

June 2025

Heritage Assessment

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

<i>Project number: 25.67</i>		
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1.0 Introduction

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

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

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

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

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

2.0 Non-designated Heritage Assets

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

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

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

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

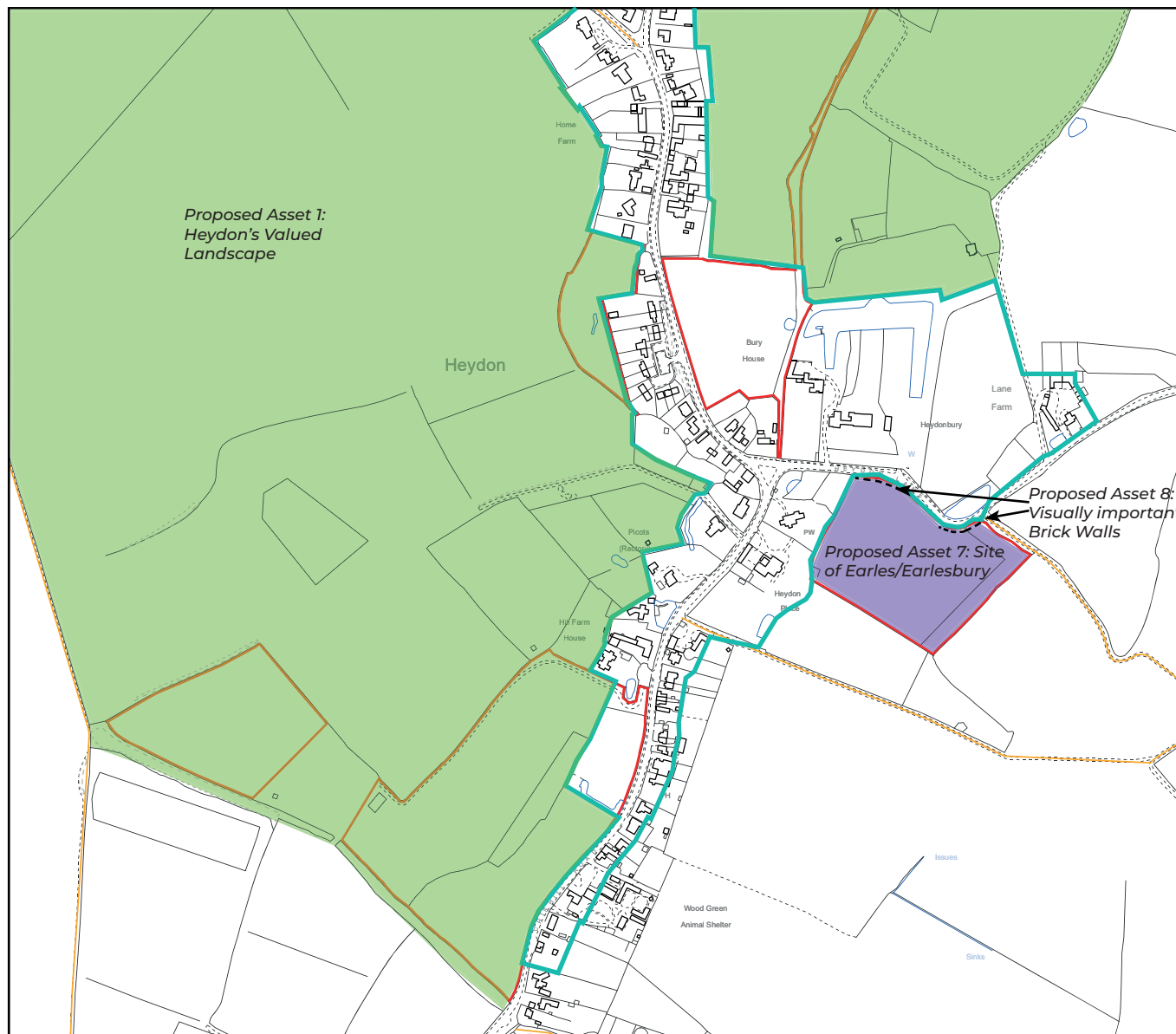


Fig. 1. Potential non-designated heritage assets and conservation area (blue) extension (purple) within The Trustees of 3rd Viscount Devonport's Discretionary Trust's landholdings (red) in Heydon. Proposed Valued Landscape shaded in green.

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

Heritage Assets

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

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

Non-designated heritage assets

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

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

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

- 2.5. Appendix 2 of the Emerging Heydon

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

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

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

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

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

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

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

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

most rural hinterlands to villages which are mostly undesignated.

- 2.9. The Historic England Guidance on Setting provides the definition of a landscape which is defined as *"an area, as perceived by people, the character of which is the result of the action and interaction of natural and/or human factors"*.¹ The archaeological sites listed as falling within the proposed Valued Landscape are a form of human interaction within the natural landscape as per this definition. The presence of these archaeological sites within the landscape however does not imbue the entirety of the area with heritage significance overall.
- 2.10. In relation to historic interest, the Neighbourhood Plan sets out the following: *"This landscape, due to its dramatic form, sculptural shapes and wooded knolls has inspired local artists. Its scenic views, natural heritage interest associated with chalk grassland and its cultural heritage interest associated with the Bran Ditch, strip lynchets and numerous archaeological sites make it an especially valued landscape and contribute significantly to the 'collective' memory of the settlement."* This assessment places emphasis on the natural landscape and views across the area.

