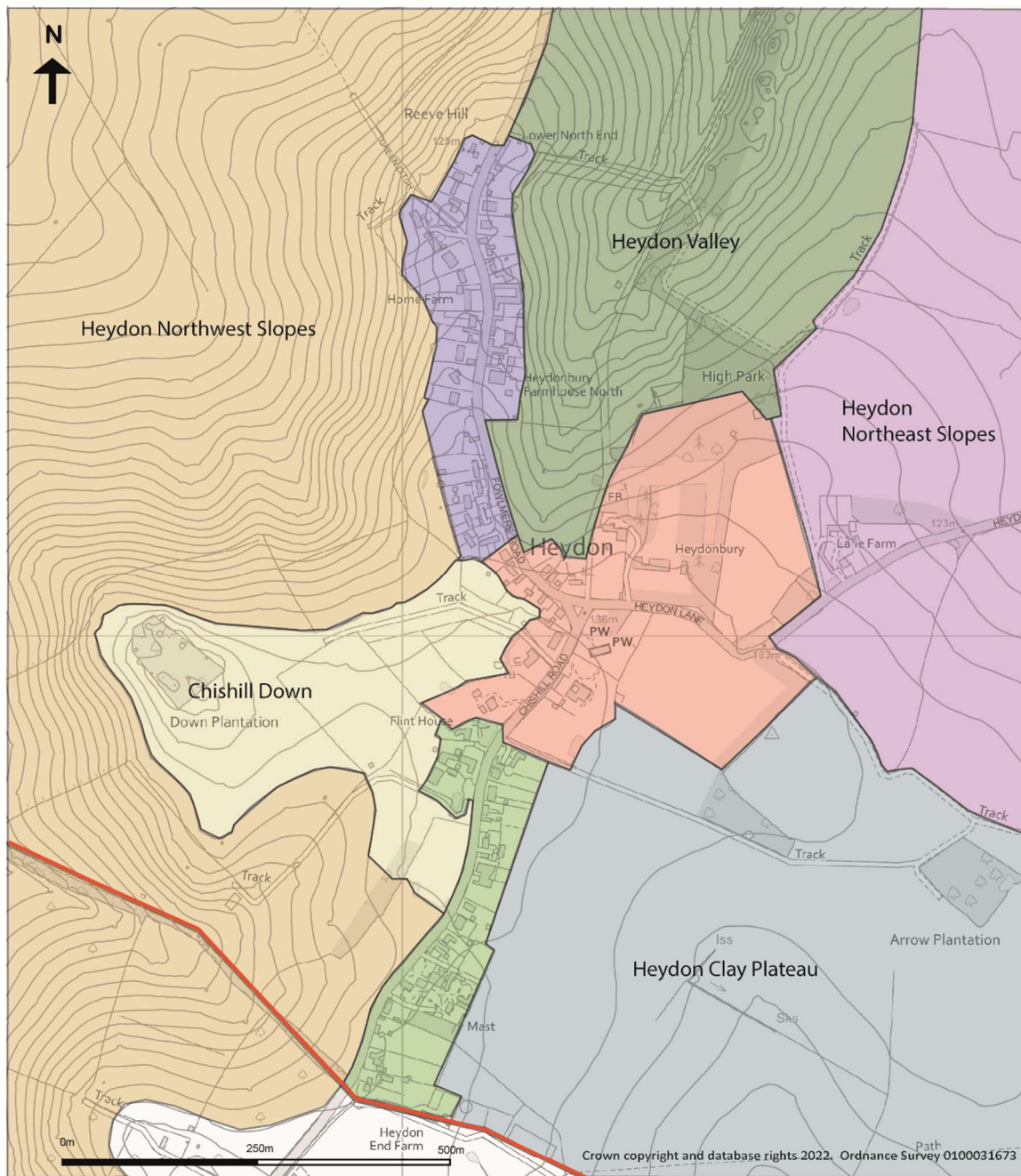
- **Heydon North-west Slopes.** The study finds this character area to be an especially valued landscape. This landscape forms the western setting to the village. Distinctive features include the steep slopes of the chalk scarp and two promontories topped by wooded copses, Anthony Hill and Chishill Down. 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 4 '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 as a result 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).



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Key

- Parish Boundary
- Local Landscape Character

Village Character

- Heydonbury
- Heydon Core
- South Heydon

Heydon Landscape Appraisal



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 and the area of land comprising Heydon Valley, the North-west facing chalk slopes and Chishill Down as a Valued Landscape.

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

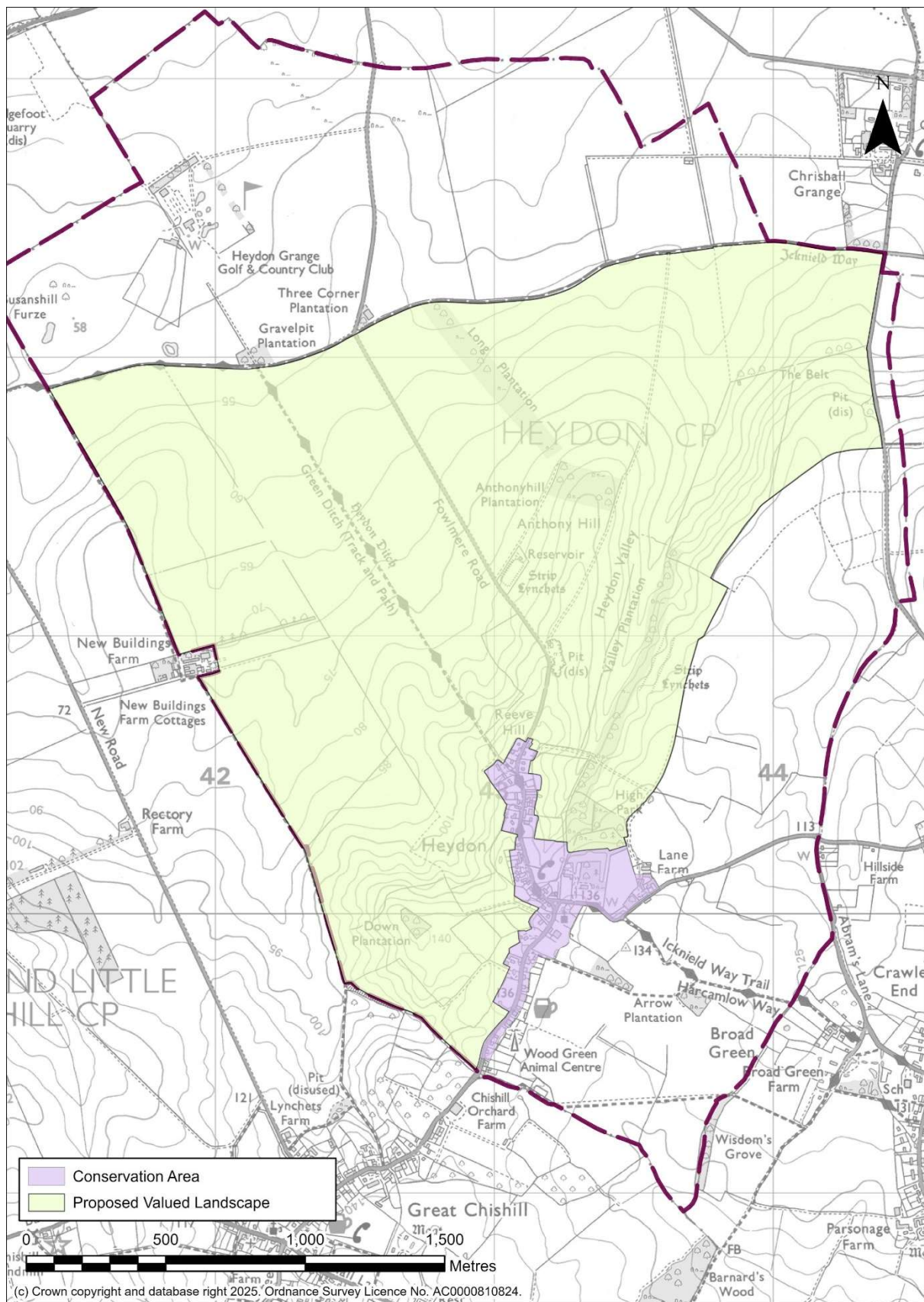
- 1 Development proposals must be sensitive to the main features of the relevant landscape character area as identified in the HLA 2022.
- 2 As appropriate to the development, proposals will be expected to retain or enhance existing features of landscape value (including trees, hedgerows and water features) within the site and work within the context of existing features of landscape value in its wider surroundings.
- 3 Where potential 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 3)
 - 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

