

Heydon Neighbourhood Plan CONSULTATION STATEMENT

December 2025



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1. Introduction

- 1.1 This Consultation Statement explains the consultation process that was undertaken in producing the submission version of the Heydon Neighbourhood Plan.
- 1.2 This Consultation Statement is required to include the following information under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 (as amended), referred to from this point onwards as the “NP Regulations”:
- details of the people and bodies who have been consulted about the proposed neighbourhood plan
 - an explanation of how they were consulted
 - a summary of the main issues and concerns raised by people consulted
 - a description of how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood plan.
- 1.3 The Consultation Statement also demonstrates how the requirements set out in Regulation 14 of the NP Regulations have been satisfied prior to preparing the submission Neighbourhood Plan.
- 1.4 This statement describes all the non-statutory consultation, the consultation with statutory bodies and other stakeholders undertaken during the development of the Neighbourhood Plan. It documents the issues raised, how these have been considered in the plan-making process and any changes that have been made to the Neighbourhood Plan as a result of the Regulation 14 consultation.
- 1.5 As was the case with the earlier Heydon Community Led Plan (CLP 2022) process, Heydon Parish Council has from the beginning committed to ensuring that the Neighbourhood Plan is developed with the full input of the community. Every effort has been made to consult with the community in a meaningful way at every stage of the Plan’s development. This has been achieved through a range of media and events.

Aims of the Consultation

- 1.6 The key objectives of the process were to:
- Fully engage members of the community in the development of the Plan
 - Review the CLP 2022 and its outputs to ensure continued relevance
 - Ensure effective and regular consultation occurred at all stages in the process to enable continuous input
 - Keep residents fully informed on progress throughout
 - Ensure compliance with all statutory consultation requirements.
- 1.7 Heydon Parish Council established a Neighbourhood Plan group comprising councillors and local residents which started the process of preparing the Neighbourhood Plan in early 2024. This followed the receipt of advice from planning officers at South Cambridgeshire District Council (SCDC) that, building on the work done the CLP 2022, the aspirations set out in this could be given further weight by expressing them in the form of planning policies in a Neighbourhood Plan.

- 1.8 On 15 May 2024, following extensive consultation with officers from the Greater Cambridge Shared Planning Service (GCSP) and others and strong encouragement received, the Parish Council resolved that the CLP 2022 and Heydon Parish Landscape Appraisal (HLA 2022) should form the basis of the Heydon Neighbourhood Plan. This enabled a working group to build on already available data, detailed knowledge of community priorities and established principles, as a foundation for more extensive work in delivery of the Neighbourhood Plan.
- 1.9 Due to the relevance of the CLP 2022 and HLA 2022 to the Heydon Neighbourhood Plan, an overview of the resident and stakeholder engagement work that took place to inform these documents is provided in Chapter 2.
- 1.10 Consultation activity undertaken specifically for the Heydon Neighbourhood Plan can be broken down into three key stages:

Stage	Timing
Initial plan development	May 2024 to August 2024
Advanced plan development	September 2024 to April 2025
Regulation 14 pre-submission consultation	9 May to 20 June 2025

This consultation statement provides an overview of the activity which took place at each of these stages.

2. The Heydon Community Led Plan

Introduction

- 2.1 The Parish Council initiated work on the CLP 2022 (previously Heydon Parish Plan) with its accompanying HLA 2022 in April 2021. The final documents with associated Action Plan were published in May 2022.
- <https://www.heydonparishcouncil.gov.uk/wp-content/uploads/sites/114/2025/08/1652804919HeydonCommunityLedPlan100522.pdf>
- <https://www.heydonparishcouncil.gov.uk/wp-content/uploads/sites/114/2025/08/1652804807HeydonLandscapeAppraisal030422.pdf>
- 2.2 This dual approach was taken due to recognition of the importance of the wider landscape setting to the character of Heydon, and the historic nature of the village itself and surrounding features.
- 2.3 The process established an engaged and enthusiastic level of dialogue with the community on future planning for the village.

Consultation process

- 2.4 Following best practice and advice received from bodies including SCDC, Cambridgeshire ACRE and other Parish Councils, the principles adopted were to focus on data, open communication and multiple engagement routes with the community to ensure a professional and rigorous approach throughout.
- 2.5 A timeline of engagement events and activities undertaken as part of preparing both the CLP 2022 and the Neighbourhood Plan is provided at Appendix 1.
- 2.6 Work on the CLP was carried out by a Parish Council working group comprising two Parish Councillors and five residents with regular review by the full Parish Council managing progress and expenditure.
- 2.7 Information was gathered by a Parish wide survey by questionnaire which enabled all those living in each household to express their views on a wide range of topics. Details of the Community Led Plan survey and results are attached at Appendices 7 and 8.
- 2.8 The questionnaires were completed by 66 households or 68% of a total of 97 households. 70 residents responded out of a total village population of 210 at the time (ONS 2022).
- 2.9 The questionnaire covered the following areas:
- Household - number of residents and age range, length of residence etc.
 - Personal – what residents value about Heydon including built and natural environment, specifically valued aspects of life in the village and potential for improvement in natural diversity etc.
 - Development – future generational housing needs, appropriateness, type and form of any future development, need for business/workplace premises and areas to be protected from development etc.
 - Transport – non car user transport issues, future EV charging need, road safety issues and bus usage etc.
 - Other Services – refuse, road maintenance, broadband, street lighting levels, community amenities etc.
 - Communication – current media & potential improvement, social events & groups etc.

- Anti-Social Behaviour – noise, fly tipping, dog fouling, need for Neighbourhood Watch Scheme etc.

- 2.10 Several drop-in sessions were held to discuss the questionnaire content following issue.
- 2.11 Feedback was provided to residents on the results of the survey with the opportunity to discuss these at further meetings.
- 2.12 Further follow-up sessions were arranged with the community to discuss the resultant Action Plan with subsequent regular up-dates on progress against this reported to residents ongoing. This was a standing agenda item at the bi-monthly Parish Council public meetings.



Image 1: CLP Banner on village green August 2021



Image 2: Community Led Plan questionnaire display August 2021

CLP 2022 Action Plan

- 2.13 The Parish Council took the key outputs from the CLP2022 forward as an Action Plan in the following areas:
- Planning & Development
 - Natural Environment
 - Climate Crisis
 - Community
 - Communication
 - Highways & Traffic
 - Services
 - Recreation & Leisure
 - Anti-Social Behaviour
- 2.14 Copies of the completed CLP 2022 and associated HLA 2022 were provided to households on request and made available as part of a public exhibition. The resultant Action Plan has informed and guided subsequent Parish Council policy and actions.

3. Heydon Neighbourhood Plan initial development

- 3.1 Specific consultation on the Neighbourhood Plan started in mid-March 2024 with the aim of engaging as many stakeholders as possible at an early stage. The team had the benefit of experience gained in the production of the CLP 2022.
- 3.2 A timeline of all community and stakeholder engagement activity on this and the earlier CLP 2022 is attached at Appendix 1.
- 3.3 Following a programme of awareness raising via a village banner and announcements via social media and the Parish Council website, a Parish Council AGM public meeting was convened on 15th May 2024 to consider development of a Neighbourhood Plan for Heydon. A display had been set up explaining the NP process and its relationship to the key outputs from the CLP 2022.



Image 3: NP event Annual Parish Meeting 15 May 2024



Image 4: Discussion on the NP at the Annual Parish Meeting 15 May 2024

- 3.4 The proposed vision and objectives for the Heydon NP were presented at the meeting. These were informed by and flowed from the earlier work on the CLP 2022 and HLA 2022 and the extensive community feedback received in this earlier process through questionnaire responses, formal meetings and village events. The NP Group and Parish Council have continued to take this approach in the development of the current Plan.
- 3.5 The meeting was very well attended with 39 residents present. The local SCDC and County Councillors were also in attendance alongside a representative of the GCSP team who provided very helpful support and explanation on Neighbourhood planning and the process going forward.
- 3.6 The proposal to progress a Neighbourhood Plan received strong support from both residents and local council representatives present and the Parish Council resolved to move forward with the development of a Neighbourhood Plan for Heydon.
- 3.7 A Neighbourhood Plan Group of five people comprising Parish councillors and local residents was established with individual members taking the lead on different elements.
- 3.8 Following the annual Parish Council meeting in May 2024, the Neighbourhood Plan became a standing agenda item at each Parish Council meeting. Residents and other interested parties were able to follow progress on the Neighbourhood Plan via the Parish Council newsletters which are published on the website <https://www.heydonparishcouncil.gov.uk/our-community/newsletter/> and emailed out to a database of subscribers (over 63 contacts).
- 3.9 Information was also shared through regular flyers hand delivered to every household and via updates to the village WhatsApp and Facebook groups. Three newsletters were sent out to village residents during the period 03 June to 1 September 2024
- 3.10 A community question and answer session was held on 1 September 2024 in the church, which included a display on the Neighbourhood Plan and progress to date. 37 people attended this event and the display was maintained in place for a further week.



Image 5: Display at 1 September Q&A session

Please add in pen/pencil your cherished heritage asset (inc. views) and vote
... Or remark on a post-it below (P1)

Asset	Sticky dot or tick
Spring Pond	●●●●●●●●
Brann Ditch	●●●●●●●●
Bus Shelter	●●●●
Heydon Valley view	●●●●●●●●
Avenue of trees	●●●●●●●●
THE SARSEN STONE	●●●●
WALLS NEAR S. POND	●●●●
RIDGE VIEW OVER GOLF COURSE	●●●●
VIEW TO LYNCHETS FROM GOLF COURSE	●●●●●●●●
THE FINGER POIT	●●

Please add in pen/pencil your cherished asset (inc. views) and vote
... Or remark on a post-it below (P2)

Asset	Sticky dot or tick
VIEW ACROSS FIELDS TO DRUMFOOT AIRFIELD	●●●●
Chalk Pit	●●●●●●●●
View of Parker's Knoll from all round	●●●●●●
VIEW FROM DOWN RENTON - NORTH	●●●●
VIEW OF HEYDON FROM WEST (i.e. A505)	●●●●

Image 6: Residents' selection of Heritage Assets and Views at 1 September Q&A session

4. Advanced Plan development

- 4.1 Working alongside a planning consultant, the NP group prepared the initial NP draft during September 2024.
- 4.2 An early informal draft of the plan was shared with GCSP in November 2024 and a request was subsequently made for a draft for SEA/HRA screening submission in January 2025.
- 4.3 A Natural England Screening Opinion dated 8 Apr 2025 was received from GCSP confirming that the Plan can be scoped out of any further SEA/HRA work with a Determination Statement in relation to SEA/HRA screening for the Heydon NP and this was published on the Parish Council's website on pages relevant to the Plan preparation.
- 4.4 During the period 1 September 2024 to 8 February 2025, communication informing residents about the ongoing work on the emerging Neighbourhood Plan took the form of:
- A flyer issued on 29 October 2024 informing residents of the anticipated timings for the Regulation 14 consultation
 - Parish Council newsletters issued 17 November 2024 and 4 December 2024
 - A social media post issued 6 December 2024
 - A Parish Council newsletter issued 8 February 2025
- 4.5 A flyer was issued on 4 May 2025, providing residents of advance notice of the Regulation 14 consultation.
- 4.6 A period of informal engagement work took place in early 2025 with landowners who would be affected by specific proposals contained in the plan. This comprised:
- Reg 14 pre-consultation letters issued to owners of the open spaces proposed for Local Green Space designation on 20 February 2025
 - Reg 14 pre-consultation letters issued to owners of the buildings and structures identified as non-designated heritage assets on 20 February 2025, and
 - Reg 14 pre-consultation letters issued to owners of the King William IV public house on 3 April 2025
 - Further Reg 14 pre-consultation letters issued to owners of NDHAs in the Parish on 3 April 2025.



Image 7: Flyers and social media posts

5. Regulation 14 engagement

- 5.1 Pre-submission consultation on the Heydon Neighbourhood Plan was undertaken during the period 9 May to 20 June 2025.

Who was consulted and how were they consulted?

Community

- 5.2 Heydon comprises approximately 100 households with a population of some 213 at the 2021 census. As has been the case throughout the entire NP development, for Reg 14 a range of methods were used to engage with village residents, seeking to ensure that everyone was fully informed about the process and explain what could and could not be influenced. A timeline for all consultation activities can be found at Appendix 1.
- 5.3 A flyer was issued on 4 May 2025, providing residents of advanced notice of the Reg 14 consultation.



Image 8: Flyer issued 4 May 2025

- 5.4 A formal Reg 14 consultation notification and feedback questionnaire were delivered to residents at the start of the consultation period on 9 May 2025. The notification was delivered to all households and uploaded to the Parish Council website. Copies of these documents can be found at Appendix 3 . The notification also explained the following:
- What is a Neighbourhood Plan?
 - What is Reg 14 consultation?
 - Where to access the Plan in full.
 - How to comment on the Plan.

- 5.5 The notification also contained an overview of the objectives and planning policies contained in the Plan.
- 5.6 A feedback form was made available to help residents respond to the consultation. Consultees were invited to make comments using the feedback form by email or physical deposit in a dedicated Neighbourhood Plan post box in the church. It was also made clear that comments made in a different written format i.e. via an email or letter to the PC Chairman would also be accepted.
- 5.7 On 11 May 2025 a post-box for feedback returns was set up in the church with hard copies of the Reg 14 draft Plan available for easy reference. A Plan display was set up at the village garden party in Heydon church grounds with members of the NP group available to answer queries. The display was maintained in the church for the subsequent 5 days.
- 5.8 Posters and banners were set up at three village gateway locations on 20 May 2025 publicising the Reg 14 Consultation and a further flyer was issued to all village residents.
- 5.9 The Annual Parish Meeting was held in the church, attended by District and County Councillors. 31 residents were in attendance. An NP overview briefing was given followed by an open discussion and Q&A session. This provided an opportunity for residents to discuss the Neighbourhood Plan with others and to put queries to the NP group. The church display, with hard copies of the document for reference, was maintained in place throughout the subsequent Reg 14 consultation period.



Image 9: Regulation 14 post box for paper returns



Image 10: Annual Parish Meeting 29 May 2025

- 5.10 On 9 June 2025, flyers were issued to households and posted to social media plus three new banners created to publicise further upcoming discussion sessions in the church.
- 5.11 17 and 18 June 2025: Newsletter, social media posts and flyers issued reminding the community of imminent closure of Reg. 14 response period, with final reminder by social media on 20 June 2025.
- 5.12 The Reg 14 consultation period closed on 20 June 2025. The feedback returns post box was kept open until midnight for last-minute returns.
- 5.13 A flyer was issued to update on Reg 14 progress on 23 June 2025.
- 5.14 On 26 August 2025 a further update was made to village residents on Reg 14 process progress and next steps by flyer and social media posts.
- 5.15 Reg 16 Submission 1 December 2025.



Statutory Consultees

- 5.16 Regulation 14 b) of the Neighbourhood Planning Regulations stipulates that the qualifying body (Heydon Parish Council) should consult any consultation body set out in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a Neighbourhood Development Plan.
- 5.17 Accordingly, the Statutory Bodies in the following table were notified by email and in some cases post, of the Reg 14 consultation and were invited to respond to the Plan detail.
- 5.18 A copy of the form of the Reg 14 consultation notification sent to Statutory Consultees can be found at Appendix 4.

Pre-Submission Consultation on the Heydon Neighbourhood Plan - Consultation Bodies		
Consultation Body under Schedule 1 of the Neighbourhood Planning Regulations	Relevant organisation for the Heydon Neighbourhood Plan	Consultee Reference
Local Planning Authority	South Cambridgeshire District Council/Greater Cambridge Shared Planning Service Officers and District Councillor	SC1 SC2
Neighbouring local planning authority	Uttlesford District Council	SC3
Neighbouring local planning authority	North Hertfordshire District Council	SC4
County Council	Cambridgeshire County Council Officers and County Councillor	SC5 SC6
Other	Cambridgeshire and Peterborough Combined Authority	SC7
Other	Member of Parliament for the Parish	SC8
Neighbouring Parish	Great Chishill Parish Council	SC9
Neighbouring Parish	Chrishall Parish Council	SC10
Neighbouring Parish	Elmdon, Duddenhoe End and Wenden Lofts Parish Council	SC11
Neighbouring Parish	Barley Parish Council	SC12
Neighbouring Parish	Duxford Parish Council	SC13
Neighbouring Parish	Fowlmere Parish Council	SC14
Neighbouring Parish	Thriplow and Heathfield Parish Council	SC15
Neighbouring Parish	Royston Town Council	SC16

Pre-Submission Consultation on the Heydon Neighbourhood Plan - Consultation Bodies		
The Coal Authority	As written	SC17
Homes England	As written	SC18
Natural England	As written	SC19
Environment Agency	As written	SC20
Historic Buildings and Monuments Commission for England (Historic England)	As written	SC21
Network Rail Infrastructure Limited	As written	SC22
A strategic highways company any part of whose area is in or adjoins the Neighbourhood Area; National Highways.	As written	SC23
Where the Secretary of State is the highway authority for any road in the area of a local planning authority any part of whose area is in or adjoins the Neighbourhood Area, the Secretary of State for Transport	Not applicable	
Marine Management Organisation	Not applicable	
Any person i) to whom the electronic code applies by virtue of a direction given under section 106 (3) (a) of the Communications Act 2003; and ii) who owns or controls electronic communications apparatus situated in any part of the area of the local planning authority	<ul style="list-style-type: none"> • BT Open Reach • County Broadband • Mobile Operators Association 	SC24 SC25 SC26
Where it exercises functions in any part of the Neighbourhood Area: <ul style="list-style-type: none"> • an integrated care board established under chapter A3 of part 2 of the National Health Service Act 2005 • the National Health Service Commissioning Board; • A person to whom a license has been granted under section 6 (1) (b) and (c) of the Electricity Act • A person to whom a license has been granted under 	<ul style="list-style-type: none"> • NHS England (Midlands and East) • Cambridgeshire and Peterborough NHS Foundation Trust • Cambridge University Hospital NHS Foundation Trust • East of England Ambulance Service • NHS Property Services • Granta Medical Practice • National Gas (Avison Young) • UK Power Networks • Transco National Grid (Avison Young) 	SC27 SC28 SC29 SC30 SC31 SC32 SC33 SC34 SC35

Pre-Submission Consultation on the Heydon Neighbourhood Plan - Consultation Bodies		
section 1(2) of the Gas Act 1986 <ul style="list-style-type: none"> • A sewage undertaker • A water undertaker 	<ul style="list-style-type: none"> • Anglian Water • Affinity Water • Cambridge Water 	SC36 SC37 SC38
Voluntary bodies some or all of whose activities benefit all or any part of the Neighbourhood Area	<ul style="list-style-type: none"> • Cambridge Citizen's Advice Bureau • 7th Royston (Barkway) Scout Group • RSPB 	SC39 SC40 SC41
Bodies which represent the interests of different racial, ethnic or national groups in the Neighbourhood Area	<ul style="list-style-type: none"> • Beds, Cambs and Northants Wildlife Trust • British Horse Society • Woodland Trust • Ramblers Association • Cambridge Group • Campaign to Protect Rural England – Cambs & Peterborough • Bat Conservation Trust • British Lepidoptera • Cambridgeshire Geological Society • Cambridge Past, Present and Future • Sustrans East of England • Natural Cambridgeshire • Sport England 	SC42 SC43 SC44 SC45 SC46 SC47 SC48 SC49 SC50 SC51 SC52 SC53
Bodies which represent the interests of different religious groups in the Neighbourhood Area	<ul style="list-style-type: none"> • Holy Trinity Church, Heydon - Chelmsford Diocese representing the church • Icknield Way Parishes • Cambridge Inter-Faith Group • Church Commissioners for England 	SC54 SC55 SC56 SC57
Bodies which represent the interests of persons carrying on business in the Neighbourhood Area	<ul style="list-style-type: none"> • Landowners and agents: <ul style="list-style-type: none"> - Ceres Rural representing Mr Akhtar - Carter Jonas representing Lord Devonport - Owner of the King William IV public house - Brampton Valley Homes 	SC58 SC59 SC60

Pre-Submission Consultation on the Heydon Neighbourhood Plan - Consultation Bodies		
	<ul style="list-style-type: none"> • Cambridgeshire Chambers of Commerce • IWM Duxford • Exolum Group • East West Rail Consortium • Cambridgeshire Constabulary • Chrishall School • Fowlmere School • Cambridge Fire and Rescue Service <p>21 additional local businesses</p>	<p>SC61</p> <p>SC62</p> <p>SC63</p> <p>SC64</p> <p>SC65</p> <p>SC66</p> <p>SC67</p> <p>SC68</p> <p>SC69</p> <p>SC70 - 91</p>
Bodies which represent the interests of disabled persons in the neighbourhood area	<ul style="list-style-type: none"> • Age UK Cambridgeshire • Disability Cambridgeshire • Cambridgeshire Mobile Library Service • Camsight • Royston & District Community Transport 	<p>SC92</p> <p>SC93</p> <p>SC94</p> <p>SC95</p> <p>SC96</p>

Table 1: Consultation bodies contacted at the beginning of the Reg 14 consultation

Summary of the main issues and concerns raised

- 5.19 Responses were received from six statutory consultees, one landowner/agent/developers, 46 residents (35% of households) and none who identified as local businesses. Detailed schedules of comments received, resultant changes to the Plan and reasons for these can be found in the tables at Appendices 5 and 6.

Local Residents

- 5.20 The majority of responses from residents on the feedback questionnaire were very supportive of the Plan elements, over 90% were ranked 'Strongly Agree' or 'Agree' across most headings. The feedback form used may be found in Appendix 3 and the numerical results in Appendix 5.
- 5.21 Whilst only 2% of total responses from residents were in disagreement with elements of the plan (there were 8 elements that were each disagreed with by one person -2%, and 7 disagreed with by two people- 4%) there were slightly higher levels of disagreement on three elements, CA5 – EV Charging (5 people - 11%) CA8 – Participation in biodiversity initiatives (4 people - 9%) and CA15 – Control of speeding traffic (3 people - 7%).
- 5.22 Whilst a large proportion of comments were supportive or seeking clarification and have led to minor edits, the table below summarises the limited number of more significant issues raised on specific topics.

Summary of significant Reg 14 comments from residents

Significant Issues	Comments
Objective 6/Policy HEY 10 Ensuring new residential development is suited to addressing needs in the Parish and delivering homes that meet the village's needs.	6 comments received expressing concern that provision should be made for both elderly and younger residents and the need to maintain a variety of property sizes. One respondent raised the issue of affordable housing.
Objective 7/Policy HEY11 and HEY12 Taking suitable opportunities to deliver a community meeting space in the Parish, delivering improved community infrastructure for the Parish community and safeguarding the public house	6 comments received around these topics, querying the challenge these aims present, giving ideas and highlighting the opportunity that the church offers.
Policies HEY1 and HEY3 Protecting and enhancing Heydon's landscape character and recognising its area of Valued Landscape and Locally Important Views	1 comment querying the extent of Valued Landscape designation (within HLA 2022) and suggesting possible extension. 3 comments providing suggestions for additional LIVs.
Policy HEY6 Conserving and enhancing heritage assets in Heydon Parish	1 comment expressing concern at the implications of NDHA designation of their frontage.
Policy HEY8 Protecting and enhancing Heydon's natural features and sites of biodiversity value	3 comments received expressing concern at proposed additional recognition for trees and constraints placed on property owners by tree

Significant Issues	Comments
	designation and biodiversity initiatives more generally. 1 comment expressed concern about the management of areas of biodiversity.
Community Acton 5 Work with CCC to secure a 6 port EV charging facility for the village in a practical and appropriate location.	2 comments questioned the need for public EV charging provision.

Table 2: Summary of significant comments from residents at Reg 14 stage

Statutory Consultees

5.23 Responses were received from the statutory consultees and the landowner/ developer/ agents in the table below.

No.	Consultee Name
SC1	South Cambridgeshire District Council (SCDC)
SC20	Environment Agency
SC21	Historic England
SC36	Anglian Water Services
SC45	Cambridge Group of the Ramblers
SC50	Cambridge Past, Present & Future
SC59	Carter Jonas on behalf of The Trustees of 3rd Viscount Devonport's Discretionary Trust
SC59a	Landscape Consultants Ltd Landscape and Visual Review on behalf of The Trustees of 3rd Viscount Devonport's Discretionary Trust
SC59b	JB Heritage Consulting Ltd Heritage Assessment on behalf of The Trustees of 3rd Viscount Devonport's Discretionary Trust

5.24 An overview of the key issues raised by statutory consultees is provided below. For the avoidance of doubt, references quoted are all those in the original Reg 14 draft Plan.