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

- 2.11. Historic England's Selection Guide for Rural Landscapes (2018) discusses the natural landscape when proposing designation of Registered Parks and Gardens. Whilst it is acknowledged that the Valued Landscape is not being considered as a designated heritage asset, this document nonetheless provides helpful guidance and clarification regarding what factors should be considered in the assessment of designed landscapes.
- 2.12. It states that: *"In terms of assessment for inclusion on the Register, and grading, as much as possible natural advantage and beauty (or lack of) will be set aside, and it will be the design concept and its implementation and survival which will be appraised. That said, there are cases where the natural landscape has been deliberately appropriated as a principal feature of the design, and here this will be a factor..."* The Heydon Valued Landscape is not a designed landscape in any form and the village buildings have not been purposefully arranged or orientated to take advantage of views of the natural landscape. The surrounding landscape of Heydon is incidental and the proposed area has in no way been deliberately shaped to a design concept overall. The archaeological sites within the landscape have not developed the landscape in a purposefully designed way but in a more organic form typical of most rural landscapes. As such, it is not considered that there is the required level of historic, architectural or artistic interest in the proposed Heydon Valued Landscape to be appropriate to enable the area to be classified as a non-designated heritage asset.

2.13. The Neighbourhood Plan assessment also refers to the rarity of the proposed asset, stating *“Symbolised by its designation as a Valued Landscape in this NP, this landscape is rare in the district and region.”* Again, this references the natural landscape. The proposed designation of the area as a Valued Landscape is considered to be the most appropriate for its natural environment character, and sufficient to protect and conserve its importance.

2.14. Whilst there is mention of local artists being inspired by the landscape in the NP Appendix 2 assessment of the landscape, no particular artists are named. Furthermore, the assessment criteria states that the proposed asset should have a **“significant historic association of local or national note”**. It is not considered that the landscape being the subject of artwork by contemporary local and amateur artists justifies its proposed designation as part of historic interest.

2.15. The assessment notes there is group value as a result of the *“Individual assets within the Valued Landscape [which] contribute to the significance of the Valued Landscape as a whole.”* The assets referenced in the text are those included within the archaeological interest section. These assets do not form a distinct group in terms of type of asset, date of asset, or functional or historical relationship. This group is only linked through their proximity to Heydon and location within the proposed valued landscape. They do not form a group as per the wording of the criterion for group value which emphasises the need for *“architectural or historic unity”*. There are no other links to surrounding assets. It is therefore

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

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

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

2.17. This proposed non-designated asset is described thus within the assessment within Appendix 2 of the NP: *“In the 15th and 16th centuries, the land east of the church was the site of a now lost, moated site known as*

² Alison Farmer Associates, Heydon Parish Landscape Appraisal April 2022, pg. 22.

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

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



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

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

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

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

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

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

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

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

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

⁶ [eighteenth-century_the-history-and-antiquities-of-essex-philip-morant-1768-2000/page/601/mode/2up?q=earles](https://www.cambridgeshire.gov.uk/18th-century-the-history-and-antiquities-of-essex-philip-morant-1768-2000/page/601/mode/2up?q=earles)

⁶ Ibid., pg. 10.

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

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

designated heritage asset of archaeological value.

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

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

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



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

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

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

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

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

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

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

to the assets they were built to surround.

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

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

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

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

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

3.0 Heydon Conservation Area

Community Action 3

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

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

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

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

Statement of Significance

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

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

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

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

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

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

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

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

Heydon Conservation Area

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

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

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

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

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

Setting

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

Commentary on the Proposed Extension

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

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

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

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

4.0 Conclusions

4.1. This Heritage Assessment has been prepared on behalf of The Trustees of 3rd Viscount Devonport's Discretionary Trust to assess the impact of the Draft Heydon Neighbourhood Plan (Reg 14) on land within his ownership in the village of Heydon.

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

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

4.3. In relation to the proposed non-designated heritage assets, the assessments concluded that further consideration should be given to the appropriateness of identifying the three potential assets as NDHAs. In the case of Asset no.1 Heydon's Valued Landscape, and Asset no.8 (Brick Walls at Church Field), it is recommended that other forms of recognition and protection would be more appropriate.

4.4. In relation to the extension of the conservation area, the Site of Earles appears to potentially hold sufficient interest to be incorporated into the boundary. It is also possibly of sufficient archaeological interest to warrant NDHA status. However further investigation would

confirm the importance of this site and whether this was appropriate.

4.5. Further consideration should be given to the presentation of the document including the information regarding the proposed non-designated assets throughout the plan and the conservation area boundary extension. The various documents, maps and appendices relating to these elements would benefit from being in a single section of the report to improve accessibility and understanding when the plan is adopted.

4.6. In addition to this, to best inform the boundary change of the conservation area and the best way to appreciate and protect features within Heydon, it would be prudent to start the process of producing a community led conservation area appraisal so that the Neighbourhood Plan can be best informed by understanding the existing special interest of the conservation area.