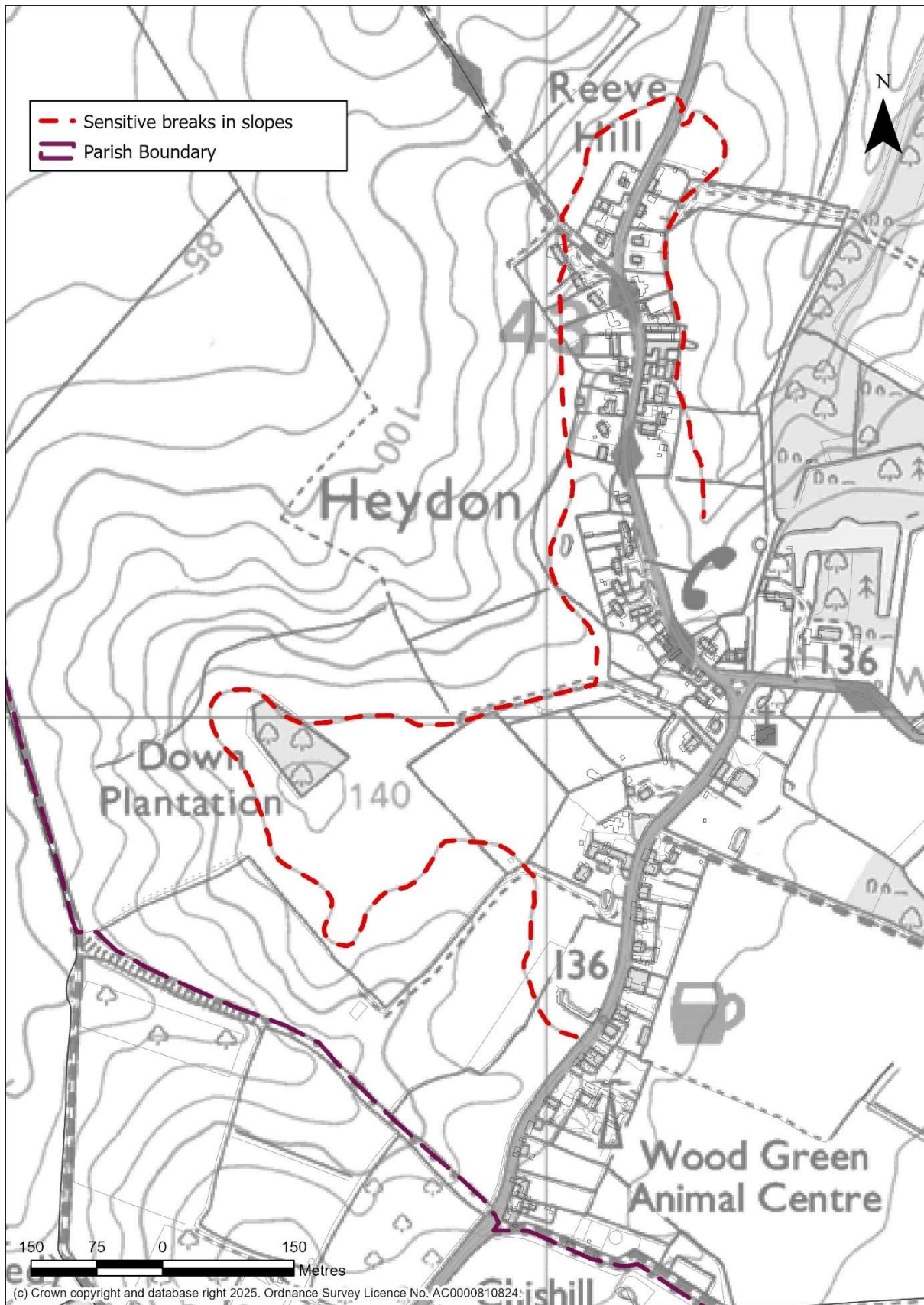
- 4 The area shown on Map 6, is designated as a Valued Landscape. Development that would be visually prominent from the wider landscape should be avoided and this includes such development that is located in the 'sensitive breaks in slopes' as shown on Map 7. Should proposals come forward within the area of Valued Landscape that are otherwise deemed acceptable, they will only be supported if:
 - the development maintains or enhances the distinctive qualities provided by the Valued Landscape (as described in the Heydon Parish Landscape Appraisal 2022 and summarised in this Plan) and the contribution this 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: Important Countryside Frontages

Policy in a nutshell

This policy recognises the Important Countryside Frontages in the village and seeks to protect these from any development which could compromise their qualities and function.

Policy context and rationale

- 5.2.1 There are a number of important countryside gaps in the street frontages in Heydon village. Where they are not already, this Plan proposes to recognise these as Important Countryside Frontages which is a designation specific to South Cambridgeshire's 2018 Local Plan. Local Plan Policy NH/13 'Important Countryside Frontages' recognises the importance of undeveloped land of strong countryside character where it either 'penetrates or sweeps into the built-up area providing a significant connection between the street scene and the surrounding rural area' or it 'provides an important break between two nearby detached parts of the development framework'.
- 5.2.2 Important Countryside Frontages are valuable aspects of a village's appearance and character. They serve the following purposes:
- a) they help to retain the sense of connection between a village and its rural origins and surroundings or
 - b) they provide an important rural break between two nearby but detached parts of a development framework.
- 5.2.3 The following Important Countryside Frontages have been identified, and these are shown on Map 8.
- **Land east of Fowlmere Road (ICF1).** An area of open frontage along Fowlmere Road opposite High Close. The area affords elevated views over the hedge and down Heydon Valley. The frontage is already designated in South Cambridgeshire's Local Plan as an Important Countryside Frontage. This existing designation is confirmed through the work undertaken as part of the HLA 2022.
 - **Land north of Heydon Lane (ICF2).** An area of open frontage along the north side of Heydon Lane across the grounds of Heydonbury and adjoining open countryside towards Spring Pond. The frontage is already designated in South Cambridgeshire's Local Plan as an Important Countryside Frontage.
 - **Land south of Heydon Lane (ICF3).** An area of open frontage affording views across open countryside and the site of the former moated manor house Earles/Earlesbury to the south and southwest towards Heydon church. This gap meets the Local Plan definition of Important Countryside Frontage because it has a strong countryside character and sweeps into the built-up area, providing a significant connection between the street scene and the surrounding rural area. It is proposed to designate this as the Heydon Lane south Important Countryside Frontage.
 - **Land west of Chishill Road (ICF4).** On the eastern side of the road the village development framework extends towards and ends at the Parish boundary with

Great Chishill Parish. The western edge of the road is however undeveloped. It is defined by mature hedgerows with locally valued views across the landscape towards Down Plantation and the wider landscape. This gap meets the Local Plan definition of Important Countryside Frontage because it has a strong countryside character and sweeps into the built-up area, providing a significant connection between the street scene and the surrounding rural area. It is proposed to designate this as the Land west of Chishill Road Important Countryside Frontage.

Policy intent

- 5.2.4 To recognise and protect the open frontages that contribute greatly to landscape character within the village. This means identifying two 'Important Countryside Frontages' in addition to the two already recognised in South Cambridgeshire's 2018 Local Plan:
- Land south of Heydon Lane (ICF3)
 - Land west of Chishill Road (ICF4). This important gap contributes greatly to maintaining perception of separation between Heydon and Great Chishill.

Policy HEY 2: Important Countryside Frontages

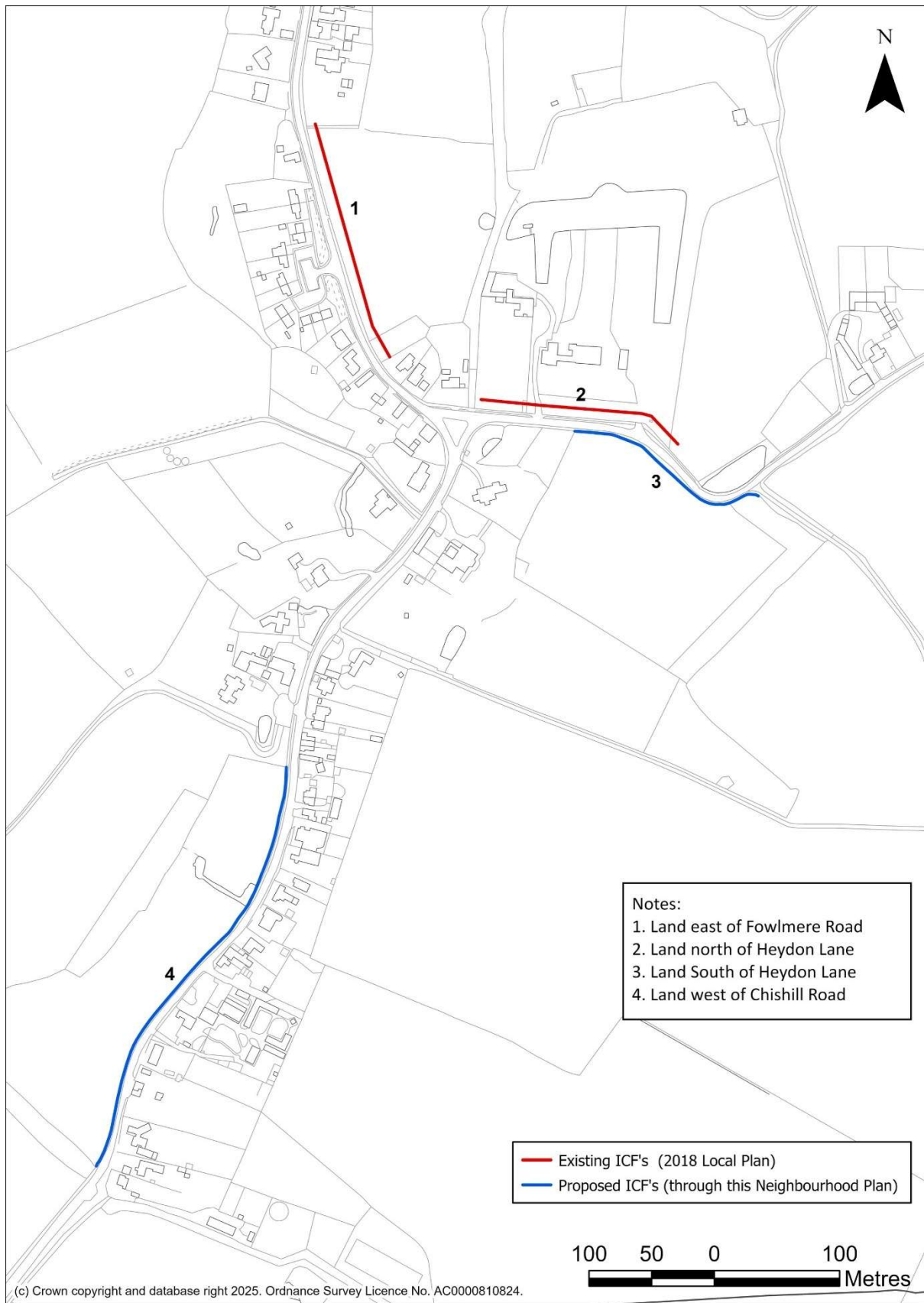
- 1 This plan designates Important Countryside Frontages (ICFs), identified on Map 7, at
 - 'Land south of Heydon Lane' (ICF3)
 - 'Land west of Chishill Road' (ICF4)
 where land has a strong countryside character and because it penetrates or sweeps into the built-up area and provides a significant connection between the street scene and surrounding rural area. Where a development proposal compromises these purposes, planning permission will be refused.
- 2 These ICFs are in addition to existing ICFs identified through South Cambridgeshire's 2018 Local Plan ('Land east of Fowlmere Road - ICF1' and 'Land north of Heydon Lane- ICF2').