Summary of significant Reg 14 comments from statutory consultees

Consultee Ref	Consultee	Supportive overall?	Areas of concern/disagreement
SC1	South Cambridgeshire District Council (SCDC)	Overall supportive Numerous helpful suggestions for text edits and content improvement	A comprehensive response on many aspects of the Plan including: <ul style="list-style-type: none"> • Clarification that potential Conservation Area extension is a separate statutory process outside the Neighbourhood Plan • Further clarity needed on criteria for ICF 3 designation • Querying level of supporting material for LIVs • Questioning inclusion of View 1 in HEY3 and public accessibility for View 3

Consultee Ref	Consultee	Supportive overall?	Areas of concern/disagreement
SC20	Environment Agency	Overall supportive	<ul style="list-style-type: none"> • Standard advice provided on numerous environmental issues • Need for policy/best practice alignment for issues such as flood risk, future development requirements, water efficiency etc. • Need to consider phasing of future growth with planned delivery of sustainable water supplies and ground water protection
SC21	Historic England	<p>Very supportive generally. Welcome the production of this NP and pleased to see that the historic environment of the Parish features throughout. In particular welcome draft Policy HEY4.</p> <p>Welcome Policy HEY6 seeking to protect and enhance the built historic environment.</p> <p>Welcome Policy HEY7 in relation to climate adapted and resilient design.</p>	<ul style="list-style-type: none"> • Standard advice provided on relevant issues
SC36	Anglian Water Services	<p>Overall supportive of the policy of prioritising the delivery of BNG within the NP area to support habitat recovery and enhancements within the existing green and blue infrastructure.</p> <p>Pleased to note that water efficiency is referenced within the Plan, highlighting the need for measures to improve water efficiency standards and opportunities for water re-use and recycling.</p>	<ul style="list-style-type: none"> • Standard advice provided on relevant issues, including Sustainable Drainage Systems (SuDS), water recycling and sewer flooding • Encouraged inclusion of Anglian Water 'Shared Standards in Water Efficiency for Local Plans'

Consultee Ref	Consultee	Supportive overall?	Areas of concern/disagreement
SC45	Cambridge Group of the Ramblers	<p>Welcome the aspiration to provide a safe off-road path to Heydon Chalk Pit.</p> <p>General advice in relation to financial support available for permissive footpaths and recommendation that wherever possible permissive paths are recorded according to the County Council's 'Permissive Path Agreement'.</p>	<ul style="list-style-type: none"> Concern at no mention of Cambridgeshire 'Rights of Way Improvement Plan' (RoWIP) or reference to the aspiration of the Icknield Way Association to see the route adopted as a 'National Trail'
SC50	Cambridge Past, Present & Future	<p>Support the aims of the Neighbourhood Plan to protect and enhance the landscape character, the built heritage and biodiversity.</p> <p>Particularly support the identification of non-designated heritage assets and encourage nomination on Cambridgeshire's Local Heritage List.</p>	Not relevant
SC59	Carter Jonas on behalf of The Trustees of 3rd Viscount Devonport's Discretionary Trust	<p>No changes requested to the vision for the draft NP.</p> <p>Appropriate to seek to protect the landscape character and setting of the village.</p> <p>No changes requested to the Themes/Objectives of the NP.</p> <p>Acknowledge appropriateness of the key design principles for development in the village identified in Policy</p>	<ul style="list-style-type: none"> Question the deliverability of elements of the Plan in the absence of provision for new development Question compliance with Basic Conditions in certain respects. Object to Policy HEY1 because the proposed Valued Landscape designation on the northern part of the village is not informed by robust evidence Request exclusion of Chishill Down from the Valued Landscape area Object to Policy HEY2 because the proposed ICF designations at land south of Heydon Lane and West of

Consultee Ref	Consultee	Supportive overall?	Areas of concern/disagreement
		HEY4. No changes requested.	<p>Chishill Road do not meet designation criteria</p> <ul style="list-style-type: none"> • Object to Policy HEY3 because proposed LIVs west of Chishill Road, south of Heydon Lane, west of Fowlmere Road and east of Fowlmere Road are not informed by robust evidence or selection criteria • Request exclusion of LIVs at land west of Chishill Road (No.2), Chishill Down (No.3) land south of Heydon Lane (No.4) and land east of Fowlmere Road (No.8) • Object to Policy HEY5 because the proposed LGS (5) designation at land South of Heydon Lane does not meet the criteria for designation • Object to Policy HEY6 because the proposed NDHAs of Heydon's Valued Landscape, the site of Earles (or Earlesbury) and the visually important walls on the south side of Heydon Lane are not informed by robust evidence • The proposed extension to Heydon's Conservation area is not informed by robust evidence • Request deletion of Valued Landscape, site of Earles (or Earlesbury) and Visually Important Walls (Asset 8) as NDHAs and remove reference to Heydon Conservation Area. • Object to Policy HEY10 because it is not positively prepared • Request NP group consider allocating land for development on the edge of the village to meet the needs for housing and community infrastructure • Object to Policy HEY11 because it is not positively prepared
SC59a	Landscape Consultants Ltd Landscape and Visual Review on behalf of The	The NP demonstrates a commendable effort to reflect local landscape	<ul style="list-style-type: none"> • Highlight inconsistencies and technical deficiencies • Question the evidence provided for inclusion of Chishill Down in the Valued Landscape designation and

Consultee Ref	Consultee	Supportive overall?	Areas of concern/disagreement
	Trustees of 3rd Viscount Devonport's Discretionary Trust	character and visual amenity. Various recommendations for improvement to the NP content, for example in relation to Valued Landscape and LIVs.	inconsistency in evidence consideration of 'sensitive breaks in slopes' • Question quality of material and details supporting LIVs, public accessibility of View 3 and insufficient justification for View 4
SC59b	JB Heritage Consulting Ltd Heritage Assessment on behalf of The Trustees of 3rd Viscount Devonport's Discretionary Trust	Helpful suggestions for improvement of NDHA material and useful additional narrative in relation to Community Action 3. Recognise that the site of Earles (or Earlesbury) appears to hold sufficient interest to be incorporated into any extension of the Conservation Area boundary and is possibly of significant archaeological interest to warrant NDHA status.	<ul style="list-style-type: none"> • None of the proposed NDHAs have been nominated or included in Cambridgeshire's Local Heritage List • Question inclusion of Valued Landscape as an NDHA • Question quality of supporting material in relation to various NDHAs • Question justification for some Visually Important Walls as NDHAs and their group value • Question need for additional NDHA designation for walls forming the curtilage of listed properties

Table 3: Summary of key issues raised by statutory consultees at Reg 14 stage

How issues and concerns raised in consultation have been considered and, where relevant, addressed in the proposed Neighbourhood Development Plan

- 5.25 The NP group has carefully considered all responses received and the need for consequent modification to the draft Plan in detail with the support of ACRE, following Locality guidelines.
- 5.26 Appendices 5 and 6 provide a detailed record of all the responses received from statutory consultees and residents at pre submission stage, changes made and reasons for these.

Glossary

Term	Definition
The Heydon Community Led Plan Abbreviation: CLP 2022	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: www.scambs.gov.uk
Emerging Greater Cambridgeshire Local Plan Abbreviation: GCLP	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: www.greatercambridgeplanning.org
Greater Cambridge Shared Planning Service Abbreviation: GCSP	A shared planning service covering both South Cambridgeshire District Council and Cambridge City Council

Appendix 1 – Timeline of community and stakeholder engagement activity and events held in developing and executing the Heydon Community Led Plan and in subsequent development of the Heydon Neighbourhood Plan

Event Date	Engagement Activity	Notes
HEYDON COMMUNITY LED PLAN		
5/07/2021	Feasibility and advice conference call held with ACRE on Parish Plan/Community Led Plan (CLP) proposal.	
21/07/2021	Initial flyer to village residents giving notification of the intent to progress a Parish Plan (now CLP).	All households
21/07/2021	Parish Council village meeting held in the Church	
04/08/2021	Heydon Parish flyer sent regarding imminent Parish Plan (now CLP). Questionnaire issued and other notices (banner and newsletter)	All households
05/08/2021	Church display on Parish Plan (now CLP) proposal	
07/08/2021	Flyer and issue of Parish Plan (now CLP) questionnaire	All households
08/08/2021	Drop-In Session No 1 held in the church	11 attendees signed in
11/08/2021	Drop-In Session No 2 held in the church	21 attendees signed in
18/08/2021	Drop-In Session No 3 held in the church	
25/08/2021	Drop-In Session No 4 and questionnaire returns Post Box launch held in the church	
01/09/2021	Flyer and banner – alerting the community to the imminent CLP questionnaire return closure date.	All households
03/09/2021	Last chance flyer issued on CLP questionnaire returns.	All households
06/09/2021	Traffic survey carried out in the village to assess potential speeding issue raised by some residents.	
06/09/2021	Flyer issued providing an update on progress and announcement of further Drop-In dates	All households
20/09/2021	Flyer announcement of further Drop-In dates for public consultation	All households
30/09/2021	Consultation with Emma Dyer - Development Officer for Community Led Plans	
11/10/2021	Banner display and flyer issued to update residents on progress	All households
11/10/2021	News article regarding Heydon CLP in Community Development SCDC written by Emma Dyer	

Event Date	Engagement Activity	Notes
20/11/2021	Physical post of CLP questionnaire results to all residents and request for any further comment.	All households
24/11/2021	CLP questionnaire results Drop-In session No 1 held in church, Parish Council (PC) hosted	
27/11/2021	CLP questionnaire results Drop-In session No 2 in church, PC hosted	
14/12/2021	Flyer delivered to residents confirming closure of the period for comments and commencement of CLP drafting.	All households
20/01/2022	Flyer delivered to residents to update on progress of draft CLP and commencement of work on the Heydon Parish Landscape Appraisal (HLA)	All households
24/03/2022	Banner displayed and flyer issued to residents regarding a meeting to share results of work on the CLP and HLA.	All households
30/03/2022	2nd flyer issued and invitation to share results of CLP and HLA work	All households
13/05/2022	Banner displayed and flyer issued giving notice of completion of CLP and HLA work	All households
17/05/2022	Parish Council AGM and public launch meeting held for the completed CLP and HLA	
31/05/2022	Copies of the completed CLP and HLA documents dispatched to SCDC Councillor Tumi Hawkins (Lead Member for Planning)	
31/05/2022	Copies of the completed CLP and HLA documents posted to SCDC Planning Team for information and awareness	
31/05/2022	Copies of the completed CLP and HLA documents sent to Councillors Peter MacDonald (CCC) & James Hobro (SCDC)	
Ongoing	Further follow-up sessions were arranged with the community to discuss the resultant Action Plan with subsequent regular updates on progress against this reported to residents ongoing. This was a standing agenda item at the bi-monthly Parish Council public meetings.	
15/11/2022	Video consultation with Nancy Kimberly - Principal Planning Policy Officer SCDC to discuss potential for Conservation Area extension and other planning issues raised by the CLP work.	
17/11/2022	Video consultation with Christian Brady - Lead Officer Conservation SCDC regarding potential Conservation Area extension.	
HEYDON NEIGHBOURHOOD PLAN		
27/10/2023	Attendance at GCSP Community Involvement Drop-In event in Arbury hosted by Lizzie Wood, Senior Planning Policy Officer.	
15/12/2023	Meeting at Mandela House with Lizzie Wood (GCSP) and Ian Poole (consultant) regarding feasibility of Neighbourhood Plan creation	Initial NP feasibility discussion
13/03/2024	Conference call - advisory on next steps for a NP- Lizzie Wood SCDC	Process clarification

Event Date	Engagement Activity	Notes
15/03/2024	The Heydon Neighbourhood Plan Area was designated by SCDC	
22/03/2024	Flyer announcing the PC intent to progress a Heydon Neighbourhood Plan issued to all residents	All households
26/04/2024	Newsletter update issued to Parish residents	e mail
01/05/2024	Conference call held with Alison Brown ACRE Cambridge on process, securing consultancy and funding.	Resource engagement
09/05/2024	Banner posted for one week advertising NP discussion at the Parish Council AGM in the church	
10/05/2024	Notice posted on social media and Parish Council website	
15/05/2024	Parish Council AGM and community discussion on proposed NP development. Display on NP concept set up and maintained for a week in the church.	39 attendees plus District and Parish councillors and SCDC NP team
03/06/2024	Parish Council newsletter on Parish Council website and email sent to subscribers	
11/07/2024	Parish Council newsletter on Parish Council website and email sent to subscribers	
25/07/2024	Parish Council meeting – standing agenda item.	
24/08/2024	Parish Council newsletter on Parish Council website and email sent to subscribers	
24/08/2024	Flyer issued to residents with update news and an invitation to attend a further NP event	All households
01/09/2024	NP display set up for a week and a community Q&A session held in the church	37 attendees
05/09/2024	Parish Council meeting – standing agenda item.	
29/10/2024	Flyer delivered regarding upcoming consultation pre-Reg 14	All households
17/11/2024	Parish Council newsletter on Parish Council website and email sent to subscribers	
18/11/2024	Parish Council meeting – standing agenda item.	
Nov 2024	Request from GCSP for SEA/HRA Screening	
04/12/2024	Parish Council newsletter and email sent to subscribers	
06/12/2024	Social Media post regarding NP timing	
Jan 2025	Prepared version of Plan for SEA/HRA screening.	
30/01/2025	Parish Council meeting – standing agenda item.	
31/01/2025	Draft Plan submitted to GCSP for SEA/HRA screening.	
08/02/2025	Parish Council Newsletter and email sent to subscribers	
20/02/2025	Reg 14 pre-consultation letters issued to landowners of proposed Local Green Spaces and NDHAs.	
27/03/2025	Parish Council meeting – standing agenda item.	

Event Date	Engagement Activity	Notes
03/04/2025	Further Reg 14 pre- consultation letters issued to King William IV public house owner and additional NDHA owners in the Parish.	
14/04/2025	Natural England Screening Opinion dated 8 Apr 2025 received from GCSP confirming that the Plan can be scoped out of any further SEA/HRA work.	
14/04/2025	Determination Statement in relation to SEA/HRA screening for the Heydon NP received from GCSP and published on the Parish Council's website on pages relevant to the Plan preparation.	
04/05/2025	Flyer to all residents giving advanced notice of imminent start of Reg 14 consultation.	All households
09/05/2025	Flyer and social media launch advising Reg 14 Consultation. A formal Reg 14 consultation notification and feedback questionnaire delivered to all residents	All households
09/05/2025	Reg 14 Consultation notification issued by email or post to all Statutory Consultees	
10/05/2025	Notification of Community Meeting to discuss NP and Reg 14 consultation in Church 29/05/2025	Flyer , social media, and launch letter
11/05/2025	Community consultation returns post-box set up in church with hard copies of Reg 14 draft Plan available for easy reference.	Church Location for all residents' access
11/05/2025	Plan display set up at village garden party in Heydon church grounds 2-5pm with members of the NP group available to answer queries. Display maintained for subsequent 5 days.	38 village attendees
20/05/2025	Posters and banners set up at three village gateway locations announcing Reg 14 Consultation commencement and further flyer issued to all village residents	All households plus passing traffic
29/05/2025	Annual Parish Meeting held in the church attended by District and County Councillors. An NP overview briefing was given followed by an open discussion and Q&A session. A display on the NP explaining the Reg 14 consultation process with hard copies of the document for reference was kept in place in the church for the duration of the consultation period.	39 attendees
03/06/2025	Banners refreshed to maintain interest at all three village gateway entrances	
09/06/2025	Flyers were issued to households and posted to social media plus three new banners created to publicise further upcoming discussion sessions in the church	All households plus passing traffic
14/06/2025	Reminder sent out on social media with further explanation on how to access Reg 14 documents.	
15/06/2025	Two open discussion sessions with display held in church hosted by the Parish Council	7 attendees plus Parish Councillors

Event Date	Engagement Activity	Notes
17/06/2025	Newsletter issued electronically and social media communication reminding the community of imminent closure of Reg. 14 response period.	
18/06/2025	Flyer issued to all households and social media communication reminding of importance and imminent closure of Reg. 14 response period.	All households
20/06/2025	Final reminder issued on social media.	
20/06/2025	Closure of Reg. 14 consultation period. Community consultation returns post box kept open until midnight for last-minute returns	
23/06/2025	Update on Reg 14 Progress by flyer to Heydon village residents	All households
31/07/2025	Parish Council meeting – standing agenda item.	
26/08/2025	Flyer and social media communication update to village residents on Reg 14 process progress and next steps	All households
26/09/2025	Parish Council meeting – standing agenda item.	
11/11/2025	Progress update posted on social media and website.	
25/11/2025	Parish Council Meeting – standing agenda item	
01/12/2025	Heydon Neighbourhood Plan Reg 16 submission	

Appendix 2 - Pre Reg 14 consultation letters sent to NDHA and LGS landowners and NDHA village owners

Clerk: Mrs Sally Walmesley
Chairman: Mr John Arthur

Redwood Lodge
South Street, Litlington
Nr Royston
Herts
SG8 0QR
Tel: 01763 852137
E-mail:
parishclerk@heydonparishcouncil.org

6th January 2025

Dear

Re: Heydon Parish Neighbourhood Plan
Pre-Submission Regulation 14 Consultation

We are writing to tell you about our Neighbourhood Plan which will be out for formal consultation with the community and other important stakeholders later this year. This consultation is undertaken in accordance with Regulation 14 of the Neighbourhood Planning Regulations and is referred to as the Pre-Submission Regulation 14 consultation.

You are regarded as an important stakeholder in the plan because features or structures which you own or live in have been identified as potential non-designated Heritage Assets or a Local Green Space. This means the features or structures are considered to be locally significant in heritage terms and that they contribute to the unique character and distinctiveness of the parish.

What does it mean if a property, asset or feature is on the list?

- In the event that a planning application is submitted and the proposal is found to have a potential impact on the building or structure, the importance of preserving the historic significance of it will be considered.
- There will be a presumption to preserve the particular significance of the non-designated heritage asset, but this will be balanced against other material considerations. The policy in the consultation draft Neighbourhood Plan states:
“a balanced judgement will be applied having regard to the scale of harm or loss and the significance of the heritage asset”.
- A non-designated heritage asset does not have the same status as a ‘listed’ building and listed building consent will not be required for future works.

- Your permitted development rights are not affected.
- Any planning applications for works to a non-designated heritage asset will be expected to show how the historic or local importance of the building has been taken into consideration in the design process.

This document provides a description of each of the proposed assets, together with an explanation as to why each building or structure is considered to have heritage significance. The criteria used to identify the proposed non-designated heritage assets is also explained.

Your views are important to us. You can provide them by writing to us at <clerk@heydonparishcouncil.com>

The list of proposed non-designated heritage assets which we believe interest you are itemised below . Please see the attached map and Lidar Image. Relevant items are marked on the map in **RED**

DESCRIPTIONS, MAP AND LIDAR FOLLOW HERE

Clerk: Mrs Sally Walmesley

Chairman: Mr John Arthur

Redwood Lodge

South Street, Litlington

Nr Royston

Herts

SG8 0QR

Tel: 01763 852137

E-mail:

parishclerk@heydonparishcouncil.org

3rd April 2025

Dear

Re: Heydon Parish Neighbourhood Plan

Proposed Non-designated Heritage Assets - Walls

We are writing to tell you about our Neighbourhood Plan which will be out for formal consultation with the community and other important stakeholders later this year. This consultation will be undertaken in accordance with Regulation 14 of the Neighbourhood Planning Regulations and is referred to as the Pre-Submission Regulation 14 consultation.

You are regarded as an important stakeholder in the Plan because a section of wall bounding the property which you own or live in has been identified as a potential Non-designated Heritage Asset.

Non-designated Heritage Assets

Non-designated heritage asset 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.

What does it mean if a property, asset or feature is on the list?

- In the event that a planning application is submitted and the proposal is found to have a potential impact on the building or structure, the importance of preserving the historic significance of it will be considered.

- There will be a presumption to preserve the particular significance of the Non-designated Heritage Asset, but this will be balanced against other material considerations. The policy in the consultation draft Neighbourhood Plan states: *“a balanced judgement will be applied having regard to the scale of harm or loss and the significance of the heritage asset”*.
- A Non-designated Heritage Asset does not have the same status as a ‘listed’ building and listed building consent will not be required for future works unless the wall is already listed.
- Your permitted development rights are not affected.
- Any planning applications for works to a Non-designated Heritage Asset will be expected to show how the historic or local importance of the building has been taken into consideration in the design process.

This document provides a brief description of the proposed asset where you may have an interest, together with an explanation as to why this structure is considered to have significance.

Detail on the proposed Non-designated Heritage Asset walls within the village including the boundary wall which we believe may be of interest to you is set out below.

Visually and Historically Important Walls in Heydon:

Location:

Description:

Significance:

- Architectural and artistic interest. The walls are constructed of a material local to the area and a key characteristic in the village. The technique (English wall bond and Flemish bond) is also of architectural interest.
- Landmark status. Heydon’s locally and historically important walls have a strong association with Heydon as a settlement and are a key feature in the village street scene.
- Group value. Each visually important wall contributes to the group value. Together they provide a key element in the visual appeal of the built environment of the village.

We attach a map below indicating the proposed NDHA walls.

For your further information, we have prepared a document describing all the Non-designated Heritage Assets within the village which are proposed for inclusion in the Neighbourhood Plan and their significance. This can be accessed through the following link <https://www.heydonparishcouncil.com/secureDocsHeydon/reactFiles/pdfs/HeyNPAppendix2050225.pdf>

We wanted to give you an opportunity to respond to us on these matters. Any views or comments you may have at this stage are important to us. You can provide them by writing to us at <clerk@heydonparishcouncil.com>

Yours faithfully

Sally Walmesley

Clerk to Heydon Parish Council

Appendix 3 - Reg 14 Community notification document and feedback form issued to local residents and local business owners

Community Notification

Heydon Neighbourhood Plan Regulation 14 Community Consultation

Heydon Parish Council invites representations on its draft Neighbourhood Development Plan, known as the “Heydon Neighbourhood Plan”. This is a formal public consultation being run in accordance with Regulation 14 of The Neighbourhood Planning (General) Regulations 2012. The consultation period runs from Friday 9th May to midnight on Friday 20th June. This differs from the Community-Led Plan inasmuch as it follows a formally laid down process specified by planning legislation.

Important Documents:

Reg 14 Draft Neighbourhood Plan

<https://www.heydonparishcouncil.com/secureDocsHeydon/reactFiles/pdfs/HeydonNeighbourhoodPlan20252041Reg14final300425.pdf>



Response Form

<https://www.heydonparishcouncil.com/secureDocsHeydon/reactFiles/pdfs/HeydonNeighbourhoodPlanConsultationResponseForm.docx>



What is a Neighbourhood Plan?

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. Our Neighbourhood Plan is a community-led framework and a natural progression from the Heydon Community Led Plan and Heydon Landscape Appraisal published in 2022. It will give the community the opportunity to indicate how we see the village evolving up to 2041. It becomes part of the statutory development plan for the Parish and this means the local planning authority

must use the policies in our Neighbourhood Plan when considering planning applications.

What is the Regulation 14 Consultation?

This is a legally required stage in creating our Neighbourhood Plan. It is the opportunity for the community and other bodies to comment on our draft Plan. Following consultation a final draft Plan, reflecting the outcome of this consultation, is sent to the local authority. The local authority will publish that version for a further round of community and stakeholder engagement, following which an independent examination will take place

After independent examination and if approved to proceed, a formal referendum on the Plan will be held in the village. If this secures over 50% of votes in support of the Plan it comes into force as part of the statutory plan for the area.

Where can I see the Plan?

- The Plan
<https://www.heydonparishcouncil.com/secureDocsHeydon/reactFiles/pdfs/HeydonNeighbourhoodPlan20252041Reg14final300425.pdf>
- Copies are available to view in the Church if you cannot access the Plan online.

How do I comment on the Plan?