Applicable policies from South Cambridgeshire's 2018 Local Plan

- NH/13: Important Countryside Frontages

Community Action 1

- 5.2.5 Heydon Parish Council will liaise with landowners and other stakeholders to ensure hedgerows along identified Important Countryside Frontages are maintained.



Map 8: Important Countryside Frontages in Heydon

5.3 Policy HEY 3: 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

- 5.3.1 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.
- 5.3.2 Subsequent consultation with the community during the Plan process has further refined and identified views which are of particular importance to villagers.
- 5.3.3 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 9/9a should look to enhance the key landscape and built form features identified.
- 5.3.4 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

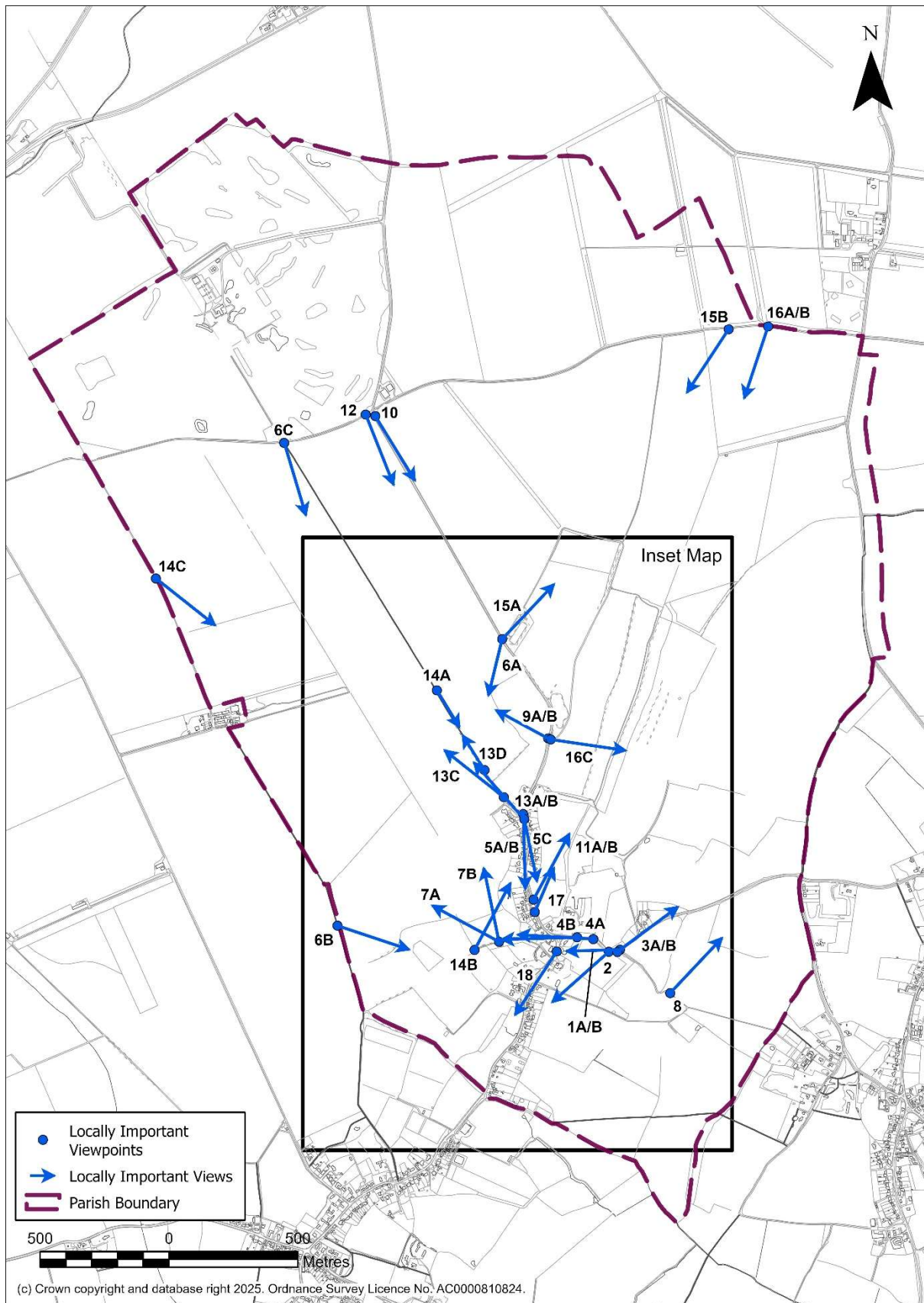
- 5.3.5 To give formal recognition and protection to the locally important views from the settlement looking out into the wider countryside; to the views from the wider countryside looking into the settlement; and to those views within the village.

Policy HEY 3: Locally Important Views

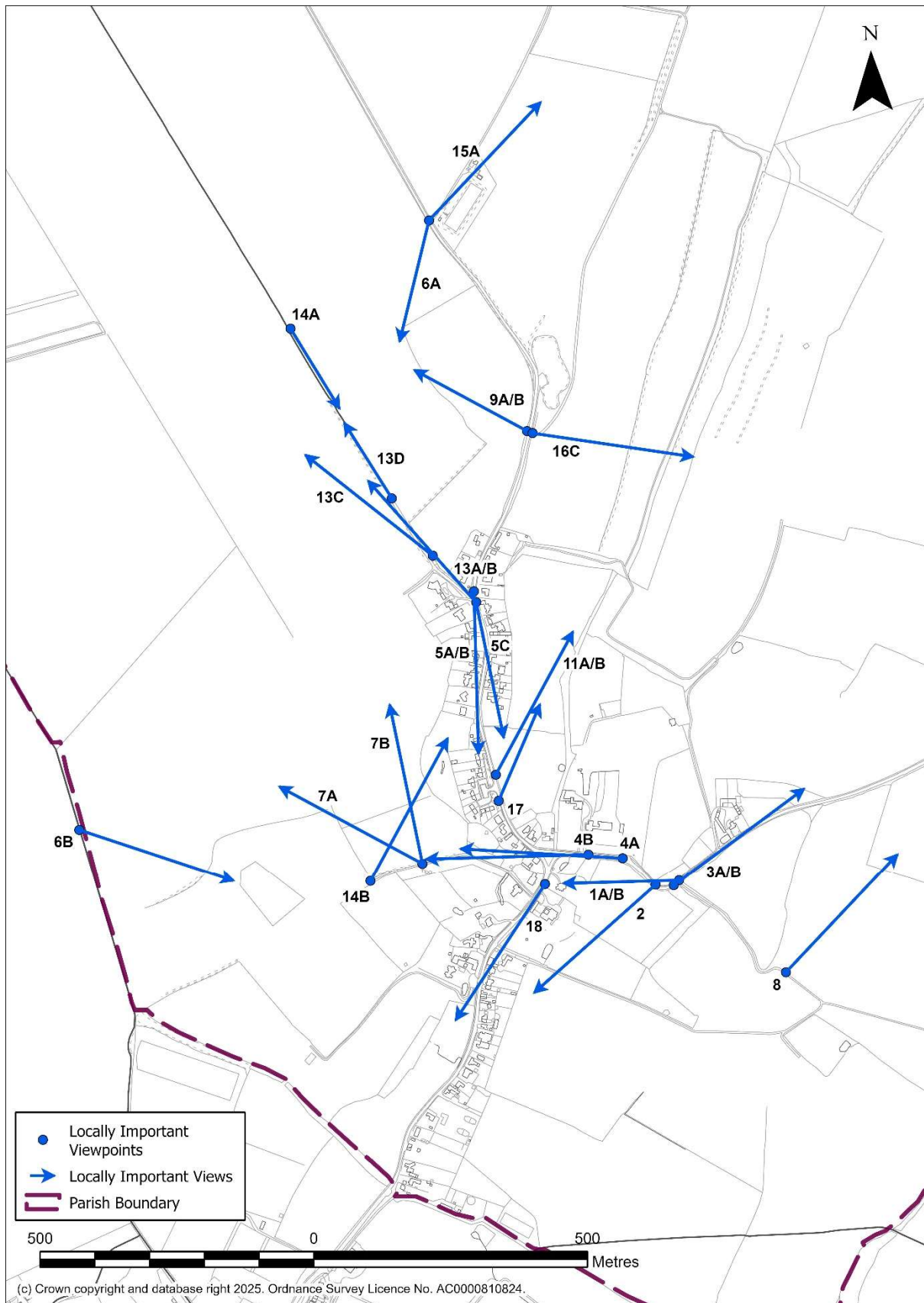
- 1 Development proposals must protect, conserve and, where possible, enhance the Locally Important Views (as identified on Map 9/9a) by:
 - a) protecting Locally Important Views from the adverse impacts arising from development proposals, and
 - b) wherever feasible and practicable, enhancing the key features of the Locally Important Views (as identified in Appendix 1) for example opening up views of key features such as the Church.

Applicable policies from South Cambridgeshire's 2018 Local Plan

- NH/2: Protecting and Enhancing Landscape Character



Map 9: Locally important views towards the settlement and out to the wider countryside.



Map 10a: 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.

5.4 Policy HEY 4: 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

- 5.4.1 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.
- 5.4.2 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.
- 5.4.3 The HLA 2022 usefully divides the built-up part of the village into three different character areas:

Village character areas

Heydonbury Village Character Area

- 5.4.4 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).

- 5.4.5 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.
- 5.4.6 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.
- 5.4.7 **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.



5.4.8

Image 2: Northern Village Gateway (VG1)

Heydon Core Village Character Area

- 5.4.9 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.

- 5.4.10 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. Two Locally Important Views have been identified here, towards the village green and looking south-southwest across Church Field towards the church. Restoration of the visually important walls along both sides 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. Two Locally Important Views have been identified at this village gateway, one looking towards the church and one down Heydon Lane towards Lane Farm.



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

- 5.4.11 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.

- 5.4.12 **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

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

Policy HEY 4: 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 (see supporting text);
 - c) preserve or enhance the distinctive and characterful boundary treatment including the visually important walls (see also Policy HEY 6 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;
 - 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

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

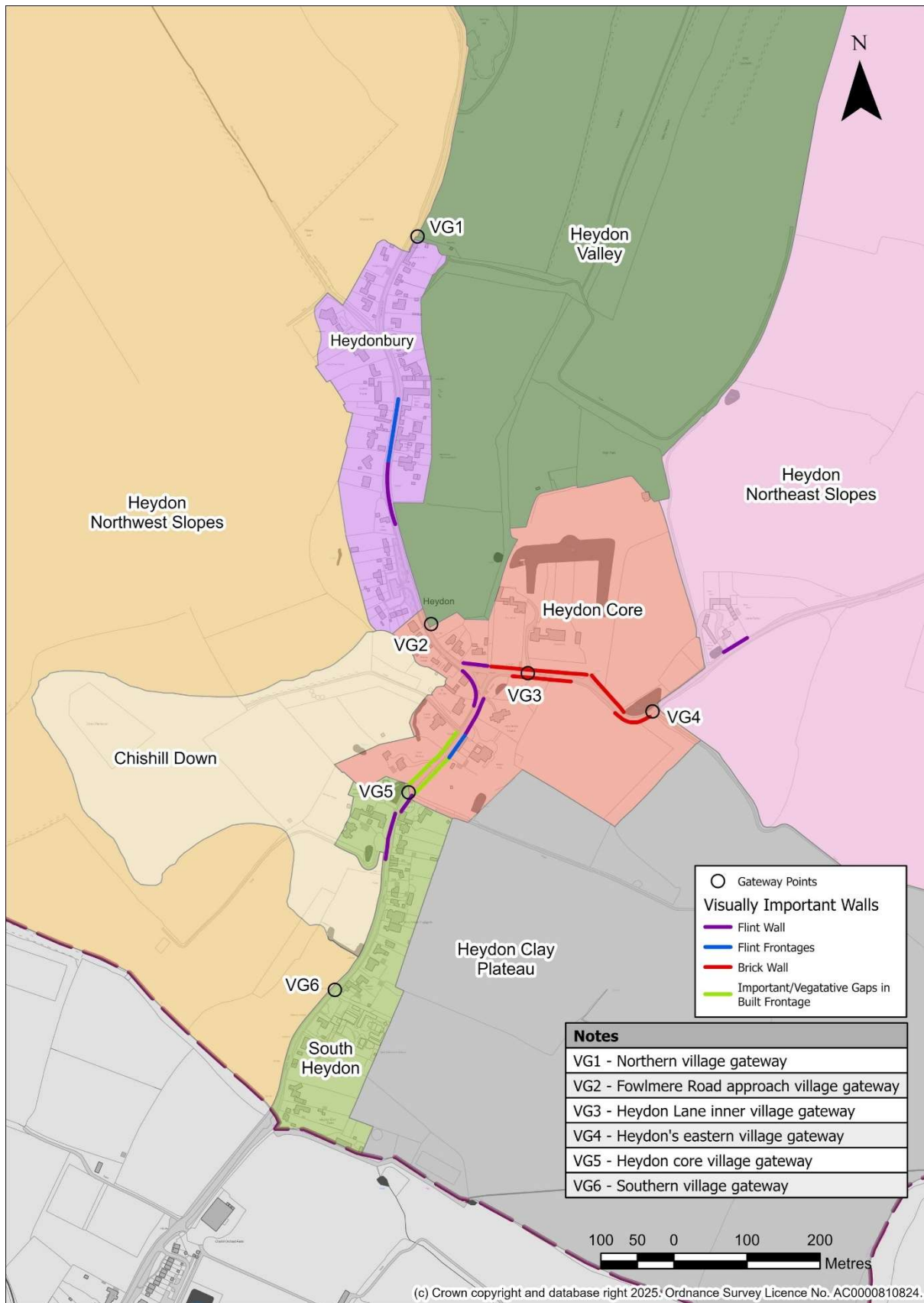
- c) as appropriate to their scale and location, incorporate direct, safe and attractive walking routes including adequate pavement or footpath provision within the scheme and utilise opportunities to link with existing footpaths.
- 3 Where a development proposal could impact the village gateways (see 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 could impact the Heydon Lane village gateway, available opportunities should be sought to restore the visually important walls along both sides 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

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



Map 11: Visually important walls, village gateway points and important/vegetative gap in built frontage along Chishill Road

5.5 Policy HEY 5: 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

- 5.5.2 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.
- 5.5.3 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.
- 5.5.4 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

- 5.5.5 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

- 5.5.6 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

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

The churchyard and church pond

- 5.5.8 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.
- 5.5.9 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