- Comments are welcomed from all residents
- Complete the response form which has been delivered to every household and return it to the Neighbourhood Plan post box in the church. If you have not received a form or if you need your form to be collected, please contact Steve Bucksey on stevebuckseyheydonpc@gmail.com.
- Alternatively download the form from <https://www.heydonparishcouncil.com/secureDocsHeydon/reactFiles/pdfs/HeydonNeighbourhoodPlanReg14ConsultationResponseFormfinal.docx> and email your completed form to HeydonNeighbourhoodPlan@gmail.com Please ensure you save the completed form before emailing it to make sure we receive your responses.
- You can also write to the Parish Council Chairman Cllr. John Arthur ChairmanHeydonPC@gmail.com
- Responses must be received by midnight on Friday 20th June

- Anonymous responses cannot be accepted


Sustainable Development

Our Plan has to balance allowing the development of a sustainable and thriving community with conserving and protecting important aspects of the Parish for the future. We cannot have a plan that specifies less development than that allowed in the district-wide South Cambridgeshire Local Plan.

Heydon is a small Parish in a unique setting with few amenities and transport links. This means only very small amounts of growth are considered sustainable by South

Cambridgeshire District Council. Sustainable development means meeting the needs of the present without compromising future generations' ability to meet their needs.

Our Plan sets out:

- To present a shared vision for the future of Heydon as a sustainable and thriving community with its own distinctive character.
- To preserve and enhance Heydon's landscape character, including the setting of the village within the wider landscape. Importantly, the NP is informed by the Heydon Landscape Appraisal (2022) and identifies key landscape characteristics, for protection (e.g. special features within the wider landscape, important views, settlement gaps)
- To formally recognise part of the parish as an Area of Valued Landscape
- To establish built environment policies aiming to ensure that future development in Heydon is of appropriate scale and design and makes a clear positive contribution to local character, heritage and distinctiveness.
- To designate Local Green Spaces.
- To conserve and enhance heritage assets in Heydon.  To deliver sustainable and climate adapted design.
- To protect and enhance biodiversity in the Parish
- To ensure any new residential development is suited to meeting the needs of the Parish.
- To seek opportunities to improve community infrastructure and secure the maintenance of the King William IV public house as a key community facility.
- To protect and improve our rural footpath network.

Our Plan's policies

The Plan is a substantial document aimed at a wide audience well beyond our little village and has to be drafted in a way which meets the formal requirements of planning process, this means it sometimes uses quite technical language. The policies themselves are the most important part of the Plan. These are grouped under 6 themes and are summarised below.

Theme 1: Landscape and settlement character

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

- This policy requires development to be sensitive to Heydon's distinctive landscape and settlement character which is described in the Heydon Landscape Appraisal 2022. It 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. You can see the Heydon Landscape Appraisal here.
<https://www.heydonparishcouncil.com/secureDocsHeydon/reactFiles/pdfs/1652804807HeydonLandscapeAppraisal030422.pdf>

HEY 2: Important Countryside Frontages

- 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.

HEY 3: Locally Important Views

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

Theme 2: Built environment character, heritage and sustainability

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

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

HEY 5: Local Green Spaces

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

HEY 6: Conserving and enhancing heritage assets in Heydon Parish

- 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.

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

- 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

Theme 3: Biodiversity

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

- 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.

HEY 9: Protecting the dark skies in Heydon

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

Theme 4: Housing

HEY 10: Delivering homes that meet the village's needs

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

Theme 5: Meeting the village's community infrastructure needs

HEY 11: Delivering improved community infrastructure for the parish community

- This policy supports potential future delivery of a community space and play space in Heydon

HEY 12: Public house safeguarded site

- 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.

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

HEY 13: Protecting and improving our network of rural routes for walkers and other non-motorised users

- 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.

Community Actions:

In addition to these formal policies the Plan also includes 17 supporting Community Actions which, whilst they fall outside the scope of planning policy reflect the aspirations of Heydon residents and which the Parish Council intend to work with the village community to deliver in the years ahead. These are based on the Community - Led Plan outputs or have arisen during deliberations and feedback whilst working through this proposed Neighbourhood Plan drafting process

All information collected and processed by the Parish Council at this stage is by virtue of our requirement under the Neighbourhood Planning (General) Regulations 2012 (as amended). Please note: All comments received will be made publicly available and may be identifiable. Individual names will not be published unless comments are clearly made on the behalf of an organisation (e.g. in a professional capacity). All other personal information provided will be protected in accordance with the Data Protection Act 2018. For more information on how we do this and your rights with regards to your personal

information, and how to access it, please visit the Parish Council Website or speak to the Clerk. So that South Cambridgeshire District Council can fulfil its responsibility in contacting consultees at the later consultation stage (Regulation 16 consultation), contact details (e.g. name and email address) of those who participate in the Regulation 14 consultation will be shared with the local planning authority.

Feedback Form

Heydon Draft Neighbourhood Plan

Regulation 14 Consultation: Response Form

PLEASE ENSURE RETURN BY MIDNIGHT ON FRIDAY 20TH JUNE

The draft Heydon Neighbourhood Plan has been informed by earlier work on the Heydon Community-Led Plan and subsequent consultation and feedback from Heydon residents. We are now seeking your further views as part of the formal Reg 14 consultation process on the Plan; your input is important and will be considered carefully as we take the Plan to the next stage.

Before you complete this questionnaire, please do take time to familiarise yourself with the draft Plan at the link below or by using the QR code.

<https://www.heydonparishcouncil.com/secureDocsHeydon/reactFiles/pdfs/HeydonNeighbourhoodPlan20252041Reg14final300425.pdf>



This document can be completed electronically by downloading from the website at the link below or by using the QR code

<https://www.heydonparishcouncil.com/secureDocsHeydon/reactFiles/pdfs/HeydonNeighbourhoodPlanConsultationResponseForm.docx>, returned by email to HeydonNeighbourhoodPlan@gmail.com, or deposited in the Neighbourhood Plan post box in the church. Please note that we are unable to accept anonymous responses.



PART 1: YOUR DETAILS

Name:

Preferred contact details e.g. email address/postal address:

PART 2: YOUR VIEWS AND COMMENTS

The draft Neighbourhood Plan includes a series of proposed policies that will help shape Heydon for the future. Once successfully adopted the Plan has the same status as the South

Cambridgeshire Local Plan because it becomes part of the statutory development plan. Its policies will be used in determination of applications for planning permission in the area. The draft Plan also includes a number of wider non-statutory 'Community Actions' for the village.

Please complete the checklist answer section below with your views on each topic and provide any further comments or suggested modifications on the separate Comments sheet. Please make sure you reference your comments to the relevant section, paragraph number or Policy reference in the Plan document.

Thank you very much for taking the time to provide your feedback.

Please indicate on the table below the number which most closely reflects your view on each element of the Plan using the following rating system -

1: Strongly Agree 2: Agree 3: No Opinion 4: Disagree 5: Strongly Disagree

Plan Element	Section	Response
Chapter 4 -Vision, Themes & Objectives		
4.1	Vision for Heydon	1 2 3 4 5
4.1.1 Objective 1	Protect and enhance landscape character including setting of the village in the wider landscape.	1 2 3 4 5
4.1.1 Objective 2	Protect & enhance Heydon's distinctive built environment characteristics.	1 2 3 4 5
4.1.1 Objective 3	Conserve & enhance Heydon's heritage assets.	1 2 3 4 5
4.1.1 Objective 4	New development to be sustainable and resilient to the effects of climate change.	1 2 3 4 5
4.1.1 Objective 5	Protect & enhance biodiversity in the Parish	1 2 3 4 5
4.1.1 Objective 6	Ensure new residential development is suited to addressing needs in the Parish	1 2 3 4 5

4.1.1 Objective 7	Take suitable opportunities to deliver community meeting space for the village.	1 2 3 4 5
4.1.1 Objective 8	Ensure new development addresses existing shortfalls in community infrastructure.	1 2 3 4 5
4.1.1 Objective 9	Seek improvement in the rural footpath network especially where it improves active travel access to village facilities.	1 2 3 4 5
Chapter 5 – The Planning Policies		
5.1 Policy HEY 1	Protecting and enhancing Heydon’s landscape character and recognising its Area of Valued Landscape.	1 2 3 4 5
5.2 Policy HEY 2	Important Countryside Frontages	1 2 3 4 5
5.3 Policy HEY 3	Locally Important Views	1 2 3 4 5
5.4 Policy HEY 4	Preserving and enhancing the special character of Heydon’s built environment.	1 2 3 4 5
5.5 Policy HEY 5	Heydon’s Local Green Spaces	1 2 3 4 5
5.6 Policy HEY 6	Conserving and enhancing heritage assets in Heydon Parish.	1 2 3 4 5
5.7 Policy HEY 7	Delivering sustainable and climate adapted and resilient design in the Parish.	1 2 3 4 5
5.8 Policy HEY 8	Protecting and enhancing Heydon’s sites of biodiversity value.	1 2 3 4 5
5.9 Policy HEY 9	Protecting the dark skies of Heydon.	1 2 3 4 5
5.10 Policy HEY 10	Delivering homes that meet the village’s needs.	1 2 3 4 5
5.11 Policy HEY 11	Delivering improved community infrastructure for the Parish community.	1 2 3 4 5
5.12 Policy HEY 12	Public house safeguarded site	1 2 3 4 5
5.13 Policy HEY 13	Protecting and improving our network of rural routes suitable for safe use by walkers and other non-motorised users.	1 2 3 4 5
6.2 Community Actions		
Community Action 1	Liaison with landowners to ensure hedgerows along identified Important Countryside Frontages are maintained.	1 2 3 4 5

Community Action 2	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.	1 2 3 4 5
Community Action 3	Secure review and extension of the Conservation Area as per recommendations in the Heydon Landscape Appraisal 2022.	1 2 3 4 5
Community Action 4	Encourage and facilitate collective sustainability initiatives on energy provision and recycling.	1 2 3 4 5
Community Action 5	Work with CCC to secure a 6 port EV charging facility for the village.	1 2 3 4 5
Community Action 6	Support and facilitate a process of registering potential candidate trees with Ancient Tree Inventory.	1 2 3 4 5
Community Action 7	Develop appropriate management policies for identified open spaces and features.	1 2 3 4 5
Community Action 8	Encourage wide participation with initiatives such as No Mow May to preserve, enhance and maintain biodiversity and wildlife corridors.	1 2 3 4 5
Community Action 9	Support and facilitate a process for recognising notable trees and groups of trees via Tree Preservation Orders.	1 2 3 4 5
Community Action 10	Work with landowners to restore and strengthen the network of existing hedgerows in the Parish.	1 2 3 4 5
Community Action 11	Identify a potential location for a village meeting space.	1 2 3 4 5
Community Action 12	Identify/secure a site for a community recreation/play area	1 2 3 4 5
Community Action 13	Work with landowners to secure the provision of a viable off-road route to connect the village to the Chalk Pit.	1 2 3 4 5
Community Action 14	Work with landowners to improve stewardship of existing footpaths and seek negotiated access to areas such as Heydon Valley and Chishill Down through for example permissive footpaths.	1 2 3 4 5
Community Action 15	Develop a strategy to better manage speeding vehicles in the village.	1 2 3 4 5
Community Action 16	Work with landowners and others to develop a strategy to manage increasing heavy good traffic in the Parish	1 2 3 4 5

Community Action 17	Encourage wider participation within the community in initiatives to preserve, enhance and maintain biodiversity.	1 2 3 4 5
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COMMENTS

If you have any comments or suggested modifications please add them here, stating the section of the draft Plan to which each refer.

Section of Plan/Policy Reference	Comment
e.g. HEY 8	

Please continue on a separate sheet if necessary

All information collected and processed by the Parish Council at this stage is by virtue of our requirement under Neighbourhood Planning (General) regulations 2012 (as amended). Please note: All comments will be published in a Consultation Statement that will be prepared after the Regulation 14 consultation. If you are responding on behalf of an organisation your name and organisation will appear in the Consultation Statement. All other personal information provided will be protected in accordance with the Data Protection Act 2018. For more information on how we do this and your rights with regard to your personal information, and how to access it, please visit the Parish Council website or speak to the Clerk. Please also note that we are unable to accept anonymous comments as part of this formal consultation. By participating in our Regulation 14 Consultation, you consent to us to legally collect and share your preferred contact details (e.g. email address) with South Cambridgeshire District Council/Greater Cambridge Shared Planning Service so it can fulfil its statutory duties and notify you once the NP reaches its publication stage (the next and final consultation on the NP).

Appendix 4 - Reg 14 List of Statutory Consultees and consultation letter sent

Heydon Neighbourhood Plan Reg 14 Consultee List & Contact Details (addresses redacted)	
Name	Organisation
Local Planning Authority	
Lizzie Wood	Greater Cambridge Shared Planning Service
Stephen Kelly - Joint Director of Planning Neighbourhood Planning	Greater Cambridge Shared Planning Service
James Hobro	District Councillor
County Council	
Stephen Moir –	Cambridgeshire County Council
Colum Fitzsimons Development and Policy Manager	Cambridgeshire County Council
Rob Bridge, Chief Executive Officer	Cambridgeshire & Peterborough Combined Authority
Peter McDonald	County Councillor
Member of Parliament for the Parish	
Pippa Heylings MP	MP – South Cambs
Neighbouring Local Authorities & Parishes	
Dr Andrew Maxted – Interim Planning Policy Manager	Uttlesford District Council
Nigel Smith – Strat Planning Manager	North Hertfordshire District Council
Sir/Madam	Great Chishill PC
Sir/Madam	Chrishall PC
Sir/Madam	Elmdon, Duddenhoe End & Wenden Lofts PC
Sir/Madam	Barley PC
Sir/Madam	Duxford PC
Sir/Madam	Fowlmere PC
Sir/Madam	Thriplow & Heathfield PC
Sir/Madam	Royston Town Council
The Coal Authority	
Rachael Bust – Deputy Head of Planning	Coal Authority
Oil Pipeline Authority	
Sir/Madam	Exolum Group

Homes England	
Sir/Madam	Homes England
Natural England	
Janet Nuttall- Planning & Conservation or Sir/Madam	Natural England
Natural Cambridgeshire	
General enquiries, Natural Cambridgeshire	Natural Cambridgeshire
Environment Agency	
Richard Taylor – Planning Liaison Team	Environment Agency
Historic Buildings and Monuments Commission for England (Historic England)	
Historic Places Team	Historic England
Network Rail	
Mike Smith	Network Rail
Adam King- Communications Exec	East West Rail Consortium
Cambridgeshire Constabulary	
Chris Savage – Inspector	Cambridgeshire Constabulary
Strategic Highways Company	
Emma Wood -Spatial Planner or Sir/Madam	National Highways (was Highways England)
Communications, Power & Water	
Matthew Bateman – Office Manager	BT Openreach
Sir/Madam	Mobile Operators Association
Jake Simons	County Broadband
Matt Verlander, Director	National Grid
Sir/Madam	National Gas
Sir/Madam	UK Power Networks
Mike Sloan	Cambridge Water
Rob Morris – Planning Liaison Manager	Anglia Water
Planning Co-ordinator Sir/Madam	Affinity Water
Health	
Chief Executive	NHS England (Midlands & East)

Alison Manton – Associate Director	Cambridgeshire & Peterborough NHS Foundation Trust
Elaine Claydon - Soares	Cambridge University Hospitals NHS Foundation Trust
Sir/Madam	East of England Ambulance Service
Sir/Madam	Granta Medical Practice
NHS Property Services on the behalf of Cambridgeshire and Peterborough Integrated Care System	NHS Property Services
Voluntary Bodies	
Sir/Madam	Cambridge Citizen's Advice Bureau
Sir/Madam	7 th Royston (Barkway) Scout Group
Racial, Ethnic or National Representative Bodies	
Sir/Madam	Beds,Cambs & Northants Wildlife Trust
Janet Holmes -East of England Region	British Horse Society
Sir/Madam	Wild Anglia
Philip Raiswell – Planning Manager	Sport England
Ben Green	Woodland Trust
Jill Tuffnell – Group Secretary	Ramblers Assoc Cambridge Group
Jane Williams	Campaign to Protect Rural England – Cambs & Peterborough
Sir/Madam	Bat Conservation Trust
Chris Lewis	British Lepidoptera
Sir/Madam	Cambridgeshire Geological Society
Melanie Wicklen	Age UK Cambridgeshire
Ms Sarah Nicholas, Principal Planning Officer	Cambridge Past, Present and Future
Religious Group Representatives	
Churchwarden – Melanie Chandler	Holy Trinity Church, Heydon
Parish Secretary - Andrea Quigley	Ickniel Way Parishes
Dr Ankur Barua, Director	Cambridge Inter-Faith Group
Gareth Mostyn – Chief Exec	Church Commissioners for England
Bodies representing the interests of persons carrying on business in the neighbourhood area	
Heydon Businesses	
Peter Gray	Longstraw Thatcher
Andy Fowler	Fowler Fencing Ltd
Rebecca Duncan	Chanting Stork Yoga

Cristian Barnett	Photographer
Jock Willmott	Ceres Rural - John Akhtar (Landowner) Land Agent
Henry Platts-Martin	Carter Jonas - Lord Devonport (Landowner) Land Agent
Church	Landowner - Chelmsford Diocese
Edward George Nicholls	King William IV - Owner
Jordan Hamilton Managing Director	Brampton Valley Homes
Mark Winter	Mark Winter Property Developers Ltd
Sir/Madam	Matrixmk2 Ltd
Sir/Madam	Lane Management Ltd
Sir/Madam	Stride and McClure Properties Ltd
Sir/Madam	Brix Trade Ltd
Sir/Madam	Shoryuken Ltd
Sir/Madam	Heydon Services Ltd
John Dutton	Bromley Wharf Ltd
John Dutton	Synermetric Group Ltd
Paul Searle	Sculpted Services Ltd
Sir/Madam	Future Perfect (Healthcare) Ltd
Sir/Madam	Topo Consulting Ltd
Sir/Madam	Bishops Court (Trumpington) Residents Company Ltd
Sir/Madam	Bishops Court (Trumpington) Ltd
Sir/Madam	Maple Projects Ltd
Sir/Madam	North Herts Carpentry Ltd
John Arthur	JRA Associates Ltd
Business Representative Bodies	
Vic Annels, Chief Executive	Cambridgeshire Chambers of Commerce
Disabled Interests Representative Bodies & Services	
Sir/Madam	Disability Cambridgeshire
Sir/Madam	Cambridgeshire Mobile Library Service
Sir/Madam	Camsight
Sir/Madam	Royston & District Community Transport
Others	
S Bacha – Estates	IWM Duxford
Daniel Pullen – Senior Conservation	RSPB
Peter Bate – Area Manager	Sustrans East of England
Maurice Moore	Cambridge Fire & Rescue Service
School Office Mrs Thurgood - Buss	Chrishall School

Head Teacher Ms Kym Rouse	Fowlmere School
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Email/letter format sent to Statutory Consultees at Reg 14 stage:

Dear X,

The Heydon Neighbourhood Plan - Regulation 14 (pre-submission) Consultation Friday 9th May to Friday 20th June 2025

Heydon Parish Council invites your comments on the pre-submission version of the draft Neighbourhood Plan. You are being contacted because you are considered to be a stakeholder in the Neighbourhood Plan or may otherwise have an interest in the Neighbourhood Plan.

The Parish Council is undertaking formal consultation on the draft Neighbourhood Plan in accordance with Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 (as amended).

The full draft Neighbourhood Plan and an online response form can be found on the Heydon Parish Council website:

Neighbourhood Plan

<https://www.heydonparishcouncil.com/secureDocsHeydon/reactFiles/pdfs/HeydonNeighbourhoodPlan20252041Reg14final300425.pdf>

Response Form

<https://www.heydonparishcouncil.com/secureDocsHeydon/reactFiles/pdfs/HeydonNeighbourhoodPlanConsultationResponseForm.docx>

There are a number of supporting documents accompanying the draft Neighbourhood Plan. These can be found at:

https://www.heydonparishcouncil.com/mySite/view/index.php/page/index/community_led_plan

Please send any comments you may have to Heydon Parish Council either by email at HeydonNeighbourhoodPlan@gmail.com, or by post to the address below. Please either use the comments form or refer to the relevant policy and/or section of the Neighbourhood Plan in your reply. Please send your comments by midnight on Friday 20th June.

Please note that we are unable to accept anonymous comments as part of this formal consultation. By participating in our Regulation 14 Consultation, you consent to us legally collecting and sharing your preferred contact details (e.g. email address) with South Cambridgeshire District Council/Greater Cambridge Shared Planning Service so it can fulfil its statutory duties and notify you once the NP reaches its publication stage (the next and final consultation on the NP).

All comments will be published in a Consultation Statement that will be prepared after the Regulation 14 consultation. If you are responding on behalf of an organisation your name and organisation will appear in the Consultation Statement.