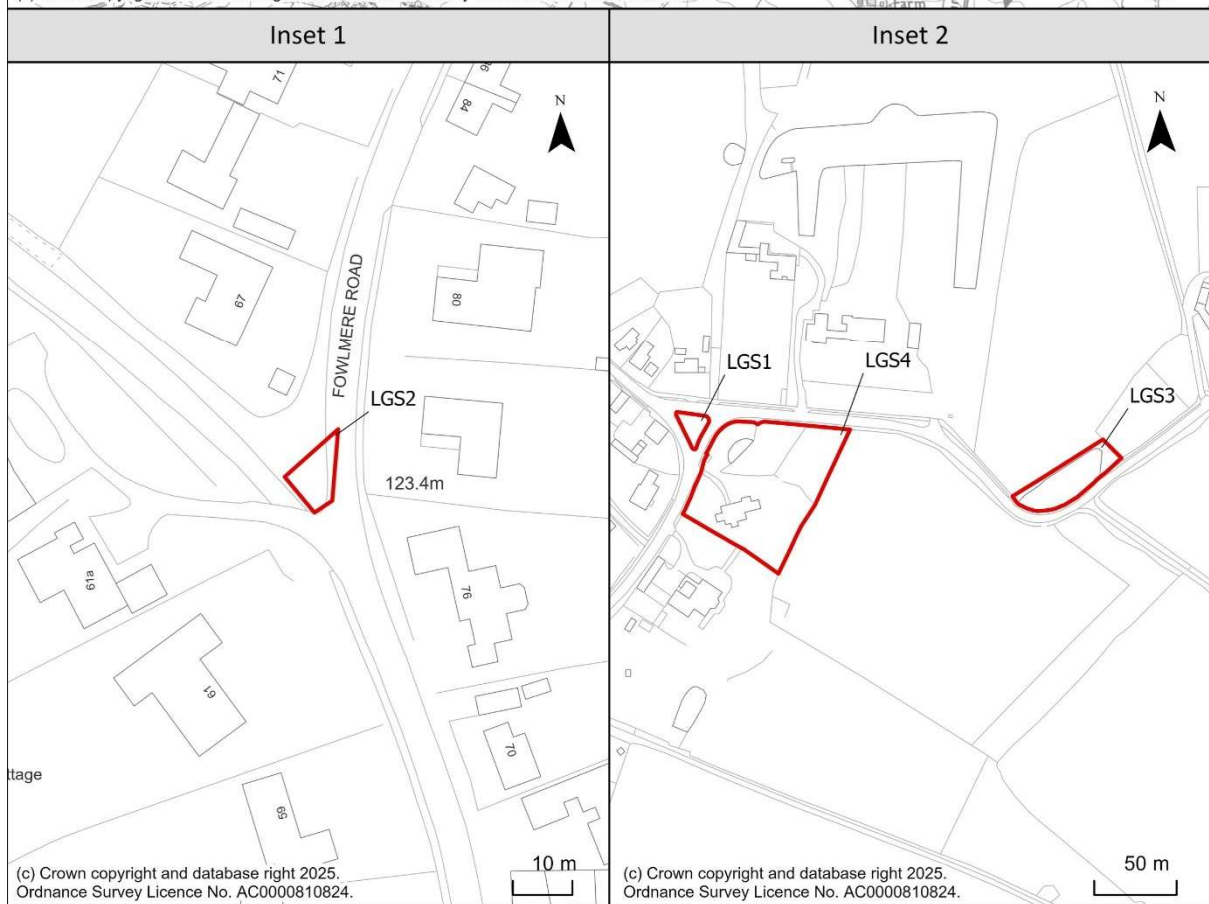
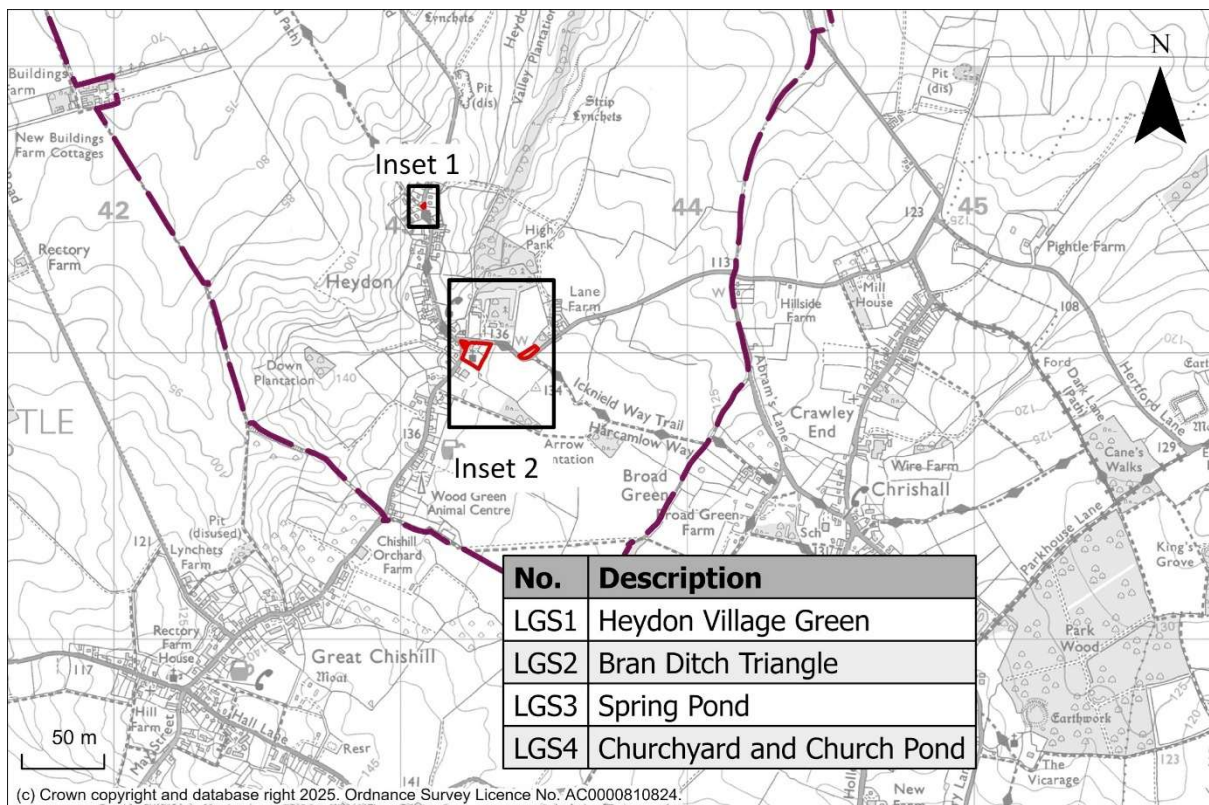
- 5.5.10 To recognise the value of existing areas of open space in the village by giving them formal designation as Local Green Space.

Policy HEY 5: 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 12: Proposed Local Green Spaces

5.6 Policy HEY 6: 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

- 5.6.2 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’
- 5.6.3 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.
- 5.6.4 Designated heritage assets in the Parish will be conserved or enhanced in line with National and Local Plan policy.
- 5.6.5 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.
- 5.6.6 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/17thC manor house (known as Earles or Earlesbury) still evident in aerial photography today on land east of the church.

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

5.6.8 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.



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

Policy intent

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

Policy HEY 6: 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 (and described in Appendix 2 and associated map) 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 6: Conserving and Enhancing Heritage Assets in Heydon Parish.

Policy continued:

- 4 Proposals will be expected to take into account the potential of buried archaeological evidence in and around Heydon and consult the Cambridgeshire Historic Environment Record in order to establish the potential of a development site to include artefacts of archaeological interest. The submission of an appropriate desk-based assessment and field evaluation will be required where necessary in line with the NPPF.

Applicable policies from South Cambridgeshire's 2018 Local Plan

- NH/14: Heritage Assets

Community Action 3

- 5.6.10 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.

5.7 Policy HEY 7: 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

- 5.7.1 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
- 5.7.2 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.
- 5.7.3 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.
- 5.7.4 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
- 5.7.5 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 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.
- 5.7.6 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>

5.7.7 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.

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

5.7.9 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.

5.7.10 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.

5.7.11 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.

5.7.12 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

5.7.13 '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/>

5.7.14 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'.

5.7.15 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).

5.7.16 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/>

5.7.17 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 7, 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

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

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

- 1 All development proposals involving new build including residential extensions, will be expected to adopt design and construction approaches that demonstrate sustainable use of resources and high energy efficiency levels, ensuring new development contributes positively to mitigating climate change and that allow occupiers to adapt to the effects of climate change.
- 2 In order to achieve this, all development proposals must 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, materials should be prioritised which are reused, reclaimed or natural from the local area or from sustainable sources and that are durable, 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 and requiring planning permission which enhance the environmental performance of these heritage assets will, in principle, be supported. 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

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

- b) adversely affect the locally important views into and out of the settlement.
- 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.
- 7 Proposals that result in an increased risk of surface or groundwater flooding will not be supported.

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

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

Community Action 5

- 5.7.20 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.

5.8 Policy HEY 8: 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

- 5.8.1 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.
- 5.8.2 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.
- 5.8.3 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 (see Image 10);
 - 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 12);
 - 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

- 5.8.4 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

- 5.8.5 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 13).

Biodiversity Net Gain

- 5.8.6 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

- 5.8.7 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.
- 5.8.8 The intent of Policy HEY 8 is to complement the approach taken in the Local Plan by providing clarity on known sites of biodiversity value in the Parish.

Policy HEY 8: 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 Proposals that would result in harm to, or involve the full or partial removal of, veteran trees will not be supported.
- 3 Other known and important sites and features of biodiversity value in the Plan Area are identified below (see supporting text for further information)
 - avenue of Field Maples along Fowlmere Road (see Appendix 3)
 - Heydon Chalk pit County Wildlife Site including adjacent protected roadside verges (see Map 2)
 - areas of deciduous woodland (see Map 12)
 - Heydon village ponds (see Fig 3)
 - Bran Ditch (see Map 2) and adjacent meadowland
 - species rich and/or important hedgerows and road verges, and
 - notable trees and important copses (see Appendix 3).
 - the protected roadside verge south of Chrishall Grange
- 4 Proposed development that is likely to have a direct or indirect ecological impact should demonstrate in an ecological assessment 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.
- 5 When development occurs, opportunities should be sought to improve habitats and their networks. Appropriate measures for delivering biodiversity enhancements in the Parish in this regard (including Biodiversity Net Gain where applicable) include:
 - a) the creation or restoration of ponds given parts of the Parish fall within the Great Crested Newts Strategic Opportunity Area (see Map 13);
 - 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

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

- 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

- 5.8.9 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

- 5.8.10 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

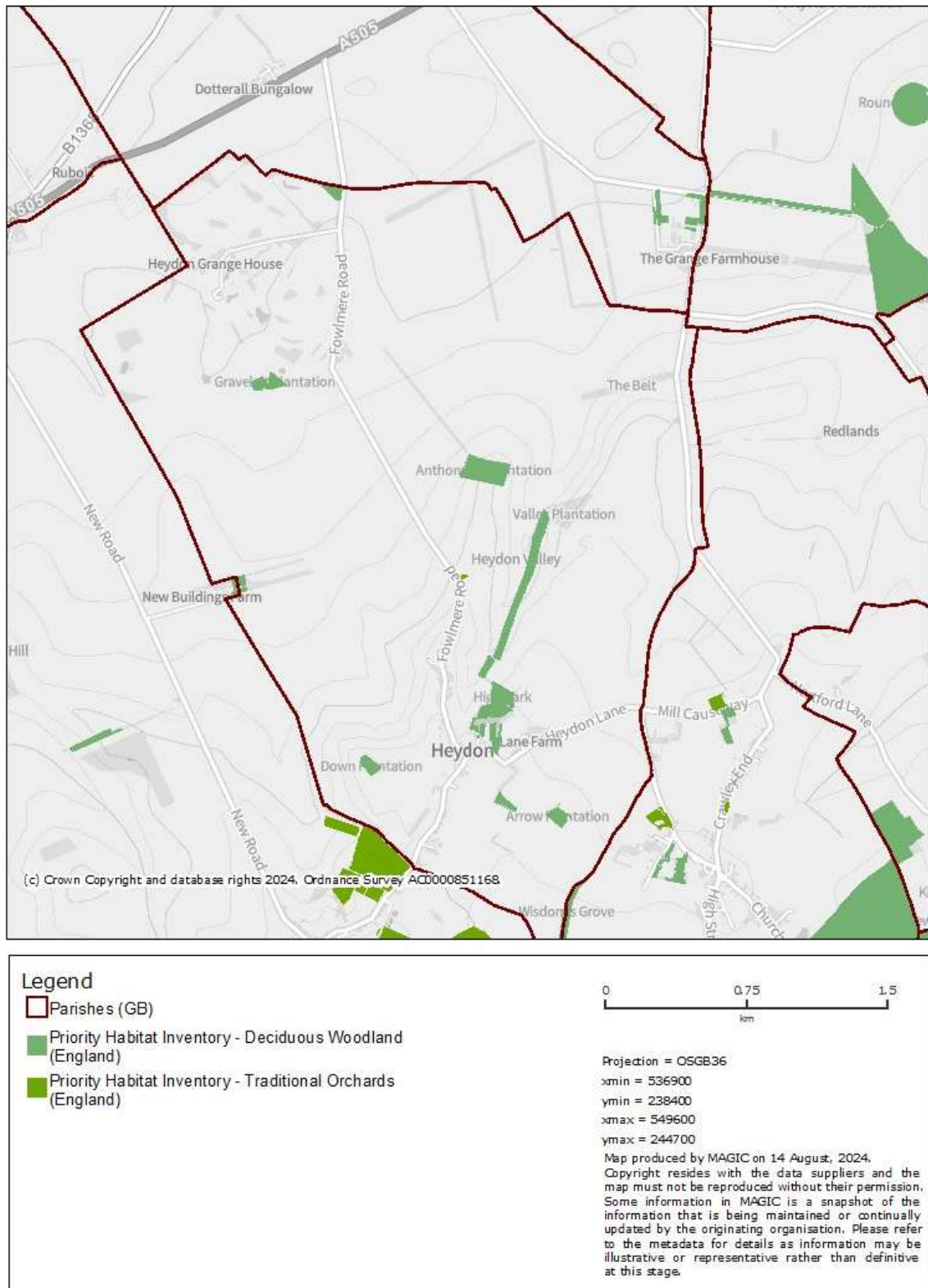
- 5.8.11 The Parish Council will encourage wide participation within the community in initiatives to preserve, enhance and maintain biodiversity and wildlife corridors.

Community Action 9

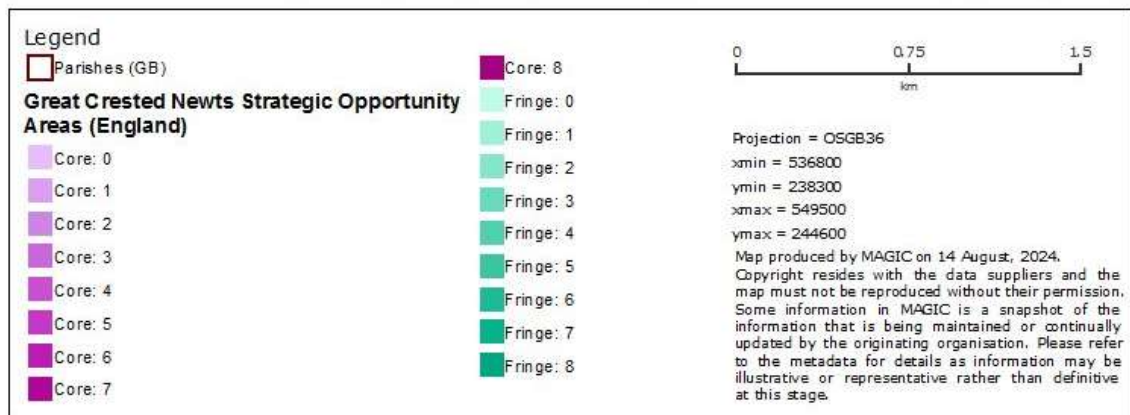
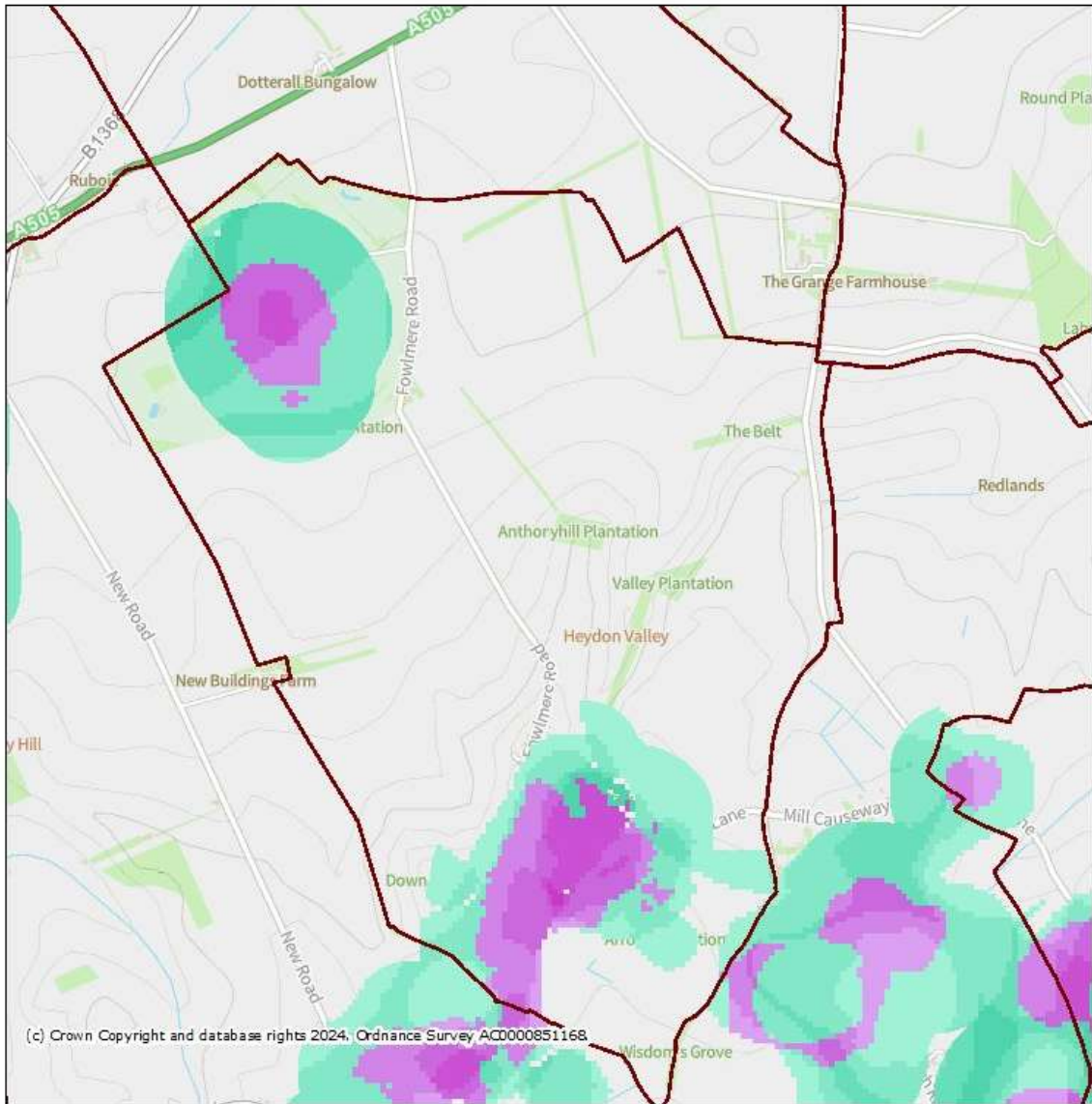
- 5.8.12 The Parish Council will support and facilitate where appropriate a process for particularly notable trees and groups of trees to be given Tree Preservation Order designation via the local planning authority.