Appendix 5 - Schedules of responses and comments received from residents, any resultant changes to the Plan and reasons for these plus table of scored responses

Ref.	Para/ policy no.	Consultee Reference	Consultee Comment	Parish Council Response/Change	Reason for Change
1	General	3	All looks good thanks for the work... much appreciated	Noted	
2	General	5	I strongly support this Neighbourhood Plan.	Noted	
3	General	6	I strongly support this Neighbourhood Plan.	Noted	
4	General	7	I strongly support this Neighbourhood Plan.	Noted	
5	General	9	Well done to Steve, John Arther and the entire team would have put in many hours of diligent work in producing the Neighbourhood plan. It is long overdue and will if adopted ensure the conservation of Heydon into the future safe in the knowledge that its qualities will be now be recognised formally.	Noted	
6	General	17	PC to prepare emergency plan, contact numbers, roles and responsibilities etc, for example in event of grass fires etc.	This is normal council business and not a planning issue.	
7	General	18	I strongly support this Neighbourhood Plan.	Noted	
8	General	19	I strongly support this Neighbourhood Plan.	Noted	
9	General	23	With growing population the needs for fibre internet connectivity to all houses will become even more paramount and I feel this aspect needs to be included in the plan.	Community Action 17 now covers this aspect. "The Parish Council will work with suppliers and relevant authorities to secure provision of high-speed fibre broadband to the village".	Accepted as a useful addition to the Community Actions.
10	General	40	This is a very comprehensive document and I commend and thank those who have produced it. I hope it attracts a good response.	Noted	

Ref.	Para/ policy no.	Consultee Reference	Consultee Comment	Parish Council Response/Change	Reason for Change
			I find myself strongly agreeing with virtually all of it and I make the following general comments mostly without references as they as they cover simultaneously a number of aspects. Some topics might not be strictly relevant to the present exercise but now seems a suitable opportunity to raise them.		
11	General	40	<p>'Thinking outside the box'</p> <p>The owner of the field to the rear of Spring pond has reputedly said that due to its small size and shape it is not suited to the use of large agricultural machinery. For that reason, I think the field has been only part used for vehicle/machinery storage and not cultivation and the owner might be interested in added value. On page 21 of the village Landscape Appraisal under the heading - Summary of Findings – it is suggested that linear development along the track east of Spring pond for a small number of cottage style dwellings could be acceptable. However, clearly this is not in line with present thinking or policy. A possible scenario - if development such as this were possible, the new builds could be clustered close to the Hill Farm dwellings: a vehicular access for parking provided just East of Spring Pond, the front part of the field devoted to a play area, the front wall rebuilt; facilities provided for recycling and vehicle charging and the pond restored/dredged and ownership possibly transferred to the village. Several objectives achieved in one scheme.</p>	Noted	
12	General	44	The draft Neighbourhood Plan is most welcome and strongly supported by the Heydon Fund	Noted	
13	General	46	What is important is that we are cateterised by the council themselves as an infill village and in there own words to stop the overuse of vehicles on the road travelling to shops etc as we have	Noted	

Ref.	Para/ policy no.	Consultee Reference	Consultee Comment	Parish Council Response/Change	Reason for Change
			no facilities in the village. That went out the window at the animal shelter where in my opinion as someone who has been in the building industry all my life has been over developed purely for greed. It is essential we maintain the look of the village which your work aims to do. It is important that when you walk through a village you can still look at a horse or other livestock grazing in a field instead of houses everywhere that's what a village is. I have every confidence in your work and will always do myself what ever it takes to preserve this beautiful village.		
14	1.1.1	23	It would seem wise to add more detail at this point, on what we consider to be the features that contribute to the “very special character” – so that the skim-reader gets an understanding from the outset	Noted. This section is dealing with the rationale for a NP.	
15	Chapters 1 and 2	23	When Figures or maps were cross referenced it is not possible, in every case, to identify the feature on the map that correlates to the referenced item in the comment. This is made more challenging by the lack of legends for some maps. Perhaps some overmarking of maps to facilitate correlation would be useful to the reader.	Further enhancements have been made to maps and figures where necessary, throughout the document to address this issue.	Greater clarity.
16	2.7.4	23	Should Fig 5 be cross-referenced and not Fig 3?	Agreed. This has been changed to an appropriate web link for information	Correction of error and maintaining up to date data.
17	4.1	8	4.1 The draft Neighbourhood Plan constitutes a careful analysis of Heydon, its history and the specific character of the Parish. I wholly support the Vision for the parish that the draft Plan sets out and of the actions that need to be taken to preserve and enhance the village and its surroundings. I agree with its description of what developments might be permitted in the	Noted	

Ref.	Para/ policy no.	Consultee Reference	Consultee Comment	Parish Council Response/Change	Reason for Change
			future and of the additional amenities that would be beneficial to the community. There are no individual proposals in the draft Plan to which I would object.		
18	4.1	15	<p>"In 2041 Heydon will be a distinct and tranquil rural settlement recognised as a special place within an exceptional protected landscape setting, accommodating limited 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 and emerging future significance of the village in its natural and fast-changing economic and political environments."</p> <p>Why do we wish to be distinct? Distinct from whom? Distinct in what respects? Take Great Chishill, Fowlmere, the Shelfords and Sawston as examples, perhaps?</p> <p>Why do we need to limit "sustainable development"? Sustainable – YES, limited beyond being Sustainable – why? What else are we protecting, exactly? (NIMBY-ism – we hope not. The future in this region is too exciting!)</p>	<p>distinct' has been changed to 'distinctive' to avoid this confusion.</p> <p>'limited' has been changed to 'appropriate'.</p>	Greater clarity.
19	4.1.1 Objective 6	10	Ensure new residential development is suited to addressing needs in the Parish and Delivering homes that meet the village's needs. Heydon has an increasingly elderly population and should also have homes for younger new incomers.	Noted	
20	4.1.1 Objective 6	11	Ensure new residential development is suited to addressing needs in the Parish and Delivering homes that meet the village's needs. Heydon has an increasingly elderly population and should also have homes for younger new incomers.	Noted	

Ref.	Para/ policy no.	Consultee Reference	Consultee Comment	Parish Council Response/Change	Reason for Change
21	4.1.1 Objective 6	26	Would like to see more affordable housing	Noted: the policy prioritises smaller homes over larger homes.	
22	4.1.1 Objective 7	10	Public house safeguarded site. Take suitable opportunities to deliver community meeting space for the village. Identify a potential location for a village meeting space. While it would be lovely to have a pub / restaurant in the village, the King Will has been closed for so long that I suspect it would be difficult to re-establish it as a pub, especially with the Pheasant becoming so popular, with strong local commitment. It needs to have a USP and the village desperately needs a community venue / 'hub' but don't know how the village could influence a suitable development there.... It could have a café at the bar side + garden, with the restaurant converted to a rentable hall for classes or meetings with workspaces / meeting rooms and / or a flat for a manager above. Maybe reduced business rates as a community space could make it financially feasible	Noted: Policy HEY 12 seeks to maintain the use as a public house and addresses the need to maintain a community facility on site in the event of it ceasing to function.	
23	4.1.1 Objective 7	11	Public house safeguarded site. Take suitable opportunities to deliver community meeting space for the village. Identify a potential location for a village meeting space. While it would be lovely to have a pub / restaurant in the village, the King Will has been closed for so long that I suspect it would be difficult to re-establish it as a pub, especially with the Pheasant becoming so popular, with strong local commitment. It needs to have a USP and the village desperately needs a community venue / 'hub' but don't know how the village could influence a suitable development there.... It could have a café at the bar side + garden, with the restaurant converted to a rentable hall for classes or	Noted: Policy HEY 12 seeks to maintain the use as a public house and addresses the need to maintain a community facility on site in the event of it ceasing to function.	

Ref.	Para/ policy no.	Consultee Reference	Consultee Comment	Parish Council Response/Change	Reason for Change
			meetings with workspaces / meeting rooms and / or a flat for a manager above. Maybe reduced business rates as a community space could make it financially feasible		
24	4.1.1 Objective 7	26	Not necessary	Noted	
25	4.1.1 Objective 9	32	Very Very important	Noted	
26	HEY1	25	All of the currently indicated Valued Landscape (Map 6, green area) lies to one side of the village (west/north), visible from houses on that side and approaching the village on that side. However the easternmost side of the village (Lane Farm) also has long beautiful views to the east, and this landscape is also appreciated when approaching the village from the east/north east (Chrishall Grange, Elmdon). We would be pleased to see the proposed Valued Landscape area enlarged to the east, accordingly. Neighbours to whom we have spoken about this agree with this view.	Noted: The Valued Landscape designation and area, which underpin this policy, are consistent with the findings of the HLA 2022.	
27	HEY2	1	Keeping the open spaces within the village is important to the character of the village. 25% of houses in the village are listed and the setting of them including views, open frontages and surrounding green spaces needs to be protected.	Noted	
28	HEY2	1	Keeping the open spaces within the village is important to the character of the village. 25% of houses in the village are listed and the setting of them including views, open frontages and surrounding green spaces needs to be protected.	Noted	

Ref.	Para/ policy no.	Consultee Reference	Consultee Comment	Parish Council Response/Change	Reason for Change
29	HEY3	15	Agreeable in the main, but work / development is needed actively to maximise and enhance the value being protected. This should also be integrated with the NP's excellent footpaths section, along with their preservation and development of existing and new ones. As pointed out, there are several farm tracks not yet designated as public footpaths, but that offer the most amazing views.	Noted: Community Action 14 addresses the issue of potential new footpaths, such as in Heydon Valley, Valley Plantation and Chishill Down, through, for example, permissive footpaths.	
30	HEY3	16	There is no mention of the views of the Northwest slopes from Fowlmere Road. These are the most important views to residents of the western side of Fowlmere Road.	These have been addressed by Locally Important Views 6, 7, 9, 12, 13 and 14 in Appx 1.	To provide enhanced evidence for LIVs.
31	HEY3	24	This should apply to all aspects of the village. The eastern views are not specified and need to be included. Other Lane Farm residents we have spoken agree with this.	LIVs must be visible from publicly accessible locations. There is a view to the east included from the footpath to Broad Green.	
32	HEY4	40	HEY4 Front boundaries. In my opinion, except where brick and flint walls are appropriate - Flint House – new or replaced front boundaries are best defined by hedges rather than board or paling fences. In the refurbishment of 69 Chishill Road the street character has been changed by the provision of a picket fence to the frontage rather than a replacement hedge.	Noted	
33	HEY5	1	Keeping the open spaces within the village is important to the character of the village. 25% of houses in the village are listed and the setting of them including views, open frontages and surrounding green spaces needs to be protected.	Noted	
34	HEY5	22	I agree with the policy but the definition of the Bran Ditch Triangle (inset diagram) looks a little odd	The boundary has been corrected on Map 11.	Correction.

Ref.	Para/ policy no.	Consultee Reference	Consultee Comment	Parish Council Response/Change	Reason for Change
35	HEY5	40	Church open space. The land edged in red on the attached plan shows the area which is shown by Land Registry to be in the ownership of the church. However, the registration is challenged by documents which show the area I have marked with an X to be held by the family of a former Heydon resident. I understand that there have been informal approaches over the years for a transfer of the land to the church. A couple of years ago the unmarked boundaries were pegged but the matter has not progressed. This well wooded site has received only minimal management for many years and as the possibility of development appears to be nil, I think the owners are sympathetic to a transfer subject to terms. This is such an important site within the village that I think it should be a village objective for ownership to be held by the church or the parish council.	Noted.	
36	HEY5	40	Spring pond. Unlike church pond, this pond does not run dry in Summer and with its white railings makes a very pleasing Eastern gate way to the village. Apart from rail painting undertaken by volunteers in 2020 it has received minimal maintenance in the 14 years I have lived here. As a long-term project I think the village should own the pond and possibly, the woodland strip to the East through which it overflows.	Noted. Community Action 7 covers development with relevant authorities and landowners of appropriate management policies for features including Spring Pond.	
37	HEY6	39	Please refer to my email for our views regarding non designated heritage assets along Fowlmere Road We are writing in response to the recent proposal, as part of the Heydon Parish Neighbourhood Plan, to designate our property as a non-designated heritage asset. While we are genuinely pleased that the Council recognises the character and beauty of our home, we must express our strong opposition to this proposal.	Noted: Policy HEY 6 seeks to recognise as an NDHA only the flint frontages of the converted former agricultural buildings on Fowlmere Road and not the buildings themselves.	

Ref.	Para/ policy no.	Consultee Reference	Consultee Comment	Parish Council Response/Change	Reason for Change
			<p>When we purchased our home, one of the aspects that made the property so attractive to us—aside from its obvious charm—was the fact that it sat within a conservation area. At the time of purchase, there were no heritage listings or neighbourhood plan designations affecting the property, and this gave us a clear and predictable understanding of the planning framework within which we could live and grow as a family.</p> <p>Our concern with the proposed designation is that it introduces an additional layer of regulation that could significantly impact our ability to make reasonable and sympathetic alterations or extensions to the property in the future. As our family grows, we may need to adapt the home to meet our changing needs, and the heritage asset status could complicate or restrict those plans. We are also concerned about the potential financial implications. Designating the house as a non-designated heritage asset could deter future buyers, who might worry about the constraints associated with such a status. This, in turn, may affect the property's market value and the flexibility we have in managing what is, for us, not just a house but as our long-term home.</p> <p>We would also respectfully submit that the existing conservation area designation already provides a robust level of protection and guidance to preserve the character of the property and the surrounding area. Adding an additional designation seems unnecessary and risks creating more red tape without delivering meaningful additional benefit.</p> <p>While we appreciate the Council's efforts to preserve the heritage and character of the parish—and are genuinely flattered that our home has been considered notable—we believe the conservation</p>		

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			area status already achieves the desired aims without placing undue restrictions on homeowners like us. We therefore kindly request that the proposal to list our home as a non-designated heritage asset be reconsidered.		
38	HEY8	9	Regrettably removal of trees is something that needs to take place if for instance they have become diseased, out grown the original space or have become over bearing. Householders should maintain the freedom to decide for themselves and not be constrained by someone's view on what is or is not allowed to be removed or there should be a girth criteria. The current system of notification via conservation seems to work well and should be kept as it prevents the removal of significant trees however it did not prevent the removal of an entire hedgerow and mature trees along the foot path behind the church. This sort of destruction should not be tolerated and there should have been consequences.	Noted: the current Conservation Area requirements are unaffected by this proposal for additional recognition of notable trees and groups of trees.	
39	HEY8	14	The Wildlife Trust has commented to me that the hedgerow to the West of the Fowlmere Road between the village and the Chalk Pit would benefit from being 'laid' – a hedge management technique that requires skill to achieve. Because the shrubs/small trees in between the Maples have grown up to reduce the light, laying the hedge would allow more light to reach the verge. This would particularly benefit the Protected roadside Verge (PRV) closer to the Chalk Pit as the chalk grassland species which were present when the Chalk Pit was designated, along with the PRV as a County Wildlife Site have deteriorated in recent years. Laying of the hedge would thicken and strengthen the boundary and provide enhanced habitat for many species of flora and fauna –	Noted	

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			improving the wildlife corridor mentioned in 5.8.3. This might be paid for by an off-site Biodiversity Net Gain (BNG) payment from a development, but if not available it is possible that an Environmental Land Management Scheme (ELMS) grant could be applied for		
40	HEY8	22	"The field above the lynchets, on Reeve Hill, has been set aside for many years. These are a wonderful resource for pollinating insects and birds;" This field needs maintenance	Noted	
41	HEY8	41	Biodiversity is a great thing to support, but should not trump everything. Not everyone wants to have a wild flower meadow in their garden, and should not be criticised for this. In addition, maintaining Biodiversity should be weighed against the usage of the land. The Bran Ditch for example, which is one of the few public footpaths in the village, and used by many, should be allowed to be kept open by cutting back on the grass and vegetation surrounding it, even if that interferes with local flora.	Noted	
42	HEY8	41	Veteran trees: Old trees are beautiful, awe-inspiring and add character to the landscape. But firstly, many trees have a natural lifespan and won't live on forever. Most trees have a much shorter life than an oak or a yew, most ash trees only live to 150 years or so. Secondly, when they get particularly large, tall or ageing, they can also pose a hazard to buildings or even life, as they are more vulnerable to come down in a storm, or there are overhanging branches. People with genuine concern about trees on their property or near their property coming down, should be allowed to take action. We already know that the frequency of storms and their strength is more likely to increase in the future. I	Noted	

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			would suggest that there is a distinction between native trees and ornamental trees, with an emphasis on preserving native trees.		
43	HEY9	12	Ref: Dark skies. I have been measuring light pollution above Heydon for the last ten years as an amateur astrophotographer. The value of has increased threefold in that ten-year period. For your reference the best dark sky background values are: For 2015; 0,3 photons per pixel per second. For 2025; 1.1 photons per pixel per second. The higher the photon value the greater sky glow (light pollution). Please ask if you need a fuller explanation.	Included as 5.9.4 - note that respondent later confirmed that the dates were 2020 and 2025, not 2015 and 2025 and provided copies of the hand-written records.	Information included to enhance evidence from a local specialist source.
44	HEY10	10	Ensure new residential development is suited to addressing needs in the Parish and Delivering homes that meet the village's needs. Heydon has an increasingly elderly population and should also have homes for younger new incomers.	Noted	
45	HEY10	11	Ensure new residential development is suited to addressing needs in the Parish and Delivering homes that meet the village's needs. Heydon has an increasingly elderly population and should also have homes for younger new incomers.	Noted	
46	HEY10	21	East Barn, Heydon Lane, has circa 1 acre of garden which runs adjacent to and parallel with Heydon Lane. At some stage we would welcome the Parish Councils feedback to using this land for the construction of sustainable, single storey dwelling(s) in accordance with the HEY 10 and 5.10.7 of the Neighbourhood Plan.	Noted	
47	HEY10	23	5.10.6 I feel that there will still be a need for larger properties – even when vacated by the present owners. They will be needed	Noted	

Ref.	Para/ policy no.	Consultee Reference	Consultee Comment	Parish Council Response/Change	Reason for Change
			by larger families who are stepping up from 1 or 2 bed properties from local occupiers or by new homeowners moving into the village from elsewhere. This eventuality, when considered alongside the other scenarios will increase overall population and affect Theme 5 and should be addressed there too.		
48	HEY10	41	Heydon is, as you point out, ageing and declining. It's important to attract families with children, or couples who might like to have children to the village. However, to only focus on smaller dwellings of 2 bedrooms or less, is not helpful for families and is too restrictive. Many families, even if they have only 1 child, need 3 bedrooms to feel that everyone has their own room. Also , as Heydon is so rural, if you have friends and family coming to visit, you might need a spare bedroom so people can stay overnight.	Noted: HEY10(1) countenances the need to consider larger houses based on up-to-date evidence on the Parish housing stock.	
49	HEY12	10	Public house safeguarded site. Take suitable opportunities to deliver community meeting space for the village. Identify a potential location for a village meeting space. While it would be lovely to have a pub / restaurant in the village, the King Will has been closed for so long that I suspect it would be difficult to re-establish it as a pub, especially with the Pheasant becoming so popular, with strong local commitment. It needs to have a USP and the village desperately needs a community venue / 'hub' but don't know how the village could influence a suitable development there.... It could have a café at the bar side + garden, with the restaurant converted to a rentable hall for classes or meetings with workspaces / meeting rooms and / or a flat for a manager above. Maybe reduced business rates as a community space could make it financially feasible	Noted: Policy HEY 12 seeks to maintain the use as a public house and addresses the need to maintain a community facility on site in the event of it ceasing to function.	

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50	HEY12	11	Public house safeguarded site. Take suitable opportunities to deliver community meeting space for the village. Identify a potential location for a village meeting space. While it would be lovely to have a pub / restaurant in the village, the King Will has been closed for so long that I suspect it would be difficult to re-establish it as a pub, especially with the Pheasant becoming so popular, with strong local commitment. It needs to have a USP and the village desperately needs a community venue / 'hub' but don't know how the village could influence a suitable development there.... It could have a café at the bar side + garden, with the restaurant converted to a rentable hall for classes or meetings with workspaces / meeting rooms and / or a flat for a manager above. Maybe reduced business rates as a community space could make it financially feasible	Noted: Policy HEY 12 seeks to maintain the use as a public house and addresses the need to maintain a community facility on site in the event of it ceasing to function.	
51	HEY12	40	King William pub and community meeting space. A reopening of the pub would be very welcome but given the state of the market and trade in general I fear the likelihood is remote. Equally remote is the possibility of such a small community funding the construction and running of a dedicated meeting space. The church provides this facility at present but for many reasons it is not ideal. The church council has had to drop its ambition to provide a meeting room but there are still long-term plans to make the church more acceptable for a wider purpose. I suspect that many people in the village who might not actively use the building nevertheless value it as a very important part of village heritage. Although ancient, the building has benefitted from the major reconstruction undertaken in the 1950s. I think village	Community Action 11 has been amended to specifically refer to potential use of the church as a community meeting space. "Identify a potential location, for example the church, for a village meeting space within the village and subject to s106 and other funds being available pursue negotiation and secure such a facility for	To ensure a clearer Community Action

Ref.	Para/ policy no.	Consultee Reference	Consultee Comment	Parish Council Response/Change	Reason for Change
			efforts should be concentrated on making the best use of a building we already have rather than seeking alternatives.	long term use of the community".	
52	HEY13	41	Improving rural routes is a great policy, but there is another policy completely missing in this plan, which is about improving connections between Heydon and surrounding areas, especially in Cambridgeshire. Heydon is totally cut off from the rest of South Cambridgeshire, including schools and railway stations, thanks to the A14 forming a considerable barrier to safe crossing either on foot or on bike. Nor are there any frequent public transport options to near destinations for shopping, travel or essential services such as Post Office. Bus 31 for example, except for the first run in the morning, runs only from Fowlmere in to Cambridge, but to get to the bus stop, you first need to risk your life to cross the A14, where there is no crossing, no bridge and not even a cycle lane.	We believe the respondent intended to refer to the A505, not the A14. However, this is not a planning issue or within the remit of the NP. This is something that could be followed up by the PC separately.	
53	CA2	24	This should apply to all entry points to the village	Noted. This CA relates to currently damaged walls	
54	CA3	9	The Conservation Area as currently drawn contains many anomalies as a result of change of ownership of various parcels of land. It would be good to see the entire area covered so all the land is within one conservation area.	Noted: Community Action 3 covers future review of Heydon Conservation Area.	
55	CA5	10	Work with CCC to secure a 6 port EV charging for the village. I can't see it being practical or commercially viable to have public charging points in such a small village. All houses have driveways or are on the road and I would have thought people would want to park by their own house rather than traipse round to a public charging point. To be financially and climate beneficial it would be	Noted: some properties do not have the benefit of off-road space or roadside location for car charging.	

Ref.	Para/ policy no.	Consultee Reference	Consultee Comment	Parish Council Response/Change	Reason for Change
			best to link to solar PV and batteries, another reason to have private EV charging. It would seem to me to be more sensible to find ways to offer financial support to anyone needing help with solar pv, batteries and EV charging.		
56	CA5	11	Work with CCC to secure a 6 port EV charging for the village. I can't see it being practical or commercially viable to have public charging points in such a small village. All houses have driveways or are on the road and I would have thought people would want to park by their own house rather than traipse round to a public charging point. To be financially and climate beneficial it would be best to link to solar PV and batteries, another reason to have private EV charging. It would seem to me to be more sensible to find ways to offer financial support to anyone needing help with solar pv, batteries and EV charging.	Noted: some properties do not have the benefit of off-road space or roadside location for car charging.	
57	CA6	17	Correct tree survey, tree 21 is not in the middle of the driveway of no. 85 Chishill Road – find out if map references are correct	The map has been corrected.	Correction.
58	CA9	1	Trees outside the conservation area need protection. Getting TPOs on significant trees is important.	Noted	
59	CA9	9	TPO's can be a very useful when applied correctly, but they can also be a massive burden. The emphasis should be on trees within the landscape and not those on property. The avenue of Field Maples on the way into Heydon should all form part of a TPO.	Noted: The Field Maple avenue on Fowlmere Road is already the subject of a TPO application.	
60	CA10	9	It would just be nice if the Landowners maintained existing hedgerows to the same standard as the majority of responsible landowners around Heydon do. If they are unwilling or unable to undertake the maintenance then the council should undertake the work and then invoice them.	Noted	

Ref.	Para/ policy no.	Consultee Reference	Consultee Comment	Parish Council Response/Change	Reason for Change
61	CA10	14	5.8.13 It would be positive if Community Action 10 (or another suitable action) could include the restoration of verges, either roadside, or beneath hedgerows in fields. An important action is to remove cuttings once the verges have been cut – the County Council schedule suggests that PRVs will be cut from the beginning of September – to avoid nutrients from the cuttings leading to grass and rank species outcompeting the grassland species, or simply smothering less robust plants.	CA10 has been amended to include "relevant authorities" and "verges" to say "Work with landowners and relevant authorities to restore and strengthen the network of existing hedgerows and verges in the Parish".	To ensure a more effective Community Action
62	CA11	13	We already have a village meeting space in the church. Although not ideal, it is being enhanced with better facilities. There is no obvious space for an alternative and, given the size of the Heydon community, it is unlikely that a new meeting facility would be financially viable.	Community Action 11 has been amended to specifically refer to potential use of the church as a community meeting space. "Identify a potential location, for example the church, for a village meeting space within the village and subject to s106 and other funds being available pursue negotiation and secure such a facility for long term use of the community".	To ensure a clearer Community Action
63	CA11	40	King William pub and community meeting space. A reopening of the pub would be very welcome but given the state of the market and trade in general I fear the likelihood is remote. Equally remote is the possibility of such a small community funding the	Community Action 11 has been amended to specifically refer to potential use of the church as a community	To ensure a clearer Community Action

Ref.	Para/ policy no.	Consultee Reference	Consultee Comment	Parish Council Response/Change	Reason for Change
			construction and running of a dedicated meeting space. The church provides this facility at present but for many reasons it is not ideal. The church council has had to drop its ambition to provide a meeting room but there are still long-term plans to make the church more acceptable for a wider purpose. I suspect that many people in the village who might not actively use the building nevertheless value it as a very important part of village heritage. Although ancient, the building has benefitted from the major reconstruction undertaken in the 1950s. I think village efforts should be concentrated on making the best use of a building we already have rather than seeking alternatives.	meeting space. "Identify a potential location, for example the church, for a village meeting space within the village and subject to s106 and other funds being available pursue negotiation and secure such a facility for long term use of the community".	
64	CA13	9	The ambition of a safe route to the chalk pit is a very good one, however Map 14 only shows a small proportion of the tracks in and around Heydon on both public and private land.	Map 14 has been amended to show the wider rights of way network in the Parish.	Correction
65	CA13	32	Very important	Noted	
66	CA14	9	The ambition of a safe route to the chalk pit is a very good one, however Map 14 only shows a small proportion of the tracks in and around Heydon on both public and private land.	Map 14 has been amended to show the wider rights of way network in the Parish.	Correction
67	CA14	17	As part of working with landowners to improve access, footpaths etc ensure that the country code is widely understood, for example, dogs under close control etc.	Noted	
68	CA15	1	It's not just speeding vehicles it's also drivers not driving in a manner appropriate to the road conditions. Please do not go down the speed bump route.	Noted	
69	Appendix 2 Image 1	14	This image shows the field to the North of Swan Close, which has not been cut for two or three years and is growing rank with False Oat Grass (an indicator of insufficient grazing/cutting) and nettles,	Noted: The Valued Landscape has been removed as an NDHA in the	