Community Action 10

- 5.8.13 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

5.9 Policy HEY 9: 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

- 5.9.2 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.
- 5.9.3 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.
- 5.9.4 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.
- 5.9.5 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.
- 5.9.6 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/>
- 5.9.7 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

- 5.9.8 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 9: 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 (for example turned off when not needed);
 - 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 required, proposals will be required to be accompanied by a Lighting Plan that includes details of the luminaire type, mounting height, aiming angles and lumen unit levels.
- 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

5.10 Policy HEY 10: 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

5.10.2 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.

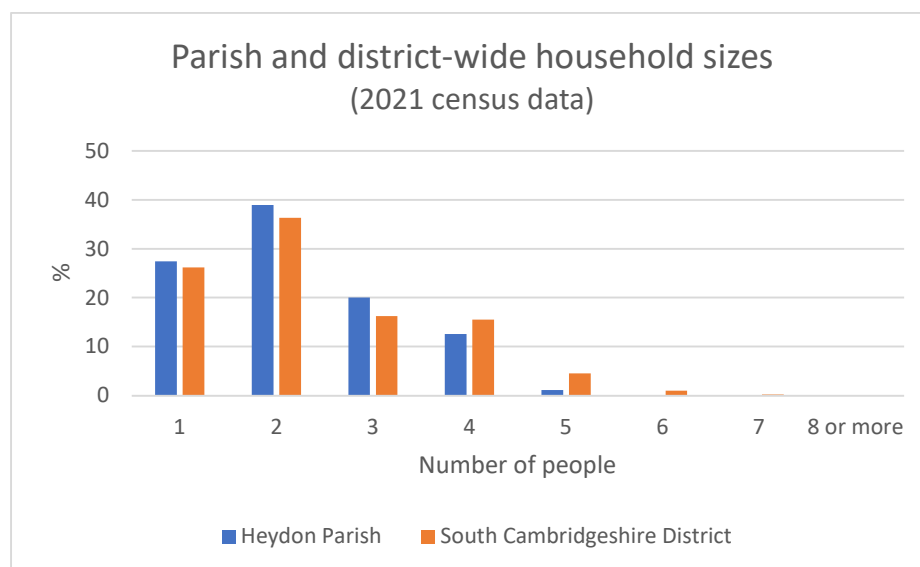


Figure 4: Household sizes in Parish and district

5.10.3 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.

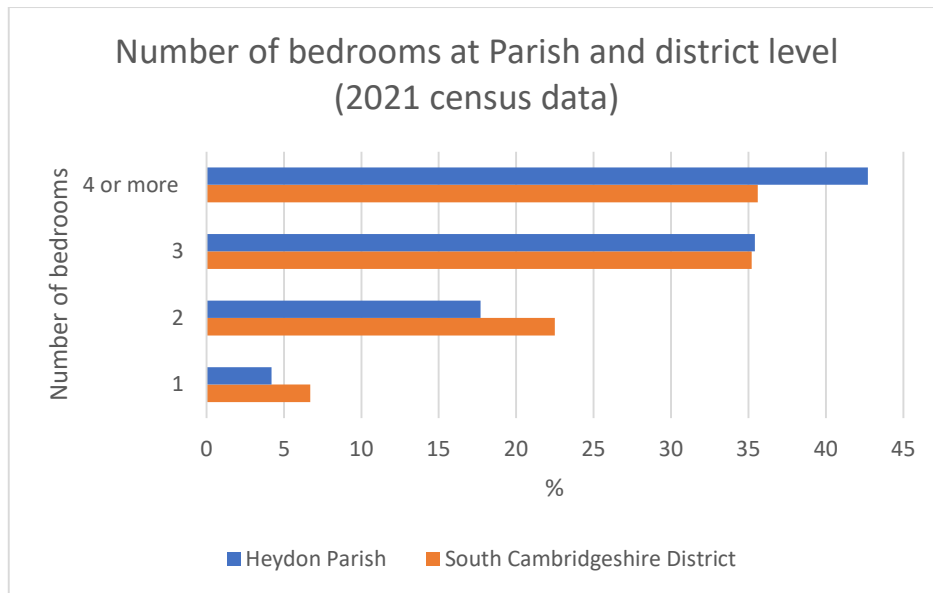


Figure 5: Number of bedrooms in Parish and district

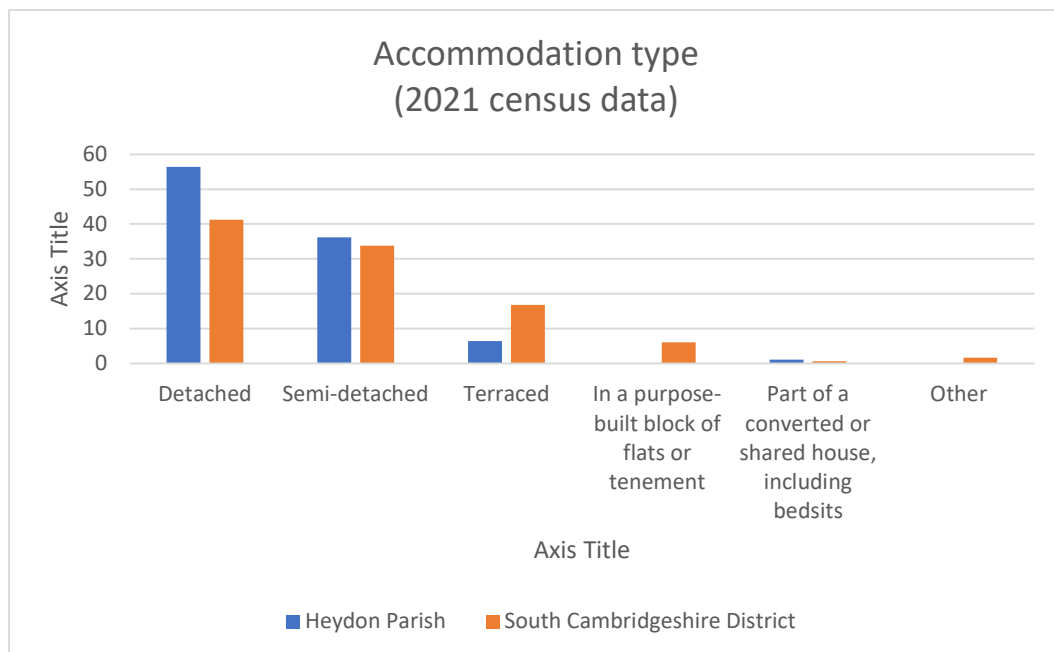


Figure 6: Accommodation type in the Parish and district.

Occupancy rating

- 5.10.4 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.

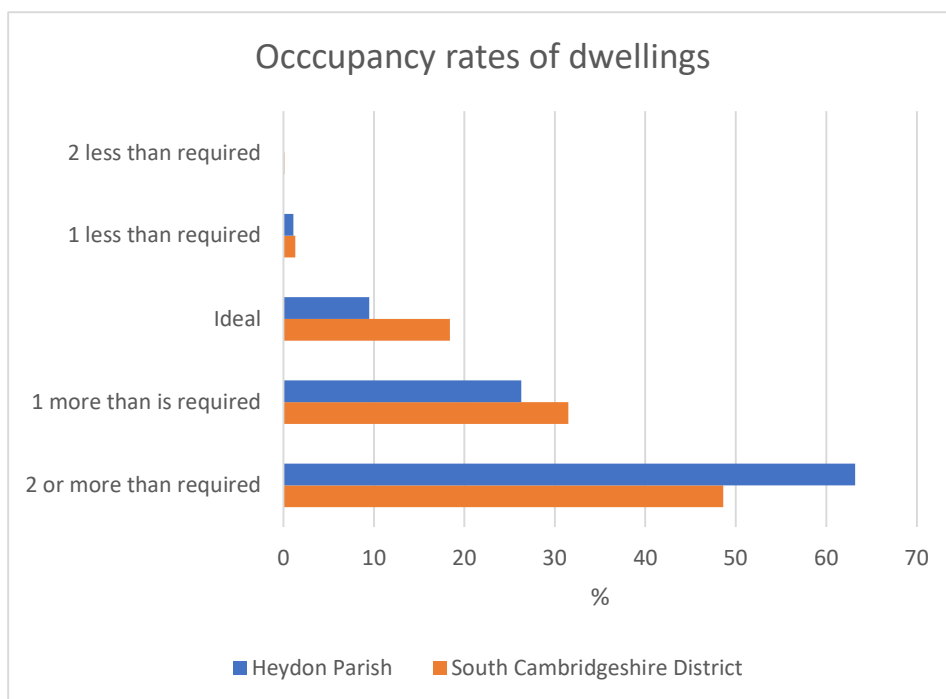


Figure 7: Occupancy rates in dwellings in Parish and district

- 5.10.5 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.
- 5.10.6 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.
- 5.10.7 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

- 5.10.8 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 10: Delivering homes that meet the village's needs

- 1 Development proposals that create one or more new dwellings must prioritise the delivery of smaller homes (with one or two bedrooms) over larger homes (three or more bedrooms), unless an alternative dwelling size, type and mix can be justified through reference to up-to-date evidence on Parish housing stock and local needs or to local site-specific circumstances.
- 2 To support changing householder characteristics in the Parish, the subdivision of existing detached and semi-detached houses into more than one separate housing unit will, in principle, be supported.
- 3 All 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

5.11 Policy HEY 11: 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

- 5.11.2 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.
- 5.11.3 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.
- 5.11.4 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

- 5.11.5 To support development proposals that could strengthen community infrastructure in the village.
- 5.11.6 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, shops, post offices, banks, building societies, community buildings and meeting places, sports venues, cultural buildings, places of worship or health facilities where such loss would cause an unacceptable reduction in the level of community or service provision in the locality."