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			on its way to, eventually, becoming woodland. A further Community Action to work with the landowner to return this field to chalk grassland, by an annual cut, would be welcomed. An ELMS grant may be possible.	submission version of the Plan.	
70	Map 2	20	Is there not a Tree Preservation Order (Temporary?) on the tree avenue on Fowlmere Road from the reservoir to the corner near the golf club?	Noted: The Field Maple avenue on Fowlmere Road is already the subject of a TPO application.	
71	Appendix 3	3	There appears to be no connection made between the main document and Appendix 3 regarding Community actions on veteran Trees and TPO's please can you clarify	Wording added to 5.8.3 in HEY 8 to include trees with existing TPOs and point the reader to Appendix 3.	Clarification
72	Appendix 3	22	Important tree 02 seems to be in my garden but I've no idea what the picture relates to	The map has been corrected.	Correction.
73	View 10 in Appx 1	22	Disagree that the trees are important – many are relatively new and as I understand it English Heritage would prefer if they were removed	Noted - this is now view 13 in the amended NP Appendix 1	

Scored Responses to Heydon Neighbourhood Plan Reg 14 Consultation Form

Scoring: 1 = Strongly Agree 2 = Agree 3 = No Opinion 4 = Disagree 5 = Strongly Disagree

Pink highlighted cells show responses that 'Disagree' or 'Strongly Disagree'

Respondent	4.1	4.1.1 Obj1	4.1.1 Obj2	4.1.1 Obj3	4.1.1 Obj4	4.1.1 Obj5	4.1.1 Obj6	4.1.1 Obj7	4.1.1 Obj8	4.1.1 Obj9	HEY1	HEY2	HEY3	HEY4	HEY5	HEY6	HEY7	HEY8	HEY9	HEY10	HEY11	HEY12	HEY13	CA1	CA2	CA3	CA4	CA5	CA6	CA7	CA8	CA9	CA10	CA11	CA12	CA13	CA14	CA15	CA16	CA17	
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9	Comments only																																								
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Respondent	4.1	4.1.1 Obj1	4.1.1 Obj2	4.1.1 Obj3	4.1.1 Obj4	4.1.1 Obj5	4.1.1 Obj6	4.1.1 Obj7	4.1.1 Obj8	4.1.1 Obj9	HEY1	HEY2	HEY3	HEY4	HEY5	HEY6	HEY7	HEY8	HEY9	HEY10	HEY11	HEY12	HEY13	CA1	CA2	CA3	CA4	CA5	CA6	CA7	CA8	CA9	CA10	CA11	CA12	CA13	CA14	CA15	CA16	CA17	
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35	1	1	1	1	2	2	3	2	3	1	1	1	1	1	2	1	2	2	2	3	2	1	2	1	1	1	2	3	2	2	2	2	2	1	2	2	2	1	2	1	2
36	1	2	2	1	1	1	1	2	1	1	1	1	1	1	1	2	1	2	1	1	1	1	1	2	2	1	1	2	2	1	2	2	2	2	1	2	1	1	2	2	
37	1	1	1	1	2	1	2	2	2	1	1	2	2	2	1	1	1	1	1	1	2	2	2	1	2	1	2	3	1	2	1	1	1	1	2	2	2	1	1	1	1
38	1	1	2	1	2	1	2	2	2	2	1	2	1	2	1	2	2	1	1	2	2	2	1	1	2	1	2	3	1	1	1	1	1	2	3	2	1	1	1	1	1
39	2	2	2	3	1	1	1	1	2	1	2	4	2	2	1	5	1	1	1	1	1	1	1	1	1	2	2	1	3	2	2	1	2	2	2	1	1	1	1	1	1

Respondent	4.1	4.1.1 Obj1	4.1.1 Obj2	4.1.1 Obj3	4.1.1 Obj4	4.1.1 Obj5	4.1.1 Obj6	4.1.1 Obj7	4.1.1 Obj8	4.1.1 Obj9	HEY1	HEY2	HEY3	HEY4	HEY5	HEY6	HEY7	HEY8	HEY9	HEY10	HEY11	HEY12	HEY13	CA1	CA2	CA3	CA4	CA5	CA6	CA7	CA8	CA9	CA10	CA11	CA12	CA13	CA14	CA15	CA16	CA17	
40	1	1	1	1	1	2	1	1	1	1	1	1	1	1	1	1	1	2	1	1	1	1	1	1	1	1	3	3	2	1	2	2	1	1	1	3	2	3	3	2	
41	3	1	1	1	1	1	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	2	1	1	1	1	1	3	2	1	4	2	1	1	2	1	1	2	2	1	
42	1	2	1	2	1	2			3	1	2	1	3	3	4	2	1	1	1	3	2	3	1	1	2	1	3	1	1	1	2	1	1	2	1	2	2	1	1	1	
43	2	2	2	2	1	1	1	2	2	1	2	2	1	2	1	2	2	1	2	1	2	1	1	2	2	2	2	2	2	2	2	1	1	2	2	2	2	1	2	2	1
44	Comments only																																								
45	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
46	Comments only																																								

91% Strongly Agree or Agree 2% Strongly Disagree or Disagree 8% No opinion (note percentages rounded)

Appendix 6 - Schedule of comments received from statutory consultees, any resultant changes to the Plan and reasons for these

No.	Consultee Name
SC1	South Cambridgeshire District Council (SCDC)
SC20	Environment Agency
SC21	Historic England
SC36	Anglian Water Services
SC45	Cambridge Group of the Ramblers
SC50	Cambridge Past, Present & Future
SC59	Carter Jonas on behalf of The Trustees of 3rd Viscount Devonport's Discretionary Trust
SC59a	Landscape Consultants Ltd Landscape and Visual Review on behalf of The Trustees of 3rd Viscount Devonport's Discretionary Trust
SC59b	JB Heritage Consulting Ltd Heritage Assessment on behalf of The Trustees of 3rd Viscount Devonport's Discretionary Trust

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
1	General	SC1	We have concentrated on the planning policies as, ultimately, they are the elements that will be used to determine planning applications and must meet the Basic Conditions. We raise a number of comments in relation to policies and are happy to undertake further dialogue with the Parish Council should you so wish.	Noted	
2	General	SC1	The comments are split into sections, dealing initially with matters as to whether we consider the draft Plan meets the Basic Conditions, and then a separate schedule of matters that you may like to consider in preparing the submission version of the Plan.	Noted	
3	General	SC1	We also remind you that, should you feel it is necessary to make substantive changes to the draft Neighbourhood Plan in response	Noted	

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
			to comments received, it may be appropriate to consult again at this stage prior to formally submitting it and the other required documents to South Cambridgeshire District Council.		
4	General	SC1	There seems to be an inconsistency in determining whether a map is titled a map or a figure. Figures 3 to 5 use similar Ordnance Survey map bases to Maps 13 and 14. Some consideration should be given to consistency in approach.	There is no inconsistency. Where a map is referred to in the policy, it is given a label as a map. Where a figure is provided for additional information it is given a label as a figure. Labelling has been clarified where necessary.	Clarification
5	General	SC1	We previously made comments on an earlier draft Plan in December 2024. Comparing the two documents, it is clear that this version of the Plan has positively responded to our suggestions. Some informal comments have not been addressed, and we have further highlighted these in our Regulation 14 response. We note the length of our response but hope that the Parish Council find our suggestions both supportive and constructive in the development of policies in the Plan.	Noted	
6	General	SC1	The below comments are focussed upon whether the Neighbourhood Plan's policies pass the test of the Basic Conditions. Some of the comments have been written to help the Parish Council refine the policies so that the Plan will likely pass examination and become adopted.	Noted	
7	General	SC20	We have had to prioritise our limited resources and must focus on influencing plans where the environmental risks and opportunities are highest.	Noted	
8	General	SC20	For the purposes of neighbourhood planning, we have assessed those authorities who have "up to date" local plans (plans adopted	Noted	

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
			within the previous 5 years) as being of lower risk, and those authorities who have older plans (adopted more than 5 years ago) as being at greater risk. We aim to reduce flood risk and protect and enhance the water environment, and with consideration to the key environmental constraints within our remit, we have then tailored our approach to reviewing each neighbourhood plan accordingly.		
9	General	SC20	We note the South Cambridge Local Plan was last reviewed and adopted in 2018. We have also identified important environmental constraints, within our matrix for currently screening neighbourhood plans, that affect this Neighbourhood Plan Area. We are, therefore, providing you with the following advice which identifies opportunities for you to strengthen the Plan and enhance the scope of environmental Objectives considered.	Noted	
10	General	SC20	We encourage you to seek ways in which your neighbourhood plan can improve the local environment. For your information, together with Natural England, Historic England and Forestry Commission, we have published joint guidance on neighbourhood planning, which sets out sources of environmental information and ideas on incorporating the environment into plans. This is available at: How to consider the environment in Neighbourhood plans - Locality Neighbourhood Planning.	Noted	
11	General	SC21	For further general advice we would refer you to our detailed guidance on successfully incorporating historic environment considerations into your neighbourhood plan, which can be found here: https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/ .	Noted	
12	General	SC21	For further specific advice regarding the historic environment and how to integrate it into your neighbourhood plan, we recommend that you consult your local planning authority conservation officer,	Noted	

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
			and if appropriate the Historic Environment Record at Cambridgeshire County Council.		
13	General	SC21	To avoid any doubt, this letter does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed plan, where we consider these would have an adverse effect on the historic environment.	Noted	
14	General	SC21	Paragraph 203 of the National Planning Policy Framework (2024) sets out that Plans, including Neighbourhood Plans, should set out a positive strategy for the conservation and enjoyment of the historic environment. In particular, this strategy needs to take into account the desirability of sustaining and enhancing the significance of all types of heritage asset where possible, the need for 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 this character of a place.	Noted	
15	General	SC21	It is important that, as a minimum, the strategy you put together for your area safeguards those elements of your neighbourhood area that contribute to the significance of those assets. This will ensure that they can be enjoyed by future generations of the area and make sure your plan is in line with the requirements of national planning policy, as found in the National Planning Policy Framework.	Noted	
16	General	SC36	Anglian Water wants to proactively engage with the neighbourhood plan process to ensure the plan delivers benefits for residents and visitors to the area, and in doing so protect the environment and water resources. Anglian Water has produced a specific guidance note on the preparation of NPs found using this link under our Strategic Growth and Infrastructure webpage -	Noted	

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
			Strategic Growth and Infrastructure (anglianwater.co.uk). The guidance also has sign posting/ links to obtaining information on relevant assets and infrastructure in map form, where relevant.		
17	General	SC36	<p>The water supply and sewerage services infrastructure we deliver is primarily funded in two ways:</p> <p>1) Developers pay infrastructure charges to connect to, and where necessary provide additional capacity for our water supply and sewerage networks, which are governed by Ofwat's charging rules; and</p> <p>2) Water and sewerage charges agreed by Ofwat every five years, paid by our customers to fund our investment programme on past and future infrastructure to:</p> <ul style="list-style-type: none"> • Address a rapidly growing population; • Ensure we are resilient to impacts of climate change; • Enhance our environment to reach the environmental destination agreed with customers and regulators; and • Secure future water supplies. 	Noted	
18	General	SC36	As the statutory sewerage provider for the neighbourhood plan area, Anglian Water makes the following comments in relation to ensuring the making of the neighbourhood plan contributes to sustainable development and has regard to assets owned and managed by Anglian Water.	Noted	
19	General	SC36	If you have any questions about this response or wish to discuss anything I have raised, please do not hesitate to get in touch. We wish to be kept informed on further stages of the plan's preparation via strategicgrowth@anglianwater.co.uk Thank you	Noted	
20	General	SC59	Carter Jonas has been instructed by The Trustees of 3rd Viscount Devonport's Discretionary Trust (the Trust) to respond to the Reg.14 consultation version of the draft Heydon Neighbourhood	Noted - See HEY10 below for Appendix 1 plan referred to.	

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
			Plan (draft HNP). The Trust owns land at Heydon. A plan showing the parcels of land owned by the Trust is enclosed in Appendix 1. The land west of Fowlmere Road (Parcel 1), land east of Fowlmere Road (Parcel 2), land south of Heydon Lane (Parcel 3), and land west of Chishill Road (Parcel 4) would be directly affected by some of the proposed policy designations within draft HNP.		
21	General	SC59	Lord Devonport has promoted developments for affordable housing in Heydon on land owned by the Trust, but these have all been rejected. He has converted farm buildings within the village, which have provided housing and were designed to create housing which were sympathetic to the village’.	Noted	
22	General	SC59	Highlight those parts of the Vision and those Themes/Objectives that would require additional development in order to be achieved, e.g. heritage enhancements, biodiversity net gain, housing needs, and community infrastructure. However, draft HNP does not allocate any land for development and includes policy designations that would prevent new development that could deliver some of the items identified in the Vision and Themes/Objectives.	As an infill village within the Local Plan there is no requirement for additional development.	Clarification
23	General	SC59	In due course draft HNP will be examined by an Independent Examiner who will determine whether the basic conditions for a neighbourhood plan have been met. As explained in this response, it is considered that some of the policies and designations in draft HNP do not meet Basic Condition (a) and are inconsistent with national policy.	We believe that the submission draft of HNP will meet the Basic Conditions	No change
24	General	SC59	These representations refer to the policies in the South Cambridgeshire Local Plan adopted September 2018 (SCLP), and to national policy and guidance in the December 2024 National Planning Policy Framework (NPPF) and the Planning Practice Guidance (PPG).	Noted	

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
25	General	SC59	In these representations we suggest that the opportunity to deliver the housing and community aspirations identified in Policies HEY10 and HEY11 are discussed with Heydon Parish Council, including the option of delivering them in conjunction with development on land owned by the Trust.	Noted	
26	General	SC59	Lord Devonport has converted farm buildings within the village, which have provided housing and were well designed and sympathetic to the character of the village. He has previously promoted developments for affordable housing in Heydon on land owned by the Trust, but these have all been rejected. It is considered that the draft HNP provides an opportunity to provide affordable housing for the village on land owned by the Trust.	Noted	
27	General	SC59a	<p>This technical review has been prepared on behalf of The Trustees of 3rd Viscount Devonport's Discretionary Trust to assess the landscape and visual aspects of the draft Heydon Neighbourhood Plan 2025–2041 (Regulation 14 version, April 2025), with particular focus on the following elements:</p> <ul style="list-style-type: none"> Policy HEY 1: Valued Landscapes Policy HEY 3: Identification and justification of Key Views (Appendix 1) <p>Supporting evidence provided in the Heydon Landscape Appraisal (April 2022)</p> <p>The purpose of this review is to evaluate the internal consistency, technical robustness, and evidential basis of the landscape-related elements of the plan, and to request further clarity or amendments as necessary.</p>	Noted	
28	General	SC59a	Based on the matters raised above we would advise the recommendations are taken into consideration	Numerous textual amendments, corrections and clarifications have been made in the Plan document to	Clarification

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
				address these issues. These include additional wording in relation to Chishill Down in 5.1.4 - 5.1.7. Further responses are picked up under the relevant sections below.	
29	General	SC59b	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.	Noted	
30	General	SC59b	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: <ul style="list-style-type: none"> • 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 	Noted. Conservation Area extension is now a future Community Action 3.	Clarification
31	General	SC59b	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.	Noted - See relevant sections below	
32	General	SC59b	Conclusion 4.5. Further consideration should be given to the presentation of the document including the information regarding	Noted - Numerous edits have been made to the NP	Clarification

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
			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.	document to improve these elements. Possible Conservation Area extension is now a future Community Action 3	
33	Chapter 1	SC1	Paragraph 1.1.5 – It is suggested that an additional sentence is added to the end to state the Plan period (2025 – 2041). We note that this plan period is to 2041, whereas the adopted South Cambridgeshire Local Plan covers the period to 2031. The Council is preparing a new joint Local Plan that will extend into the 2040's, but this process is not expected to conclude until after the neighbourhood plan has been adopted. This may result in future in differences between the two plans reflecting the context within which both plans are being prepared. We will nevertheless seek to minimise any potential policy conflicts through that process, but it is important to be aware of the possibility of such conflict at this stage.	Once there is greater clarity on the timing of the GCLP these dates will be aligned	Clarification
34	Chapter 1	SC1	Paragraphs 1.1.6 & 1.3.1 – These paragraphs are repetitive and could perhaps be edited down.	The words "and prepared by a local steering group made up of Parish community members" removed from 1.1.6	Text edit
35	Chapter 1	SC1	Paragraph 1.1.7 – The paragraph contains two bullet points that refer to policies. It is suggested that these are merged to state that the Plan contains planning policies and, rather than provide a summary of what those policies address, state that it is the planning policies that will be used when planning applications are determined. In relation to the bullet point on community actions, it is suggested that reference is made to the fact that they are identified differently to the planning policies and do not have any status in the determination of planning applications.	Bullets 2, 3 and 4 in 1.1.7 deleted and the following inserted: <ul style="list-style-type: none"> Planning policies which will be used when planning applications are determined. Community actions which are identified differently to 	Text edit

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
				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.	
36	Chapter 1	SC1	Paragraph 1.3.2 – Reference is made to the abbreviation of the Landscape Appraisal, but this is not necessary as para 1.2.1 refers to HLA 2022.	In 1.2.1 full name of HLA amended to include 'Parish' and thereafter abbreviations for both HLA 2022 and CLP 2022 are used.	Text edit
37	Chapter 1	SC1	Paragraph 1.5.2 – The paragraph seems to repeat the content of earlier paragraphs, in particular 1.2.4. It may be worthwhile considering edits to remove repetition.	Replaced with "The CLP 2022 and its associated HLA 2022 are available on the Parish website".	Text edit
38	Chapter 1	SC1	Paragraph 1.7.1 – It is not necessary to identify how the designation was made other than stating that it "...was designed by South Cambridgeshire District Council".	Text amended	Text edit
39	Chapter 2	SC1	Paragraph 2.6.1 – Reference is made to footpaths. It is suggested that this is amended to public rights of way as there is also a bridleway (the Icknield Way) present.	Text amended	Text edit
40	Chapter 2	SC1	Figures 4 and 5 – The map quality makes it difficult to read. We suggest using maps sourced from Parish Online that could be clearer and would also illustrate the Parish boundary to help with proving the context for users.	Figures 4 and 5 removed and replaced with new paragraph 2.7.9 that reads "Maps showing up to date information on areas at risk of surface and fluvial flooding in the Parish are	Text edit

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
				available to view here: https://www.gov.uk/check-long-term-flood-risk 2.7.3, 2.7.4 referred to the Figures and have been amended to refer to the link. All subsequent Figure numbers have been amended.	
41	2.7 Flood Risk	SC20	There are areas of fluvial flood risk and watercourses within the neighbourhood plan area. In particular, we note that the boundary does extend into areas of Flood Zones 2 and 3. On the basis that future development is steered away from the sensitive aspects of the environment highlighted, we do not consider there to be potential significant environmental effects relating to these environmental constraints. Nevertheless, we recommend the inclusion of relevant policies to cover the management of flood risk. Allocation of any sites and any windfall development delivered through the Plan period should follow the sequential approach. National Planning Policy Framework (NPPF) paragraph 161 sets this out.	See additional sections 6 and 7 in policy HEY 7.	Clearer policy/best practice alignment
42	2.7.4	SC36	Anglian Water notes the neighbourhood plan refers to flooding risks and is supportive of measures in neighbourhood plans to address flood risk, including surface water run-off.	Noted	Clearer policy/best practice alignment
43	2.7.4	SC36	By way of background, Anglian Water's preference is for surface water to be managed using Sustainable Drainage Systems (SuDS) and requiring permeable surfaces for new areas of hardstanding within developments to comply with the drainage hierarchy. Such measures help to avoid surface water run-off from entering our foul drainage network, and connections to a surface water sewer	See revised policy HEY 7	Clearer policy/best practice alignment

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
			should only be considered where all other options are demonstrated to be impracticable.		
44	2.7.4	SC36	Any requirements for a surface water connection to our surface water sewer network will require the developer to fund the cost of modelling and any upgrades required to accept the flows from the development. Anglian Water encourages the use of nature-based solutions for SuDS wherever possible, including retrofitting SuDS to existing urban areas to enhance amenity and biodiversity within the neighbourhood plan area and contribute to green and blue infrastructure.	See revised policy HEY 7	Clearer policy/best practice alignment
45	2.7.4	SC36	It has been the intention of Government to implement Schedule Three of The Flood and Water Management Act 2010 to make SuDS mandatory in all new developments in England. However, we welcome the policy approach to ensure SuDS measures are incorporated within new developments, until such time these measures are in place.	See revised policy HEY 7	Clearer policy/best practice alignment
46	2.7.4	SC36	As part of our Get River Positive commitment, we have pledged to be as transparent as possible with the data we collect about our water recycling network and the improvements that we are making, especially around storm overflows. We have provided an online map that shows our latest investment schemes to improve the environment, including storm overflow data and the river network. Information can be found on our website: https://www.anglianwater.co.uk/services/sewers-and-drains/storm-overflows/improvingrivers-and-coastlines	See revised policy HEY 7	Clearer policy/best practice alignment
47	2.7.4	SC36	In terms of sewer flooding, further information on reducing the risk of such events: https://www.anglianwater.co.uk/help-and-advice/flooding-guidance/reduce-the-risk-of-flooding/	Noted	Additional helpful guidance

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
48	Chapter 3	SC1	Section 3.1 – The section of the chapter tends to read as if “The Local Plan” is part of the national planning policy context. We would suggest amending the numbering for the Local Plan section 3.2 to separate it from commentary on national planning policy.	The Local Plan' renumbered to 3.2 and all subsequent section numbers updated.	Text edit
49	Chapter 3	SC1	Paragraph 3.1.6 – The long list of policies in the Local Plan that are relevant to the Neighbourhood Plan is not necessary as they are referred to in each policy under the heading “applicable policies from South Cambridgeshire’s 2018 Local Plan”. It is therefore suggested that they are deleted from the Neighbourhood Plan.	Policy list retained as 3.2.2	Clarity and comprehensiveness
50	Chapter 3	SC1	Map 4 – A key is essential here to identify the annotations.	Key added to revised Map 4	Text edit
51	Chapter 3	SC1	Section 3.2 – We suggest this becomes Section 3.3 after commentary on the Local Plan is separated into its own section that follows the commentary on national planning policy.	Noted	Text edit
52	Chapter 3	SC1	Section 3.3 – Also of relevance to the Neighbourhood Area is the Cambridgeshire and Peterborough Minerals and Waste Local Plan (CPMWLP), jointly prepared and adopted by Cambridgeshire County Council and Peterborough City Council and adopted in July 2021. Much of the Parish is in a “minerals safeguarding area” and reference in the Neighbourhood Plan should be made to the CPMWLP for completeness.	Bullet point added <ul style="list-style-type: none"> Cambridgeshire and Peterborough Minerals and Waste Local Plan (CPMWLP) jointly prepared by and adopted by Cambridgeshire County Council and Peterborough City Council and adopted in July 2021 	Additional information
53	Chapter 4	SC1	Paragraph 4.1.2 – The paragraph states that the community actions are contained in Chapter 6. However, they are also included in the body of the Plan. See general comment above concerning community actions.	Community Actions are now included in Appendix 4 and chapter 6 deleted.	Text edit
54	4.1 Vision	SC59	Paragraph 4.1 outlines the vision for draft HNP. The vision refers to a variety of matters, including the landscape setting of the village,	Noted	

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
			limited sustainable development for the village, and services and facilities to meet the needs of the village.		
55	4.1 Vision	SC59	The Vision refers to the “ <i>exceptional protected landscape setting</i> ” of the village. It would be appropriate for the Vision to refer to landscape setting, and no changes are requested to this part of the Vision. As set out in the representations to Policy HEY1, the area for the proposed valued landscape designation should be amended to exclude land at Chiswell Down because it is not supported by evidence.	Noted. Please see responses below, for example on HEY 1.	
56	4.1 Vision	SC59	It would be appropriate for the Vision to refer to sustainable development, which would in principle be consistent with national policy. However, draft HNP does not allocate any land for development and includes policy designations that seek to prevent new development outside of settlement boundaries. Any infill developments in Heydon would be small i.e. not more than 2 dwellings, to be in accordance with Policy S/11: Infill Villages of SCLP. As set out in Policy H/9: Housing Mix of SCLP, small infill developments are not required to provide a mix of dwellings or any affordable housing. In addition, small infill developments would not provide additional land or sufficient funding through planning obligations to support the delivery of community infrastructure or facilities.	Noted	
57	4.1 Vision	SC59	It would be appropriate for the Vision to ensure that the local community has the services and facilities to meet needs, which would in principle be consistent with national policy relating to healthy communities. It is noted that Policy HEY11 of draft HNP seeks to improve the community infrastructure in Heydon, and refers to support for the delivery of a community meeting space and play spaces. However, draft HNP does not allocate any land for development that could support the delivery of these additional	Noted	

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
			facilities, either through land or planning obligations. Draft HNP also includes policy designations that seek to prevent new development at suitable edge of village sites, which could deliver community facilities.		
58	4.1 Vision	SC59	No changes are requested to the Vision for draft HNP. However, changes are required to policies in draft HNP in order to deliver that Vision, particularly in terms of sustainable development and community needs.	Noted	
59	4.1.1 Themes & Objectives	SC59	Paragraph 4.1.1 identifies the themes and objectives for draft HNP.	Noted	
60	4.1.1 Themes & Objectives	SC59	Theme 1 relates to landscape and settlement character. It is appropriate to seek to protect the landscape character and the setting of the village. There are development plan policies and national policies that already require the landscape to be protected. It is considered that the evidence used to support the valued landscape, important countryside frontages, and locally important views is not robust, and as such these proposed designations should be deleted from draft HNP in some locations.	We believe that with the various amendments made, the submission draft of HNP is robust in these areas.	
61	4.1.1 Themes & Objectives	SC59	Theme 2 relates to the built environment character, heritage and sustainability. These are all matters that are consistent with development plan policies and national policies. However, draft HNP does not allocate any land for development and includes policy designations that would prevent new development, which means that some of the heritage and sustainability objectives would not be delivered. It is considered that the proposed local green space at land south of Heydon Lane does not meet the criteria for this designation and should be deleted.	Proposed LGS5 at land south of Heydon Lane has been removed from the Plan.	Amendment made following further review of criteria
62	4.1.1 Themes & Objectives	SC59	Theme 3 relates to biodiversity. The protection of designated nature conservation sites is consistent with development plan policies and national policies. The delivery of biodiversity	Noted	

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
			enhancement and biodiversity net gain through the planning system is related to the delivery of development. However, draft HNP does not allocate any land for development and includes policy designations that would prevent new development from being delivered, which means that biodiversity net gain would not be delivered in the village without development.		
63	4.1.1 Themes & Objectives	SC59	Theme 4 relates to housing and refers to meeting housing needs. However, draft HNP does not allocate any land for development, which means that the housing and housing needs of the village would not be met.	Noted	
64	4.1.1 Themes & Objectives	SC59	Theme 5 seeks to deliver a new community meeting space in the village and to address existing deficiencies in community infrastructure. However, draft HNP does not allocate any land for development that might support the delivery of new community infrastructure through land or planning obligations, and includes policy designations that would prevent the delivery of community infrastructure on some suitable sites on the edge of the village.	Noted	
65	4.1.1 Themes & Objectives	SC59	Theme 6 seeks to protect and improve the network of rural routes around the village. It is appropriate to protect the existing routes. It is considered that there is an opportunity through draft HNP to provide connections between existing routes and provide new circular routes, in conjunction with development.	Noted	
66	4.1.1 Themes & Objectives	SC59	No changes are requested to the Themes/Objectives for draft HNP. However, changes are required to policies in draft HNP in order to deliver on those Themes and Objectives, particularly in terms of the stated aspirations for heritage, sustainability, biodiversity, housing needs, community infrastructure, and rural routes.	Noted	
67	Chapter 5	SC1	This is a long and all-encompassing chapter. For ease of use, it might be easier if the themes formed separate chapters.	Noted. We believe the current layout works well.	