Policy HEY 11: 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, in principle, 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.
- 2 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:
 - a) it can be demonstrated that there is no local need for the facility or that its continuing function is no longer viable following a marketing exercise that complies with the local planning authority's requirements; or
 - b) an equivalent facility in terms of quality is provided to serve the community in an accessible location.
- 3 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.

Applicable policies from South Cambridgeshire's 2018 Local Plan

- SC/4: Meeting Community Needs

5.12 Policy HEY 12: Public house safeguarded site

Policy in a nutshell

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

Policy context and rationale

- 5.12.1 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.
- 5.12.2 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.
- 5.12.3 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

- 5.12.4 The intention of Policy HEY 12 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.
- 5.12.5 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 12: 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 Alternative uses will only be supported where:
 - the impact of the loss of this community facility is mitigated through providing on site community meeting space capacity, including secure bicycle parking and adequate off-street car parking, and
 - 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). As part of a planning application, evidence should be submitted to demonstrate that diversification options have been explored and that the enterprise has been marketed over a period of at least 12 months on realistic terms ideally first agreed with the local planning authority.

Applicable policies from South Cambridgeshire's 2018 Local Plan

- SC/3: Protection of Village Services and Facilities

Community Action 11

- 5.12.6 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

- 5.12.7 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

5.13 Policy HEY 13: 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

- 5.13.2 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.
- 5.13.3 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).
- 5.13.4 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.
- 5.13.5 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.
- 5.13.6 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

- 5.13.7 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 13: Protecting and improving our network of rural routes suitable for safe use by walkers and other non-motorised users

- 1 Development proposals must maintain and where practicable enhance the provision and quality of the current public rights of way network in the Parish (see Map 14)
- 2 As appropriate to their scale, nature and location, development proposals should
 - not obstruct or result in an unacceptable impact upon the enjoyment of a public right 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 will help to achieve the Parish's aspiration for the delivery of a safe, accessible pedestrian and cycling route linking Heydon village to the Heydon Chalk Pit (see Map 14) will be supported where they comply with other planning policy requirements. Proposals which prejudice the delivery of such a route will not be supported.
- 4 Where additional walking or other active travel infrastructure needs are likely to arise as a result of the proposed 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 this route.

Applicable policies from South Cambridgeshire's 2018 Local Plan

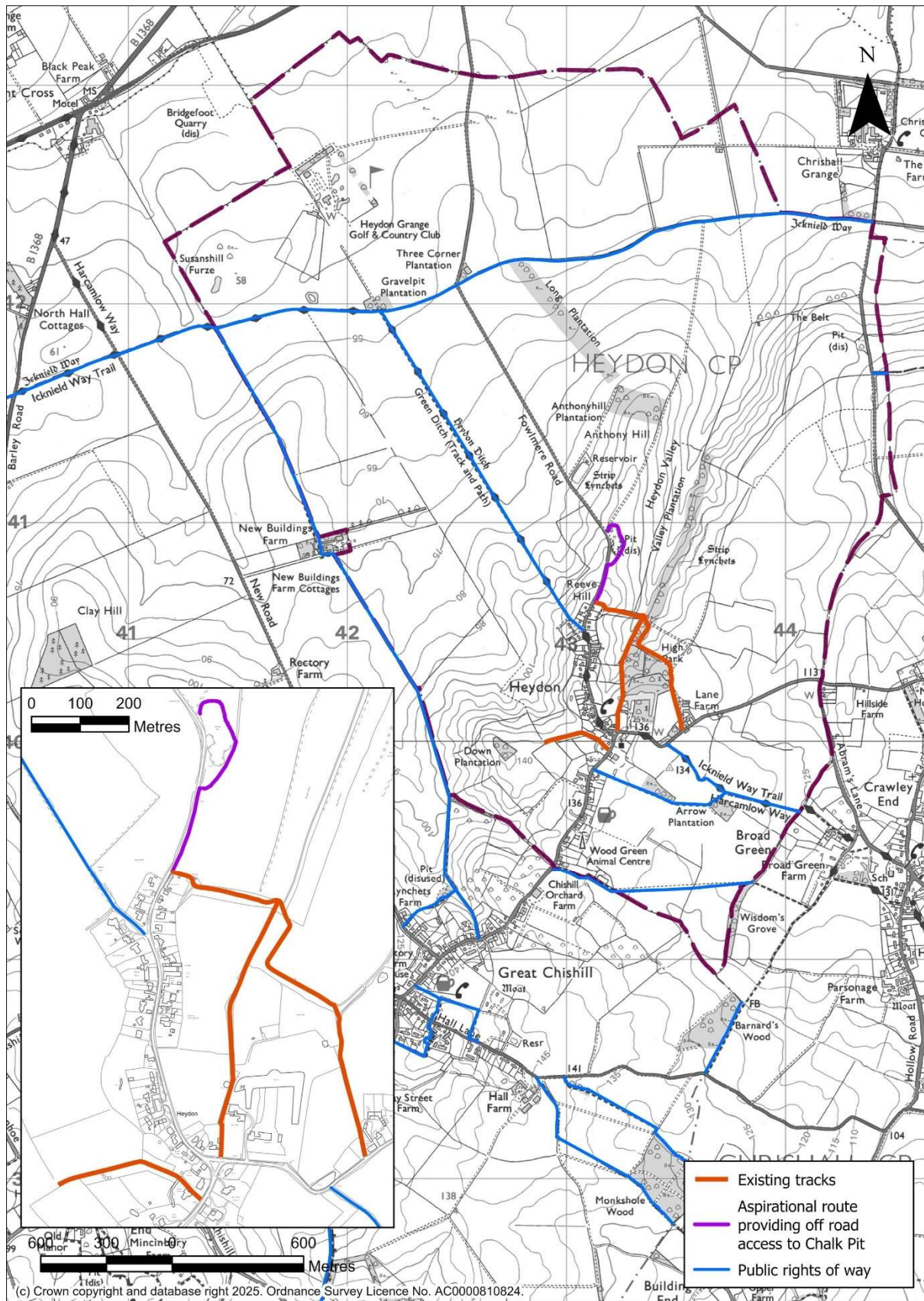
- HQ/1: Design Principles
- NH/6: Green Infrastructure
- TI/2: Planning for Sustainable Travel

Community Action 13

- 5.13.8 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

- 5.13.9 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.



Map 15: The Public Right of Way network around Heydon village and other rural routes including the aspired-to rural and sustainable route from the village green to the Chalk Pit via existing tracks and a new footpath

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.scambs.gov.uk/planning-and-building-control/local-plan-and-neighbourhood-planning/the-adopted-development-plan/south-cambridgeshire-local-plan-2018
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://consultations.greatercambridgeplanning.org/greater-cambridge-local-plan-preferred-options/about-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. 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	<p>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).’</p> <p>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.</p>
Plan Area	The Designated Neighbourhood Area shown on Map 1
Protected Road Verge	<p>Road verges can support a variety of plant and animals, including rare and scarce flowers and animals. The best 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</p> <p>Definition taken from https://www.cambridgeshire.gov.uk/residents/libraries-leisure-culture/biodiversity-and-greenspaces/nature-conservation-sites</p>
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

Term	Meaning
	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

See separate document

<https://www.heydonparishcouncil.gov.uk/wp-content/uploads/sites/114/2025/12/Heydon-NP-Appx-1-Reg16-submission-draft-final-.pdf>

Appendix 2: Non-designated heritage assets in Heydon

See separate document

<https://www.heydonparishcouncil.gov.uk/wp-content/uploads/sites/114/2025/12/Heydon-NP-Appx-2-Reg-16-submission-draft-final.pdf>

Appendix 3: Important trees in the Parish

See separate document

<https://www.heydonparishcouncil.gov.uk/wp-content/uploads/sites/114/2025/12/Heydon-NP-Appx-3-Reg-16-submission-draft-final.pdf>

Appendix 4: Community Actions

See separate document

<https://www.heydonparishcouncil.gov.uk/wp-content/uploads/sites/114/2025/12/Heydon-NP-Appx-4-Reg16-submission-draft-final.pdf>