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
68	Chapter 5	SC1	Paragraph 5.1.2 – For clarity, we would suggest rewording this paragraph as follows: “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”.	Text changed to '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'	Amendment accepted
69	Chapter 5	SC1	Paragraph 5.1.5 – The NPPF paragraph number should be 187.	Text corrected	
70	Chapter 5	SC1	Map 6 – Map 6 includes a proposed extension to the designated Heydon Conservation Area – this is not a landscape policy consideration. Extending the Conservation Area, which is also mentioned in HEY6, would be a separate statutory process that would need to be led by the local planning authority; the LPA’s Conservation Officers would need to be engaged to discuss the boundaries of the Conservation Area. If this area is intended to be protected by the Heydon Neighbourhood Plan, we would suggest justifying its inclusion within the Proposed Valued Landscape.	A new map 6 shows the Proposed Valued Landscape, Conservation Area and Parish Boundary only. The suggested CA extension is now included as a Community Action 3 and is not included in the proposed Area of Valued Landscape in line with HLA 2022.	Amendment accepted
71	Chapter 5	SC1	Paragraph 5.4.1 – ‘There is very limited opportunity for commercial development in the village’ – the Council questions whether this statement is too broad. Is commercial opportunity limited to certain sites and does it encompass certain types of commercial development? Are there village needs for facilities, services or employment space that might warrant a	This text has been removed.	Clarification

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
			reconsideration of how this paragraph is worded, particularly given Policy HQ/1 (j) of the Local Plan?		
72	Chapter 5	SC1	Paragraphs 5.4.4 - 5.4.11 – The section on Village Character Areas would be clearer and more legible if Map 10 identified the “character areas” described in the text above it, and a key was used to provide a spatial identifier for the images used to highlight the character areas. At present, the images and Map 10 show “village gateways”, but not the character areas, which can make navigating this section somewhat confusing.	Character Areas from Map 5 have been added to Map 10.	Amendment accepted
73	Chapter 5	SC1	Paragraph 5.4.9 – Under ‘Heydon Lane inner Village Gateway (VG3)’ there’s a line describing a view ‘looking south-south-west towards the church’ - is this a typo and should this just state ‘looking south-west’?	The direction has been amended to South-southwest. Now para 5.4.10	Text edit
74	Chapter 5	SC1	Map 11 – Map 11 Inset 1 (Bran Ditch Triangle) does not appear to represent boundaries on the ground. Would it be possible for someone using the Plan to identify which land is Local Green Space?	This boundary has been updated.	Text edit
75	Chapter 5	SC1	Section 5.6 – It is noted that a map is included within Appendix 2 that pinpoints non-designated heritage assets in the Parish. However, the extent and boundaries of the non-designated heritage assets should be identified on a suitably scaled map or maps. In this instance, it is suggested that they are identified on a topic map(s).	The map has been moved to the start of Appendix 2 and titled "Map X", the legend has been corrected to cover all NDHAs and physical extent of assets indicated.	Amendment accepted
76	Chapter 5	SC1	Paragraph 5.7.17 – Mention is made of a “sustainability checklist” that the Parish Council uses when commenting on a planning application. If you want planning applications and planning decisions by the local planning authority to have regard to that checklist, then it should be incorporated into the Neighbourhood Plan with reference from Policy HEY 7.	Text amended and reference to Heydon Sustainability Guidelines has been removed.	Text edit

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
77	Chapter 5	SC1	Map 12 – We suggest this is an instance where Parish Online mapping would perhaps provide a clearer map base than MAGIC Maps.	The use of MAGIC mapping for Neighbourhood Plans is accepted and reflects the limited resources available to NP groups. Furthermore it allows users to check updates undertaken by DEFRA.	
78	Chapter 5	SC1	Paragraph 5.8.3 – We would suggest including trees with existing TPOs in this list and add a map showing trees with TPOs.	Bullet point has been added to 5.8.3 and the map in Appendix 3 has been amended to include TPOs.	Amendment accepted
79	Chapter 5	SC1	Paragraph 5.8.6 – This should be DEFRA, not DEFR.	Text amended	Text edit
80	Chapter 5	SC1	Paragraph 5.9.5 – The link does not work and should instead be replaced with the following: Guidance Note 8 Bats and Artificial Lighting Institution of Lighting Professionals	Correct link added. Now 5.9.6.	Amendment accepted
81	Chapter 5	SC1	Paragraph 5.10.2 and Figure 6 – Given the small figures for household sizes of 6 or more, you might want to consider merging data for households of 5 or more so that a better comparison can be made with other data.	Noted	
82	Chapter 5	SC1	Paragraph 5.10.3 and Figure 8 - Not all the labels are visible.	Fig 8 amended	Text edit
83	HEY1	SC1	Policy HEY 1, Part 1 – This paragraph refers to “distinctive landscape”, but this is not referred to in the Landscape Appraisal. Therefore, it is difficult for the user to determine what these features are. We suggest references are instead made to the main features of the relevant landscape character area, as identified in the Landscape Appraisal.	The term ‘distinctive’ is used as an adjective in this sentence and refers to Heydon’s distinctive landscape in the generic sense. HLA 2022 uses “distinctive” in 10 places including where it quotes the Greater Cambridge Landscape Appraisal where it describes Heydon’s landscape character.	Clarification

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
				<p>Page 10 “Distinctive, elevated landscape that forms locally prominent hills and ridges that contrast the surrounding, low-lying landscape that is characteristic of Greater Cambridge”.</p> <p>The specific features in Heydon’s landscape are identified and described in full in the policy, including at clause 4 where it identifies (with reference to Map 6) the Area of Valued Landscape.</p>	
84	HEY1	SC1	Continued from above	<p>Policy Hey1 clause 1 has been amended to:</p> <p>Development proposals must be sensitive to the main features of the relevant landscape character area as identified in the HLA 2022.</p>	Clarification
85	HEY1	SC1	Policy HEY 1, Part 4 – In the bullet point, HLA should be given its full title	Text amended	Amendment accepted
86	HEY1	SC59	Object to Policy HEY1 because the proposed valued landscape designation on the northern part of village is not informed by robust evidence.	The Valued Landscape designation follows the recommendation contained in the HLA 2022	
87	HEY1	SC59	Policy HEY1 seeks to protect and enhance the landscape character of the village. Policy HEY1 refers to a proposed	Noted	

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
			valued landscape designation on northern part of village, which is identified on Map 6. The Trust's land at east of Fowlmere Road (Parcel 2) and west of Chishill Road (Parcel 4) is included within the proposed valued landscape designation.		
88	HEY1	SC59	The Trust has appointed Planscape Consultants Ltd to review the justification for the proposed valued landscape designation. The Landscape and Visual Technical Review is submitted with these representations – see Appendix 2 .	Noted	
89	HEY1	SC59	The Technical Review highlights that the Landscape Appraisal, prepared for draft HNP, does not provide the evidence to support the decision to include land at Chishill Down within the proposed valued landscape designation. The Chishill Down local landscape character area is shown on Map 5 of draft HNP. It is requested that the Chishill Down local landscape character area is excluded from the proposed valued landscape area designation shown on Map 6 of draft HNP. Paragraph 041 (Ref ID: 41) of the PPG states that <i>"It [neighbourhood plan policies] should be concise, precise and supported by appropriate evidence"</i> . There is no evidence to include the Chishill Down local landscape character area within the proposed valued landscape area designation. If there is no evidence to include Chishill Down in this designation then it would be inconsistent with Paragraph 041 of the PPG and would not meet Basic Condition (a).	The significance of Chishill Down as part of the Valued Landscape is referenced specifically on page 13 in the HLA 2022 and elsewhere in the document. Additional text has been added AT 5.1.4 - 5.1.7 for further clarity.	Clarification
90	HEY1	SC59	The requested changes are as follows:	Noted	

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
			Remove land in the Chishill Down local landscape character area from the proposed valued landscape area designation, as shown on Map 6 of draft HNP.		
91	HEY1	SC59a	Policy HEY 1 Introductory text (Par 5.1.6) identifies the Heydon Northwest Slopes and the Heydon Valley as "valued landscapes." These areas are supported by qualitative descriptions within the Heydon Landscape Appraisal (pg. 11 and 12) and are generally consistent with recognised methodologies for identifying local landscape value (e.g., GLVIA3 Box 5.1). However, there is a notable inconsistency in the treatment of the Chishill Down. While Figure 4 of the Landscape Appraisal includes the Chishill Down within the area highlighted as "valued landscape," the description in the Landscape Appraisal (pg.13) does not evidence that this should be considered a "valued landscape". Furthermore, the policy text (par 5.1.4) omits a detailed description of the Chishill Down landscape unit.	It is clear from HLA 2022 narrative (PAGE 13) that Chishill Down forms an integral element within the Valued Landscape area. Additional text has been added at 5.1.4 - 5.1.7 for further clarity	Text edited to address earlier omission.
92	HEY1	SC59a	Policy HEY 1 and Landscape Appraisal evidence don't support the designation of the Chishill Down as a "valued landscape". To avoid ambiguity and ensure the policy aligns with its evidence base, the plan should be revised to exclude the Chishill Down from the "valued landscape" as shown in Figure 4 of the Landscape Appraisal and Map 6 of the Neighbourhood Plan.	See above	
93	HEY1	SC59a	Policy HEY 1 also introduces a "sensitive breaks in slopes", which is a landscape feature identified in the Landscape Appraisal evidence. However, the policy wording on restricting development (point 4 pg.30) does not appear consistent with the Landscape Appraisal conclusions. On page 21 the Landscape Appraisal acknowledges that buildings down the slope or in close proximity to the break in the slope would be more visible, however under 'Future Change' it	Clause 4 has been amended to: '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	Clarification

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
			lists changes that should be avoided, omitting any mention of the sensitive beaks in slopes. Therefore, the Landscape Appraisal evidence does not appear to completely deny development due to this topography feature, rather consider appropriate design response.	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:'	
94	HEY1	SC59a	The Policy HEY 1 and Landscape Appraisal evidence consideration of "sensitive beaks in slopes" is inconsistent. The policy wording should be amended to align to the Landscape Appraisal and encourage good landscape and housing design but avoid unnecessary obstacles to development.	See above	
95	HEY2	SC1	Map 8 identifies four Important Countryside Frontages (ICFs) in Heydon, two from the adopted South Cambridgeshire Local Plan 2018 (ICF1 and ICF2) and two proposed through the Neighbourhood Plan (ICF3 and ICF4). Inset Map 55 of the adopted South Cambridgeshire Policies Map shows the ICFs designated in Heydon through the adopted Local Plan. ICF1 on Map 8 matches the ICF east of Fowlmere Road as shown on Inset Map 55, however ICF2 on Map 8 does not match the ICF north of Heydon Lane shown on Inset Map 55. The correct designation from the Local Plan for the ICF north of Heydon Lane should be shown on Map 8. We are therefore unclear whether an additional or extended ICF is being proposed along the north of Heydon Lane (shown as ICF2 on Map 8).	The error on the location of ICF2 has been corrected.	Text edit
96	HEY2	SC1	We have concerns about the justification for ICF3 and ICF2 (if this is intended to be an extension to the existing ICF from the Local Plan), given that this policy is effectively the same as Policy NH/13	The error on the location of ICF2 has been corrected and we are not proposing to extend it.	Clarification

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
			of the adopted Local Plan although written slightly differently. The definition of an ICF within Policy NH/13 requires land with a strong countryside character either: (i) to penetrate or sweep into the built-up area providing a significant connection between the street scene and the surrounding rural area, or (ii) to be an important rural break between two nearby but detached parts of a development framework. Whilst ICF2 (as shown on Map 8, and if considered to be an extension to the designation in the adopted Local Plan) and ICF3 (as shown on Map 8) are in an area of countryside character, they do not meet either of the requirements to be considered for an ICF as the countryside does not (i) penetrate or sweep into the defined built up area of Heydon (as defined by the development framework) to provide a significant connection between the street scene and surrounding rural area, or (ii) act as an important rural break between two nearby but detached parts of the development framework. The development framework is for the village of Heydon, and along Heydon Lane does not extend beyond Holy Trinity Church, and there are no nearby, detached parts of the development framework.	The NP is seeking to designate ICF 3 on the basis that it meets one of the two criteria specified in the Local Plan. The criteria that it meets are explained very clearly in both the supporting text and the policy text. Minor text change in HEY2 clause 1	
97	HEY2	SC59	Object to Policy HEY2 because the proposed important countryside frontage designations at land south of Heydon Lane and at land west of Chishill Road do not meet the criteria for this designation.	Criteria met in both cases where land has strong countryside character and penetrates or sweeps into the built-up area and provides a significant connection between the street scene and surrounding rural area.	Local Plan criteria are met.

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
98	HEY2	SC59	Policy HEY2 seeks to identify two additional important countryside frontages on the edge of the village; at land south of Heydon Lane (ICF3) and at land west of Chishill Road (ICF4).	Noted	
99	HEY2	SC59	The supporting text and justification for the proposed two additional important countryside frontages in Policy HEY2 refers to Policy NH/13 in SCLP. It is noted that Policy HEY2 is worded slightly differently to Policy NH/13. It is considered that if the policy intentions are identical then the policy wording and criteria should be the same. The criteria in Policy NH/13 are <i>“a. Penetrates or sweeps into the built-up area providing a significant connection between the street scene and the surrounding rural area; or b. Provides an important rural break between two nearby but detached parts of a development framework”</i> .	Policy HEY 2 complies with Policy NH/13 of the SCLP in relation to ICF definition criteria.	Clarification
100	HEY2	SC59	Proposed ICF3 (land south of Heydon Lane) does not meet the criteria for an important countryside frontage. It is not adjacent to the defined development framework boundary of the village. This part of Heydon Lane has limited physical or visual relationship with built-up area of the village. Holy Trinity Church is visible from Heydon Lane, but it is separated by a cemetery and mature trees. There is no relationship with any other buildings or the village from this part of Heydon Lane. This part of Heydon Lane does not sweep into the built-up area of the village, and there is no connection between it and the street scene of the village. Therefore, proposed ICF3 does not meet the criteria for an important countryside frontage and should be deleted from Policy HEY2 and Map 8.	See above	Clarification
101	HEY2	SC59	Proposed ICF4 (land west of Chishill Road) also does not meet the criteria for an important countryside frontage. It should be noted that proposed ICF4 is approximately 350m in length. This part of Chishill Road is an edge of village location only. It does not penetrate or sweep into the built-up area of the village, and it has	This frontage is within the village and the South Heydon Village Character Area. It does meet the criteria and its designation as an ICF has been	HLA 2022 recommendation and SCLP policy compliance.

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
			no visual relationship with the centre of the village. Therefore, proposed ICF4 does not meet the criteria for an important countryside frontage and should be deleted from Policy HEY2 and Map 8.	directly informed by the finding and recommendation contained in the HLA 2022 "Recognise the importance of the open frontage along Fowlmere Road opposite High Close and that along Chishill Road which enables the landscape to penetrate into the village and reinforce its unique and dramatic local context and setting"".	
102	HEY2	SC59	It is considered that the proposed important countryside frontage designations ICF3 and ICF4 are clearly intended to prevent any type of development from coming forward in these two locations in the future. Paragraph 16 of the NPPF sets out requirements for those preparing plans, including neighbourhood plans. Criteria (a) states that plans <i>"be prepared with the objective of contributing to the achievement of sustainable development"</i> . Criteria (b) states that plans <i>"be prepared positively, in a way that is aspirational but deliverable"</i> . As set out in these representations, draft HNP includes policy requirements to address housing needs and community infrastructure provision, which both relate to the future sustainability of the village. The proposed important countryside frontage designations would prevent the delivery of development that could meet identified needs, which would not be a positive outcome for the village.	Noted	
103	HEY2	SC59	The requested changes are as follows:	Noted	

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
			Delete the proposed important countryside frontage designations at land south of Heydon Lane (ICF3) and land west of Chishill Road (ICF4) from Policy HEY2 and Map 8.		
104	HEY3	SC1	Appendix 1 describes the 'key contributing features to sense of place' of each locally important view, rather than the specific key or significant features that are the focus of the view. The key contributing features identified for many views include locally ubiquitous features such as 'maturity and variety of trees and hedges' and the 'sense of space and a large sky'. Only some of the views identify specific key or significant features, such as within View 6 where it states 'setting of the church and tower within the significantly taller trees in the churchyard and fields beyond' and View 11 where it states, 'to the left the Heydon Chalkpit and in the distance the American Hangar at IWM Duxford'. Similar issues relating to proposed views have been considered in the Stapleford and Great Shelford Neighbourhood Plan and also in the Harston Neighbourhood Plan, and we would suggest a review of how the Examiner has considered the proposed views and the associated policies in these plans as you progress your Neighbourhood Plan. We would suggest a review of Policy HEY 3 and Appendix 1 to focus on views which are or could be under threat, or most likely to be affected by development, and also to clearly identify the significant feature(s) that are the focus of the view. The landscape appraisal should also be used to support the distinctiveness of the views and should be cross-referenced in Appendix 1.	Numerous textual changes and content enhancements have been made, particularly to Appendix 1, to strengthen the wording and address these comments together with further Reg 14 feedback from villagers.	Enhanced content and clarification
105	HEY3	SC1	Map 9 illustrates 12 views, but Appendix 1 describes 13. It is assumed that Map 9 is correct, and, on that basis, Appendix 1 should be amended.	Appendix 1 has been amended	Text edit
106	HEY3	SC1	Policy HEY 3, Part 1 b - The end of the sentence, "e.g. opening up views of key features such as the Church", provides an	Noted but we do not consider it necessary to relocate this	Text edit

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
			understanding of Policy HEY 3's intent / how it will be implemented, but does not add to the overall function of Policy HEY 3. It is suggested that the end of the sentence is taken out of the policy and may be better placed in the policy context and rationale as an example of how views might be enhanced.	wording; it helps to minimise ambiguity. The wording of Policy HEY3 1(b) now reads "...for example opening up views of key features such as the church".	
107	HEY3	SC1	We also have some comments on the specific views as described in Appendix 1: View 1 – This view is from the parish boundary looking out to Great Chishill. The Neighbourhood Plan cannot be used to determine planning applications outside the Neighbourhood Area and, as such, Policy HEY3 could not be applied to this view. It is recommended that View 1 is deleted.	Previous View 1 has been removed as on NP area boundary.	Text edit
108	HEY3	SC1	View 2 – The map illustrates a view between west and north-west. However, Appendix 1 states that the view is north. And the opening two lines of the description describe the view as looking west and north-west. Suggest that this description is reviewed. Are the photographs taken from the highway or other publicly accessible location? The view north-west appears to be from within the field.	Previous View 2 has been removed as not a publicly accessible location.	Text edit
109	HEY3	SC1	View 3 – Is the location of the view in a publicly accessible location? It does not appear to be located on a public right of way (e.g. public footpath)? Is this land in private ownership? If this is the case, it should be deleted.	Noted. This is a farm track that is open for public access and has been regularly used informally by village residents over many years. The view is enjoyed by all. The Parish Council are currently in discussion with the landowner with the intent of	Anticipated future formal public access

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
				making it a permissive footpath. This is now View 7.	
110	HEY3	SC1	View 12 – This view is described to be from “the Icknield Way Path travelling from Heydon Lane towards Broad Green”. For those not familiar with the area, the Icknield Way is illustrating on Ordnance Survey maps running east-west in the north of the parish. It is difficult to understand where the viewpoint location is.	The plan now uses the terms "Historic Icknield Way" for the PROW to the North of the Parish and "Icknield Way Path/Harcamlow Way" for the deviation up the Bran Ditch, through Heydon and across to Broad Green. This is now View 8.	Clarification
111	HEY3	SC1	View 13 – This view does not appear to be illustrated on Map 9. Is this to be included in the Plan?	Yes, an additional Map X (or amended Map X?) has been added to cover the wider Parish. This is now View 10.	
112	HEY3	SC59	Object to Policy HEY3 because the proposed locally important views at land west of Chishill Road, land south of Heydon Lane, land west of Fowlmere Road, and land east of Fowlmere Road are not informed by robust evidence or selection criteria, and are general in nature rather than related to specific features.	Noted. See amended and strengthened text in Appendix 1. Previous View 2 now removed.	Text edit
113	HEY3	SC59	Policy HEY3 seeks to identify locally important views on the edge of the village. The list of proposed locally important views include land west of Chishill Road (No.2), from Chishill Down (No.3), land south of Heydon Lane (No.4), and land east of Fowlmere Road (No.8).	See above	
114	HEY3	SC59	The Trust has appointed Planscape Consultants Ltd to review the justification for the proposed locally important views. The Landscape and Visual Technical Review is submitted with these representations – see Appendix 2.	Noted	

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
115	HEY3	SC59	The Technical Review provides some general comments on the proposed locally important views, including the lack of location data for the photographs of the views, and the lack of a detailed analysis of the views and their visual attributes. For these reasons the evidence that has informed the proposed locally important views is not robust.	Noted. See amended and strengthened text in Appendix 1.	Text edit
116	HEY3	SC59	The precise location of the photographs provided in Appendix 1 of draft HNP for View No.2 is unclear. There is no seasonal photographic evidence provided for View No.2 to confirm that this view would be available throughout the year. The view from View No.2 is significantly restricted by hedgerows along the roadside verge. The evidence to inform the decision to identify View No.2 is not robust, and it should be deleted.	Previous View 2 has been removed	Text edit
117	HEY3	SC59	View No.3 is not in a publicly accessible location, and there is no public right of way from this viewpoint. Accessibility is one of the key criteria for designation as a key view. There is no evidence of the landscape and visual features in this viewpoint to justify designation as an important view. The evidence to inform the decision to identify View No.3 is not robust, and it should be deleted.	This is a farm track that is open for public access and has been regularly used informally by village residents over many years. The view is enjoyed by all. The Parish Council are currently in discussion with the landowner with the intent of making it a permissive footpath. This is now View 7.	Anticipated future formal access.
118	HEY3	SC59	View No.4 is not a publicly accessible location, there is no public right of way from this viewpoint, and it is an agricultural field. Accessibility is one of the key criteria for designation as a key view. There is no evidence to identify the importance of View No.4, including detailed analysis of landscape character and key features.	Previous View 4 was located in the churchyard, a publicly accessible space. Following Reg 14 feedback from residents and further work a modified view across Church Field, now View	Text edit

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
			If there is no evidence to inform the decision to identify View No.3 then it should be deleted.	2, has been included with substantial additional supporting information.	
119	HEY3	SC59	The precise location of the photographs provided in Appendix 1 of draft HNP for View No.8 is unclear. The view from View No.8 is significantly restricted by hedgerows along the roadside verge. The evidence to inform the decision to identify View No.8 is not robust. In addition, View No.8 is already designated as an Important Countryside Frontage in SCLP, and as such it is not necessary to add an additional policy designation.	The photographs show the view in summer and winter taken through the field gate from the highway. This is now View 11. Significant additional material added on this view.	Text edit
120	HEY3	SC59	Paragraph 041 (Ref ID: 41) of the Planning Practice Guidance states that <i>"It [neighbourhood plan policies] should be concise, precise and supported by appropriate evidence"</i> . The evidence put forward to explain and justify the proposed locally views at No.2, No.3, No.4, and No.8 are not robust, and as such these proposed designations do not have regard to national policy and would not meet Basic Condition (a).	See amended and strengthened text in Appendix 1. The material presented meets the Basic Conditions	
121	HEY3	SC59	Policy NH/2 of SCLP seeks to protect landscape character and the landscape of the National Character Areas. Policy HQ1 identifies the design principles for development, which includes preserve and enhancing the character of the area and responding to the site context in the wider landscape (criteria a) and providing high quality landscape (criteria m). Paragraph 16(f) of the NPPF states that plans, including neighbourhood plans, should <i>"serve a clear purpose, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant)"</i> . The landscape character around Heydon, and the views at No.2, No.3, No.4, and No.8, are already protected by Policy NH/2, and high quality landscaping is required by Policy HQ1 of SCLP. It is not necessary to duplicate development plan policies	Noted	

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
			related to protecting landscape character, and to do so would be inconsistent with Paragraph 16(f) of the NPPF and would not meet Basic Condition (a).		
122	HEY3	SC59	It might be helpful for the Neighbourhood Plan Group to review the Examiner's Reports for the Fulbourn Neighbourhood Plan (published April 2022) and the Stapleford & Great Shelford Neighbourhood Plan (published May 2025). These two neighbourhood plans also sought to identify locally important views around those villages. In summary, the Examiner's raised concerns about the site selection process for the views, the nature and importance of those views, and the relationship of those views to the settlements. In both cases, the Examiner's deleted all of the proposed views from the neighbourhood plans.	Noted. See amended and strengthened text in Appendix 1.	
123	HEY3	SC59	The requested changes are as follows: Delete references to the proposed locally important views at land west of Chishill Road (No.2), Chishill Down (No.3), land south of Heydon Lane (No.4), and land east of Fowlmere Road (No.8) from Policy HEY3, Appendix 1, and Map 9.	See above.	
124	HEY3	SC59a	Methodological Concerns: The Neighbourhood Plan identifies a series of "key views" in Map 9 and Appendix 1, intended to inform spatial planning and design guidance. However, several methodological and technical issues have been identified that weaken the robustness of these designations.	Noted.	
125	HEY3	SC59a	General Issues: Photographs supporting the key views are inconsistently presented in Appendix 1 of the Neighbourhood Plan and not clearly labelled. To enhance the credibility and legibility of the plan, each viewpoint should be accompanied by well-composed, representative photographs taken during multiple seasons where appropriate. These images should illustrate the core visual attributes that the plan aims to protect.	See revised photographs and amended text in Appendix 1.	Clarification

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
126	HEY3	SC59a	The photography should be undertaken and presented as per the Landscape Institute TGN 06/19 (or future updated version) otherwise it is not possible to verify that their description and analysis is accurate.	Not considered relevant to the Neighbourhood Plan as the basis for assessment of LIVs is not development related.	Clarification
127	HEY3	SC59a	Most key views lack precise locational data such as GPS coordinates or directional indicators. This makes it difficult to independently verify the view's location or orientation. Including mapped coordinates and compass directions for each viewpoint would significantly improve transparency and usability.	8 figure grid references and compass direction used for all viewpoint locations on Map 9	Clarification
128	HEY3	SC59a	The supporting evidence for key views in Appendix 1 is largely descriptive and lacks structured visual analysis. Incorporating a more systematic evaluation, such as visual envelope mapping, skyline analysis, or scenic quality scoring would ensure that the plan's landscape policies are underpinned by rigorous assessment methods, consistent with best practice in landscape and visual impact assessment.	The HLA 2022 identified important views and maps these. The Plan has been directly informed by and built on this work. See amended and strengthened text and material in Appendix 1.	
129	HEY3	SC59a	It is also noted that the Landscape Appraisal does not include a detail analysis of its views, it is therefore unclear what professional evidence supports Appendix 1. Consequentially, the reliability of its content is weak.	The HLA 2022 identified important views and maps these. The Plan has been directly informed by and built on this work. See amended and strengthened text and material in Appendix 1.	
130	HEY3	SC59a	View 2 and View 8 – Location and Seasonal Visibility Constraints. Due to the general issues mentioned above, it was not possible to find their precise location of views 2 and 8 during a site survey undertaken the 12 June 2025. The views along Chishill Road (View 2) and Fowlmere Road (View 8) are significantly restricted by hedgerows along roadside verges, particularly in summer when foliage is dense. There is no seasonal	Noted. The previous View 8 photographs show the view in summer and winter from the field gate. View 2 has been removed.	

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
			<p>photographic evidence to confirm their year-round availability, however it is likely that even in winter, the visibility remains filtered due to residual vegetation.</p> <p>Given this seasonal limitation, the plan should either remove these views from the list of key viewpoints or supplement them with clear photographic evidence demonstrating their value across different seasons.</p>		
131	HEY3	SC59a	<p>View 3 – Access and Functional Value. View 3 is not situated on a Public Right of Way, and its legal status as a publicly accessible location is unclear.</p> <p>Since long-term accessibility is a fundamental criterion for key view designation, the plan should clarify whether this view is on permissive land or privately owned and inaccessible. Further, the rationale for its inclusion should be substantiated by linking it to community use or notable visual interest.</p> <p>At present, the view does not form part of a circular or destination-led route, reducing its contribution to recreational visual amenity and challenging the definition of the sensitivity of the associated visual receptors.</p>	<p>This is a farm track that is open for public access and has been regularly used informally by village residents over many years. The view is enjoyed by all.</p>	<p>The Parish Council are currently in discussion with the landowner with the intent of making it a permissive footpath.</p>
132	HEY3	SC59a	<p>View 4 – Insufficient Justification. The importance of View 4 is not clearly explained in the Landscape Appraisal, nor Appendix 1. Without details on what makes the view significant, such as its composition, focal features, or contribution to landscape character, the designation lacks transparency. The plan should provide a detailed description highlighting specific elements that justify the view's inclusion as a key viewpoint or such it would need to be removed.</p>	<p>This is now View 2. Substantial additional supporting information has been added.</p>	
133	HEY3	SC59a	<p>Table showing issue and recommendation - see Under General SC59a</p>	<p>Noted.</p>	

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
134	HEY3	SC59a	The Heydon Neighbourhood Plan demonstrates a commendable effort to reflect local landscape character and visual amenity. However, the current treatment of valued landscapes and key views presents several inconsistencies and technical deficiencies that may reduce the plan's robustness and could hinder sustainable development in the future. By addressing the identified issues and integrating clearer evidence-based reasoning, the plan can offer stronger protection for the parish's landscape character while guiding high-quality development proposals.	Noted.	
135	HEY4	SC1	There are two Part 2s in the policy. The third policy stipulation should be changed to read as Part 3.	Text amended	Text Edit
136	HEY4	SC1	Policy HEY 4, Part 1 a – We would suggest deleting “any proposal’s” as the opening element of the criterion refers to proposals.	Text has been changed to "a proposal's".	Text Edit
137	HEY4	SC1	Policy HEY 4, Part 1 b - We would suggest deleting “(See supporting text)” as this is not necessary.	Noted.	
138	HEY4	SC1	Policy HEY 4, Part 1 d - The “important green gap in built frontage” is described as a “vegetated gap” in the Landscape Character Appraisal. It is important that there is a level of consistency between the LCA and Neighbourhood Plan to avoid potential confusion when used in the future. We would suggest amending either the policy wording or LCA for consistency.	Various edits to text and maps to ensure consistent wording. Under Heydon Core Village Gateway (VG5) on page 40, the second sentence has been amended to read “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 the built frontage.	Consistency

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
139	HEY4	SC1	Does this designation represent only a gap in frontage or a gap in built form? An applicant may interpret this as needing to maintain a green frontage only with proposals situated behind this threshold as being supported. We would suggest that the character and importance of retaining this green frontage could be described in-text under what is currently Paragraph 5.4.9. With this change, we would also suggest that Part 1) d) of HEY 4 is deleted and an amendment is made to the Part 2 of Policy HEY 4 akin to the following: “Where a development proposal could impact the village gateways and green gaps in the built frontage (see Map 10), care should...”.	The HLA identifies this vegetated gap as an important feature in this location of the village. Figure 6 in the HLA marks it on the map giving it the label ‘Important Gap in Built Frontage’. We agree with this and have therefore brought it forward through the Neighbourhood Plan. Wording amended to ensure consistency.	Text edit
140	HEY4	SC1	Please note, the above wording amendments will need to be consistent with any changes in reference to “important green gaps in built frontage”.	Noted	Text edit
141	HEY4	SC1	Policy HEY 4, Part 2 – As currently drafted, this part of the policy suggests that opportunities should only be taken to “restore the visually important walls” where proposals could have an impact. It is suggested that the final sentence could be amended to seek opportunities from all relevant proposals in this particular gateway.	In Policy HEY 4, part 3 the word 'taken' changed to 'sought'.	Text edit
142	HEY4	SC1	Applicable Policies to HEY 4 – This should also refer to Policy NH/14: Heritage Assets.	Text amended	Text edit
143	HEY4	SC21	We welcome the production of this neighbourhood plan, and are pleased to see that the historic environment of your parish features throughout. In particular we welcome your draft policy HEY 4: Preserving and enhancing the special character of Heydon’s built Environment	Noted	
144	HEY4	SC59	Highlight that Policy HEY4 refers to an opportunity to restore the visually important walls along Heydon Lane, but there is no	Noted	

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
			associated development in draft HNP to deliver those heritage related improvements.		
145	HEY4	SC59	Policy HEY4 identifies the key design principles for development in the village. These principles are appropriate and relate to the character of the village. However, draft HNP does not allocate any land for development and includes policy designations that would prevent new development from being delivered, which means that these design principles might never be applied.	Noted	
146	HEY4	SC59	The Trust owns land to the south of Heydon Lane. Policy HEY4 refers to an aspiration to restore the visually important walls along both sides of Heydon Lane. The walls on the southern side of Heydon Lane could be restored and reinstated, but is not required at the moment and is only likely to be delivered in conjunction with development in the village. It is noted that other policies in draft HNP – HEY2, HEY3, and HEY5 – have proposed designations that would prevent any type of development at land south of Heydon Lane, which would be inconsistent with the aspiration to restore the walls in this location.	Noted	
147	HEY4	SC59	No changes are requested to Policy HEY4.	Noted	
148	HEY5	SC1	The supporting paragraphs to this policy (5.5.5 to 5.5.11) briefly describe the proposed Local Green Spaces (LGSs). However, there is no other apparent evidence to demonstrate how these spaces meet the criteria of Paragraph 107 of the NPPF. Without more robust evidence, there is a risk that the spaces might not pass the independent examination stage of the Plan and subsequently may not be allocated as LGSs. The Parish Council may want to consider the Pampisford NP Open Space Assessment as an example of a successful assessment of LGSs, or consider if the spaces warrant the status particularly given the other policy protection applied within the plan, reflecting the value of the space or view.	An assessment of the spaces has been prepared. This was used to engage stakeholders in the preparation of this Plan and has since been updated. The assessment will be submitted alongside the Plan DO NOT FORGET	Clarification

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
149	HEY5	SC36	<p>The policy designates areas of Local Green Spaces (LGS) within the neighbourhood plan area. Anglian Water has assets forming part of our water and water recycling network located within or in the vicinity of these designated areas of local green space. For proposed sites LGS3, LGS5, there are main pipe assets which are located in these areas.</p> <p>For information, maps of Anglian Water's assets detailing the location of our water and water recycling infrastructure are available at: www.utilities.digdat.co.uk</p>	Noted. Standard advice given.	
150	HEY5	SC36	<p>We consider the policy could provide scope for Anglian Water to undertake operational development to maintain and repair any underground network assets that may be within these areas, such as sewers, rising mains and mains water pipes, which would be consistent with the policy tests to upgrade or maintain these assets, and are generally 'permitted development'. Although there will be instances where the works could require planning permission.</p> <p>Whilst Anglian Water does not wish to object to the designation of such important community assets, the current policy wording is not explicit what the policy basis is for decision-making if any future development proposals were proposed on LGS.</p> <p>Managing development within a LGS should be consistent with national policy for Green Belts i.e. paras. 153 – 155 of the of the National Planning Policy Framework (NPPF). This should be made clear within Policy HEY 5 and be amended accordingly.</p> <p>This will ensure that there is no doubt regarding the lawfulness of the policy and the restrictions on development with regard to LGS designation will continue to apply through the NPPF. Policy HEY 5 would then also meet the Basic Conditions.</p>	Noted, HEY5 section 2 provides that LGSs will be protected in line with National Policy.	

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
			This approach has been clarified in the Courts. (See Court of Appeal case R on the Application of Lochailort Investments Limited v Mendip District Council. Case Number: C1/2020/0812.)		
151	HEY5	SC59	Object to Policy HEY5 because the proposed local green space designation at land south of Heydon Lane does not meet the criteria for this designation, and the explanation for including this land within this designation all relate to heritage matters that are covered in other development plan policies.	LGS 5 has been withdrawn from the Plan.	Assessment amended in the light of information provided as part of consultee's representation.
152	HEY5	SC59	Policy HEY5 seeks to identify five areas in the village as local green space. The Trust owns land south of Heydon Lane, which is identified as LGS5 (open pasture to the east of the church and east of Heydon Place). Paragraphs 5.5.10 and 5.5.11 provide the supporting text to the proposed designation of LGS5, and refer to heritage matters.	LGS 5 has been withdrawn from the Plan.	Assessment amended in the light of information provided as part of consultee's representation.
153	HEY5	SC59	Paragraph 106 of the NPPF outlines the purpose and approach to designating land as local green space. It refers to communities being able to identify and protect green areas of particular importance to them. It also refers to any local green space designation being consistent with sustainable development and investment in sufficient homes and essential services.	Noted	
154	HEY5	SC59	There is no information provided in draft HNP that explains why the land south of Heydon Lane is of particular importance to the local community. The land south of Heydon Lane is a field, there is no public access to this land, there are trees located between public footpath at the eastern boundary, and there is no footway on the southern side of Heydon Lane. As set out elsewhere in these representations, draft HNP does not seek to deliver sustainable development or meet identified housing or community needs. Therefore, the land south of Heydon Lane is not consistent	LGS 5 has been withdrawn from the Plan.	Assessment amended in the light of information provided as part of consultee's representation.

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
			with the purpose or approach to designating land as local green space.		
155	HEY5	SC59	Paragraph 107 of the NPPF sets out the criteria for designating land at local green space. The criteria are as follows: “a) in reasonably close proximity to the community it serves; b) 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 of its wildlife; and c) local in character and is not an extensive tract of land”. It is noted that all three criteria must be met in order to be designated as local green space.	LGS 5 has been withdrawn from the Plan.	Assessment amended in the light of information provided as part of consultee's representation.
156	HEY5	SC59	The land south of Heydon Lane is in close proximity to the village, but it is not used by the local community. There is no information provided in draft HNP that explains why the land south of Heydon Lane is demonstrably special to the local community or has any particular local significance. The land south of Heydon Lane is a field. It is not accessible to the public or to the local community, and is not used for recreational purposes by them. The listed building and conservation area adjacent to the land is protected by legislation and other development plan and national policies. It is adjacent to a main route through the village so is unlikely to be particularly tranquil, but no information has been provided with draft HNP on the tranquillity or otherwise of this location. There is no information provided in draft HNP about the wildlife characteristics of this land. The land south of Heydon Lane is a small parcel of land on the edge of the village. Therefore, the land south of Heydon Lane does not satisfy the criteria in Paragraph 107 to be designated as local green space.	LGS 5 has been withdrawn from the Plan.	Assessment amended in the light of information provided as part of consultee's representation.
157	HEY5	SC59	The proposed designation of land south of Heydon Lane (LGS5) as local green space would be inconsistent with national policy (NPPF	LGS 5 has been withdrawn from the Plan.	Assessment amended in the

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
			Paragraphs 106 and 107), and as such it does not meet Basic Condition (a).		light of information provided as part of consultee's representation.
158	HEY5	SC59	The requested changes are as follows: Delete references to the proposed locally green space designation at land south of Heydon Lane (Ref. LGS5 - open pasture to the east of the church and east of Heydon Place) from Policy HEY5 and Map 11.	LGS 5 has been withdrawn from the Plan.	Assessment amended in the light of information provided as part of consultee's representation.
159	HEY6	SC1	Supporting Text – For non-designated heritage assets, reference in the supporting paragraphs for Policy HEY6 could be made to the county-wide Cambridgeshire Local Heritage List initiative https://local-heritage-list.org.uk/cambridgeshire as this will be an ongoing record of non-designated heritage assets that developers are advised to use as a reference.	Text amended and Cambridgeshire Local Heritage List link added.	Additional helpful content
160	HEY6	SC1	The extent of most of the non-designated heritage assets is not defined by a detailed map that defines their boundaries. This is essential for the determination of planning applications. A more detailed map should be included in the Plan to clarify the extent of these designations. Please also see our comments on Appendix 1.	Revised map has been prepared.	Clarity and consistency
161	HEY6	SC1	Policy HEY 6, Part 1 – We would recommend adding the title “Designated Heritage Assets” and deleting ‘as well as the non-designated heritage assets listed in this policy’ as this is covered in Part 2 of the policy.	Text amended	Clarification
162	HEY6	SC1	Policy HEY 6, Part 2 – Allow for the future inclusion of other NDHAs identified through the planning process or County Local Heritage List project.	Noted	Clarification
163	HEY6	SC1	Policy HEY 6, Part 3 (8) – “Visually Important Walls as identified on Map 10” – there is a disconnect between the wording in the policy	Revised map has been prepared.	Clarification

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
			and that on Map 10. To avoid misinterpretation by users of the Plan, either the map key should be amended to clarify that the walls identified are referred to in Policy HEY6, or HEY 6 (8) should be amended to refer to the wall types illustrated on the map.		
164	HEY6	SC1	Policy HEY 6, Part 3 - It is suggested that to the applicant is removed and that the wording is amended to state, "Where a development proposal affects a non-designated heritage asset, a statement should accompany the application [...]".	Text amended.	Clarification
165	HEY6	SC1	Policy HEY 6, Part 4 – We would suggest replacing "applicants" with "proposals".	Text amended.	Clarification
166	HEY6	SC21	and [we welcome] Policy HEY 6: Conserving and Enhancing Heritage Assets in Heydon Parish which seek to protect and enhance the built and historic environment.	Noted	
167	HEY6	SC59	Object to Policy HEY6 because the proposed non-designated heritage assets of Heydon's Valued Landscape, the site of Earles (or Earlesbury) 15th/16th Century manor house, and the visually important walls on the south side of Heydon Lane are not informed by robust evidence. The proposed extension to Heydon Conservation Area is also not informed by robust evidence.	Heydon's Valued Landscape has been withdrawn as an NDHA as it is covered by its own policy. The evidence base for other NDHAs has been enhanced . The extension to the Conservation Area is now a Community Action 3.	Clarification
168	HEY6	SC59	Policy HEY6 identifies non-designated heritage assets, including the following: <ul style="list-style-type: none"> Asset No.1: Heydon's Valued Landscape; Asset No.7: site of Earles (or Earlesbury) 15th/16th Century manor house; and Asset No.8: visually important walls. 	See above	

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
169	HEY6	SC59	Paragraph 5.6.9 provides supporting text to Policy HEY6 and refers to Community Action 3, which relates to a proposed extension to Heydon Conservation Area. The proposed extension to the Conservation Area would include land south of Heydon Lane and to the east of Holy Trinity Church.	The extension to the Conservation Area is now a Community Action 3.	Clarification
170	HEY6	SC59	The Trust has appointed JB Heritage to assess the evidence to inform the decision to identify the proposed non-designated heritage assets and the proposed extension to Heydon Conservation Area. The Heritage Technical Assessment is provided in Appendix 3 .	Noted	
171	HEY6	SC59	It is concluded in the Heritage Technical Assessment that the proposed valued landscape on the edge of Heydon (Asset No.1) is a natural landscape that might have been influenced by human activity, but is no different to the rural hinterland of most villages. The proposed designation of the valued landscape on the edge of Heydon as a non-designated heritage asset is not justified or supported by any heritage evidence. For this reason, the valued landscape on the edge of Heydon (Asset No.1) should not be identified as a non-designated heritage asset.	Heydon's Valued Landscape has been withdrawn as an NDHA as it is covered by its own policy.	Clarification
172	HEY6	SC59	There is limited evidence provided in Appendix 2 of draft HNP to explain or justify that the site of Earles (Asset No.7) as a non-designated heritage asset. Paragraph 039 (Ref ID. 18a) of the PPG requires details of the heritage significance to be provided in order for sites to be identified as non-designated heritage assets. There is no assessment of the heritage significance of the site of Earles provided in Appendix 2 of draft HNP. For this reason, the site of Earles (Asset No.7) should not be identified as a non-designated heritage asset.	The evidence base for NDHAs has been enhanced.	This is now Asset 6
173	HEY6	SC59	The brick walls on the south side of Heydon Lane are included within the proposed designation of visually important walls (Asset	The supporting material for NDHAs has been enhanced. The	Clarification

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
			No.8) as a non-designated heritage asset. It is concluded in the Heritage Technical Assessment that the walls included within this designation are of different materials, dates and construction, and should not be grouped together as a single non-designated heritage asset. The brick walls on the south side of Heydon Lane are not of sufficient quality to justify designation as a non-designated heritage asset. For this reason, the brick walls on the south side of Heydon Lane (included as part of Asset No.8) should not be identified as a non-designated heritage asset.	NHDA designation and group value of visually important walls is considered correct. This is now Asset 7.	
174	HEY6	SC59	The land south of Heydon Lane and to the east of Holy Trinity Church is included in a proposed extension to the Heydon Conservation Area. There is no evidence provided with draft HNP to explain the heritage significance of this land that would justify it being included within the Conservation Area. The lack of heritage evidence means that the land south of Heydon Lane and to the east of Holy Trinity Church should not be included within Heydon Conservation Area, and Community Action 3 should be deleted.	Refer to the HLA 2022 for evidence. Extension of the Conservation Area is now a Community Action. This issue will be addressed when the Conservation Area is reviewed in due course as a Community Action (3).	Clarification
175	HEY6	SC59	Paragraph 041 (Ref ID: 41) of the PPG states that <i>"It [neighbourhood plan policies] should be concise, precise and supported by appropriate evidence"</i> . As set out above, there is no robust evidence provided with draft HNP to justify Assets No.1, No.7 and No.8 as non-designated heritage assets. There is also no robust evidence provided with draft HNP for the land south of Heydon Lane and to the east of Holy Trinity Church to be included within the proposed extension to Heydon Conservation Area. For all these reasons, these proposed heritage designations should be deleted.	Noted.	
176	HEY6	SC59	The requested changes are as follows: Delete Heydon's Valued Landscape (Asset No.1) as a non-designated heritage asset from Policy HEY6 and Appendix 2.	Valued Landscape now removed from Policy HEY 6 as a proposed NDHA .Material in	Clarification

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
			<p>Delete site of Earles (or Earlesbury) 15th/16th Century manor house (Asset No.7) as a non-designated heritage asset from Policy HEY6 and Appendix 2.</p> <p>Delete visually important walls (Asset No.8), and in particular the walls on the south side of Heydon Lane, as a non-designated heritage asset from Policy HEY6 and Appendix 2.</p> <p>Delete reference in Paragraph 5.6.9 and Community Action 3 to a proposed extension to Heydon Conservation Area that includes the land south of Heydon Lane and to the east of Holy Trinity Church.</p>	relation to NDHAs has been enhanced. Extension of the Conservation Area is now Community Action 3	
177	HEY6	SC59b	<p>2.0 Non-designated Heritage Assets Policy HEY 6: Conserving and Enhancing Heritage Assets in Heydon Parish</p> <p>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:</p> <ul style="list-style-type: none"> • 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] • 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). • The brick walls on the south side of Heydon Lane within Church Field 	Noted	
178	HEY6	SC59b	<p>2.4. Non-designated heritage assets are defined in Paragraph 039 of the Planning Policy Guidance (PPG) as:</p> <p>buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance</p>	Noted	

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
			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.		
179	HEY6	SC59b	2.6. None of the proposed non-designated assets within the Neighbourhood Plan have been nominated or included within Cambridgeshire's Local Heritage List.	See 5.6.8. This work is in progress and ongoing to ensure identified NDHAs are included on the list. See https://local-heritage-list.org.uk/cambridgeshire/map	Clarification
180	HEY6	SC59b	Conclusions on Policy HEY 6: Conserving and Enhancing Heritage Assets in Heydon Parish 2.37 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.	Additional material added in relation to NDHAs. Valued Landscape now removed from Policy HEY 6 as a proposed NDHA	Clarification
181	HEY6	SC59b	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.	Additional material added in relation to NDHAs with text and map revisions.	Clarification

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
182	HEY6	SC59b	Conclusion 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.	Valued Landscape now removed from Policy HEY 6 as a proposed NDHA	Clarification
183	HEY6 Asset 1	SC59b	Heydon's Valued Landscape - Asset no.1 in HEY 6 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.	Valued Landscape now removed from Policy HEY 6 as a proposed NDHA	Clarification
184	HEY6 Asset 1	SC59b	2.8. In reference to the Site's archaeological interest 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.	Valued Landscape now removed from Policy HEY 6 as a proposed NDHA	Clarification
185	HEY6 Asset 1	SC59b	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	Valued Landscape now removed from Policy HEY 6 as a proposed NDHA	Clarification

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
			<p>definition. The presence of these archaeological sites within the landscape however does not imbue the entirety of the area with heritage significance overall.</p> <p>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</p>		
186	HEY6 Asset 1	SC59b	2.10. In relation to historic interest This assessment places emphasis on the natural landscape and views across the area.	Valued Landscape now removed from Policy HEY 6 as a proposed NDHA	Clarification
187	HEY6 Asset 1	SC59b	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.	Valued Landscape now removed from Policy HEY 6 as a proposed NDHA	Clarification
188	HEY6 Asset 1	SC59b	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	Valued Landscape now removed from Policy HEY 6 as a proposed NDHA	Clarification

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
			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.		
189	HEY6 Asset 1	SC59b	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.	Valued Landscape now removed from Policy HEY 6 as a proposed NDHA	Clarification
190	HEY6 Asset 1	SC59b	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.	Valued Landscape now removed from Policy HEY 6 as a proposed NDHA	Clarification
191	HEY6 Asset 1	SC59b	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.	Valued Landscape now removed from Policy HEY 6 as a proposed NDHA	Clarification
192	HEY6 Asset 1	SC59b	2.15. The assessment notes there is group value. 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	Valued Landscape now removed from Policy HEY 6 as a proposed NDHA	Clarification

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
			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.		
193	HEY6 Asset 1	SC59b	2.16. The assessment also refers to the rarity of the proposed asset 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.	Valued Landscape now removed from Policy HEY 6 as a proposed NDHA	Clarification
194	HEY6 Asset 7	SC59b	Site of Earles (or Earlesbury) 15th/16th Century Manor House (no.7 in HEY 6) 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	LIDAR clearly shows the outline of a moated house. Further supporting material added. Heritage England Monument Number 1628581 shows this	Clarification

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
			the one within this record. The CHER entry relates to one further south within the grounds of the Rectory, adjacent to Chishill Road.	feature in the correct location in Church Field.	
195	HEY6 Asset 7	SC59b	<p>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.”</p> <p>³ Alison Taylor, Archaeology of Cambridgeshire, Vol 1: South West Cambridgeshire, Cambridge County Council, 1997, pg.72.</p>	Noted	
196	HEY6 Asset 7	SC59b	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.	This was an error in the HLA 2022, it is a hand drawn copy of the 'Heydon Inclosure Map, 1818'. Cambridgeshire Archives Ref. 296/P17.	Clarification
197	HEY6 Asset 7	SC59b	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	Noted - see revised text	Text edit

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
			<p>appertenances, and a parcel of land called Buckingham's lands, to John Ashton"⁵, one of the King's Auditors.</p> <p>5 The history and antiquities of the county of Essex, Philip Morant, 1768, accessed via https://archive.org/details/bim_eighteenth-century_the-history-and-antiquit_morant-phil-ip_1768_2_0/page/601/mode/2up?q=earles</p>		
198	HEY6 Asset 7	SC59b	<p>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.</p>	Noted	
199	HEY6 Asset 7	SC59b	<p>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.</p>	Noted	
200	HEY6 Asset 7	SC59b	<p>2.23. The assessment in the Neighbourhood Plan identifies historic interest in the proposed asset 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 and the local counties as landowners, taking their name from the village of Soham in Cambridgeshire.</p>	Additional supporting material added on this and other NDHAs in Appendix 2.	Additional material

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
201	HEY6 Asset 7	SC59b	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.	Noted	
202	HEY6 Asset 7	SC59b	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.	Noted	
203	HEY6 Asset 8	SC59b	Visually Important Walls as identified on Map 10 of the Plan (No.8 in HEY 6) brick walls on the south side of Heydon Lane within Church Field	Noted	
204	HEY6 Asset 8	SC59b	2.29. In terms 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.	Noted	

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
205	HEY6 Asset 8	SC59b	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.	Noted. Additional material added to Appendix 2 in relation to visually important walls.	Clarification
206	HEY6 Asset 8	SC59b	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. 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.	Noted	
207	HEY6 Asset 8	SC59b	2.32. Further to this, in relation to group value. As above, whilst it is acknowledged that the walls positively contribute to the character of the area, they are not a designed as a single entity, nor do they form a group with any other assets such that they would be considered to have group value, except perhaps those	The walls have clear group value in the village street scene and are a key feature of Heydon as a settlement.	Restatement of position

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
			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.		
208	HEY6 Asset 8	SC59b	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.	Until 1953 Heydon was an estate village and the brick walls form an important historic unifying feature.	Restatement of position
209	HEY6 Asset 8	SC59b	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.	Noted	
210	HEY6 Asset 8	SC59b	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	No walls are included in the National Heritage listing for individual properties.	Clarification

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
			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.		
211	HEY6 Asset 8	SC59b	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.	The walls have clear group value in the village street scene and are a key feature of Heydon as a settlement.	Restatement of position
212	HEY7	SC1	Supporting Text - It may be helpful for the supporting material to reference possible methodologies that could be used to obtain these metrics, given that they differ from the metrics used for Buildings Regulations compliance. For example, reference could be made to the CIBSE TM54 methodology or the Passive House Planning Package (PHPP).	The CIBSE TM54 methodology and the Passive House Planning Package (PHPP) have been referenced in 5.7.12.	Clarification
213	HEY7	SC1	Policy HEY 7, Part 2 - The requirements for a Sustainability Statement are in accordance with Policy CC/1 of the South Cambridgeshire Local Plan. However, the Local Plan policy states that “the level of information provided in the Sustainability Statement should be proportionate to the scale and nature of the proposed development.” This element is missing from the neighbourhood plan policy.	Wording in Clause 2 has been amended to read 'appropriate to the scale nature and location of the proposed development'	Text edit
214	HEY7	SC1	Policy HEY 7, Part 2 - There is a superscript “1” at the end which should be deleted.	This text has been clarified.	Text edit

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
215	HEY7	SC1	Policy HEY7, Part 3 - The second bullet point does not flow from the opening statement. Perhaps it would be clearer if worded: "how the proposed buildings and associated spaces can be adaptable to accommodate ongoing climate change".	Noted	
216	HEY7	SC1	Policy HEY7, Part 4 - The policy refers to "traditional buildings" which is not clearly defined although it is acknowledged that paragraphs 5.7.13 to 5.7.16 refer to them. Unless they are heritage assets and/or in the conservation area, there would not be any special planning requirements in terms of planning applications. It is suggested that this is amended to "designated historic assets" and that the requirements are in addition to those in Policy HEY 6. Consideration should be given to either amending or deleting the "traditional buildings" sub-heading – this could be amended to "Proposals Affecting Heritage Assets".	The first sentence of 5.7.13 has been amended to read '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'	Text edit
217	HEY7	SC1	Policy HEY 7, Part 4 - The policy will only be used if planning permission is required. Therefore, it is suggested that "and requiring planning permission" is deleted.	Noted	
218	HEY7	SC1	The approach in Policy HEY 7 aligns with the overall message of Local Plan Policy CC/1, and the recognition of the need to address both mitigation and adaptation is welcomed. The recommendation to use all-electric heating systems, such as air source heat pumps, is in line with the UK's aim to decarbonise the grid.	Noted	
219	HEY7	SC1	Planning decisions are unable to be prescriptive in relation to the heating and hot water systems and renewable energy technologies used by any developer. It is suggested that the policy is amended along the lines that "developers are strongly encouraged to use combustion-free, low-carbon, renewable technologies instead of	We believe the amended wording in HEY 7 / 2 bullet four is appropriate.	Text edit

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
			LPG and oil' might be more appropriate". We would also suggest that the Note at the bottom of the policy is removed as part of any such change as it would not be necessary, and it deviates from the policy structure.		
220	HEY7 Water Quality	SC20	We have identified that the Plan area boundary includes the Water Recycling Centre Barley, which is currently operating close to or exceeding its/their permitted capacity. Providing the Plan does not allocate sites for growth development across the Plan period, we do not have any significant concerns. We would still expect to see consideration for any windfall developments captured in a relevant policy for Water Quality in the catchment of the Plan Area and serving WRC.	Standard advice given	
221	HEY7	SC20	Although the Neighbourhood Plan does not currently allocate sites for development, we recommend the Plan includes a Policy that captures the important emerging issue of Water Resources in the event of any in-fill development coming forward during the plan period, not yet allocated. The following text should assist you. Being in one of the driest areas of the country, our environment has come under significant pressure from potable water demand. New developments should make a significant contribution towards reducing water demand and mitigate against the risk of deterioration to our rivers, groundwater and habitats from groundwater abstraction. We recommend you check the capacity of available water supplies with the water company, in line with the emerging 2024 Water Resources Management Plan which is due to be published in 2023. The Local Planning Authorities Water Cycle Study and Local Plan may indicate constraints in water supply and provide recommendations for phasing of development to tie in with new alternative strategic supplies.	Standard advice given. See wording in HEY 7 /3 bullet 2.	

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
222	HEY7	SC20	New development should as a minimum meet the highest levels of water efficiency standards, as per the policies in the adopted Local Plan. In most cases development will be expected to achieve 110 litres per person per day as set out in the Building Regulations &c. (Amendment) Regulations 2015. However, a higher standard of water efficiency (e.g. 85 l/p/d) should be considered, looking at all options including rainwater harvesting and greywater systems. Using the water efficiency calculator in Part G of the Building Regulations enables you to calculate the devices and fittings required to ensure a home is built to the right specifications to meet the 110 l/p/d requirement. We recommend all new non-residential development of 1000sqm gross floor area or more should meet the BREEAM 'excellent' standards for water consumption.	Standard advice given - BREEAM relates to non-residential development.	
223	HEY7 ?	SC20	Developments that require their own abstraction where it will exceed 20 cubic metres per day from a surface water source (river, stream) or from underground strata (via borehole or well) will require an abstraction licence under the terms of the Water Resources Act 1991. There is no guarantee that a licence will be granted as this is dependent on available water resources and existing protected rights. The relevant abstraction licencing strategy for your area provides information on water availability and licencing policy at Abstraction licensing strategies (CAMS process) - GOV.UK (www.gov.uk).	Standard advice given. Heydon is an infill village	
224	HEY7	SC21	We welcome Policy HEY 7 in relation to Climate adapted and resilient deign. In particular we welcome the references to Historic England Guidance. You may also wish to refer to our new guidance published last year: https://historicengland.org.uk/images-books/publications/adapting-historic-buildings-energy-carbon-efficiency-advice-note-18/	The Historic England link has been added to 5.7.14	Additional material

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
225	HEY7	SC36	Anglian Water is pleased to note that water efficiency is referenced under Part 3 bullet point 2. Whilst Anglian Water is only the statutory sewerage undertaker for the neighbourhood plan area, measures to improve water efficiency standards and include opportunities for water reuse and recycling (rainwater harvesting and greywater recycling) also reduces the volume of wastewater needed to be treated by our water recycling centres. This will also help to reduce customer bills (including for other energy bills) as well as reduce carbon emissions in the supply and recycling of water.	Standard advice given	
226	HEY7	SC36	Given the proposed national focus on water efficiency, Anglian Water encourages Local Plans and Neighbourhood Plans to cover this issue through a policy-based approach. Anglian Water has produced a 'Shared Standards in Water Efficiency for Local Plan' with other partners (the Environment Agency, Natural England and Cambridge Water) on the imperative for development plan policies to achieve tighter water efficiency standards than the optional standard of 110 litres per person per day (l/p/d) for new homes. shared-standards-in-water-efficiency-for-local-plans.pdf Getting water wise – Shared Standards in Water Efficiency for Local Plans in East Anglia – Natural England.	HEY7/3 bullet 2 has been amended to include a link to the Anglian Water Shared Standards in Water Efficiency for Local Plans.pdf	Additional material
227	HEY7	SC36	For information, the Defra Plan for Water: our integrated plan for delivering clean and plentiful water - GOV.UK (www.gov.uk) supports the need to improve water efficiency and the Government's Environment Improvement Plan sets ten actions in the Roadmap to Water Efficiency in new developments including consideration of a new standard for new homes in England of 100 litres per person per day (l/p/d) where there is a clear local need, such as in areas of serious water stress.	Standard advice given	

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
228	HEY7	SC36	The Government has announced that it is committed to reviewing the Water Efficiency Standard(s) within the Building Regulations 2010 (Part G2 of the Approved Documents) and will be consulted on shortly.	Noted	
229	HEY7	SC36	We would encourage the neighbourhood plan to advocate seeks a high standard of water efficiency for new developments for the reasons set out above and includes a target standard i.e. 100 litres per person per day.	Noted	
230	HEY8	SC1	Policy Title – We suggest that you rename the policy to “Policy HEY 8: Protecting and enhancing Heydon’s natural features and sites of biodiversity value”.	Text amended	
231	HEY8	SC1	You might like to refer to the Fulbourn Neighbourhood Plan Policy FUL/04. Protection and Enhancement of the Natural Environment as a guide to the level of detail required and a structure for this policy. There isn't currently any guidance on trees in HEY 8, whereas the Fulbourn Neighbourhood Plan policy includes more detail on trees.	Aspects of the policy have been reviewed in line with the suggestions	Additional material
232	HEY8	SC1	Policy HEY 8, Part 2 - The part of Policy HEY 8 is both specific in identifying particular sites and features, as well as taking a more broad-brush approach to protect habitats such as hedgerows and verges. The Plan should identify, through clear and detailed mapping, the extent of the sites listed. This is not apparent in the current draft Plan.	Map references have been included for relevant sites and features. This is now HEY 8 Part 3	Additional material
233	HEY8	SC1	Policy HEY 8, Part 3 - It is unclear as to whether this part of the policy applies to all the Plan Area, or the sites and features of biodiversity value identified in Part 2. If the latter is the case, then Part 3 should be amended to refer directly to the sites and features of biodiversity value identified Part 2, rather than simply “their ecological importance”.	The first sentence of what is now Clause 4 has been amended by removing 'their'.	Text edit

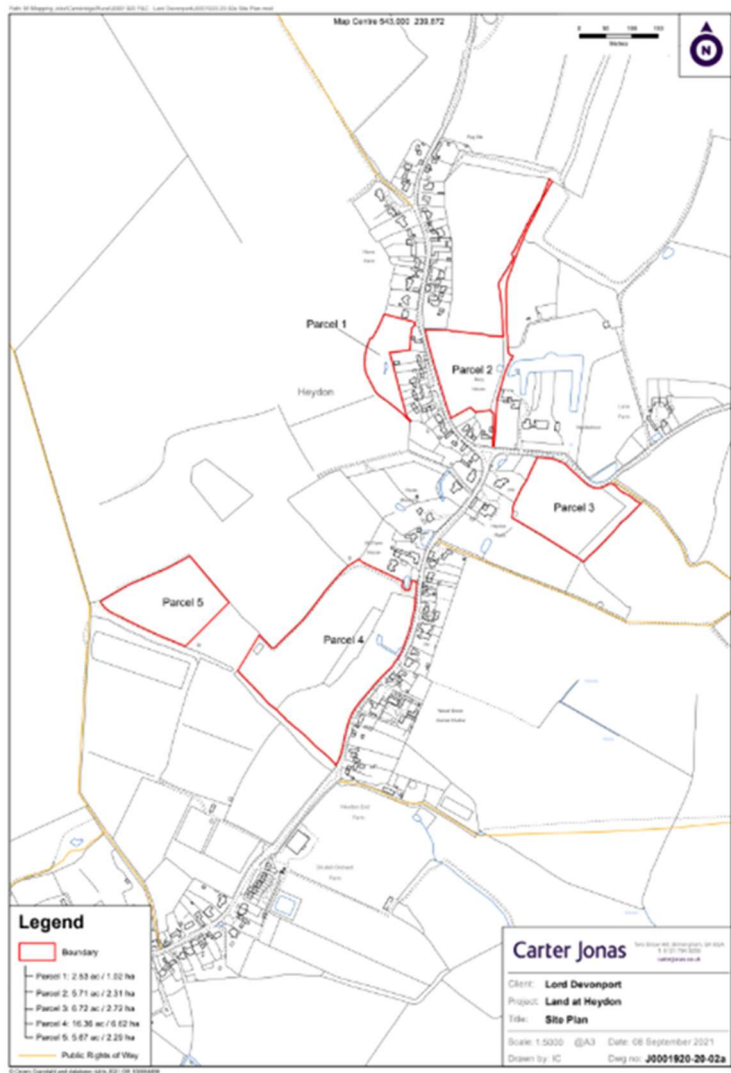
Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
234	HEY8	SC1	Policy HEY 8, Part 4 - The Neighbourhood Plan only applies to development that requires planning consent and, therefore, "when development occurs" is not required. Part 4 should also state 'includes but not limited to' to ensure enhancement is not just limited to these sites only.	Noted	
235	HEY8	SC20	On 12 February 2024, Biodiversity Net Gain (BNG) became mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). This means that unless exempt, Developers must deliver a net gain in biodiversity of at least 10%. Consequently, a development will result in more or better-quality natural habitat than there was before development.	Noted	
236	HEY8	SC20	When a development seeks planning permission from the Local Authority, it needs to confirm whether the development is exempt from BNG. If it is not exempt, the developer will need to provide information about how it is intended to meet the BNG target, including details of proposed significant on-site enhancements.	Noted	
237	HEY8	SC20	There are 3 ways a developer can achieve BNG: <ul style="list-style-type: none"> • They can create biodiversity on-site (within the red line boundary of a development site). • If developers cannot achieve all of their BNG on-site, they can deliver through a mixture of on-site and off-site. Developers can either make off-site biodiversity gains on their own land outside the development site, or buy off-site biodiversity units on the market. • If developers cannot achieve on-site or off-site BNG, they must buy statutory biodiversity credits from the government. This should be a last resort. The government will use the revenue to invest in habitat creation in England. 	Noted	

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
238	HEY8	SC20	Where development falls within 10m of a watercourse, a watercourse metric should be applied to the assessment.	Noted	
239	HEY8	SC20	We note that this Neighbourhood Plan does not have any allocated sites for development, however the above advice should still be considered for any planning applications submitted.	Noted	
240	HEY8	SC20	For further information on Biodiversity Net Gain (BNG), such as when developments are exempt, there are details available on Understanding biodiversity net gain - GOV.UK.	Noted	
241	HEY8	SC36	Anglian Water supports the policy of prioritising the delivery of biodiversity net gains within the neighbourhood planning area to support habitat recovery and enhancements within existing green and blue infrastructure.	Noted	
242	HEY8	SC36	As the neighbourhood plan progresses, there may also be benefit in referencing the emerging Cambridgeshire and Peterborough Local Nature Recovery Strategy (LNRS) Local Nature Recovery Strategy - Cambridgeshire & Peterborough Combined Authority (cambridgeshirepeterboroughca.gov.uk) as this will identify priority actions for nature and map specific areas for improving habitats for nature recovery.	Noted	
243	HEY8	SC36	Anglian Water has made a corporate commitment to deliver a biodiversity net gain of 10% against the measured losses of habitats on all AW-owned land.	Noted	
244	HEY9	SC1	Policy HEY 9, Part 1 – We would suggest deleting the word “development” as the Neighbourhood Plan only applies to development.	Noted	
245	HEY9	SC1	Policy HEY 9, Part 1 a – we would suggest deleting the example given ‘for example turned off when not needed’ as this is not enforceable.	Noted	

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
246	HEY9	SC1	Policy HEY 9, Part 2 – In most schemes, the requirement for planning applications to be accompanied by a Lighting Plan is not required to validate an application. Conditions can, however, be added to ensure that light pollution is minimised. We would suggest altering the wording of Part 2 so Lighting Plans are not read as a validation requirement.	Text has been amended to read "Where external lighting is required, proposals will be required to be accompanied..."	Text edit
247	HEY10	SC1	Policy HEY 10, Part 2 – Part 2 of the policy is unclear in its intent. It is suggested that paragraph 2 is separated from the paragraph's support for the delivery of accessible homes. This would ensure the requirements to meet M4 (2) and M4 (3) are distinct requirements of the policy that would more clearly apply to both new-builds and conversions.	A new Clause 3 has been added to ensure that M4(2) and M4(3) standards apply to both new dwellings and conversions.	Additional material
248	HEY10	SC1	As part of the Government's support for neighbourhood planning up to April 2025, a Housing Needs Assessment was available to parish councils free of charge and produced by professional consultants. It identified the size of homes required in the neighbourhood area during the Plan period (see for example Cheveley Housing Needs Assessment). It is unclear whether this package will be available in 2025/26, but the Parish Council is recommended to take advantage of this if possible as it will provide more robust evidence for this housing policy.	Housing Needs assessment not required for a settlement of the scale of Heydon.	
249	HEY10	SC59	Object to Policy HEY10 because it is not positively prepared. It identifies a need for additional types of housing, but draft HNP does not allocate land for development that could address those needs and includes policy designations that would prevent new development at suitable sites.	Heydon is an infill village and this approach is consistent with that adopted by other NPs adopted in South Cambs	
250	HEY10	SC59	Policy HEY10 relates to the delivery of housing. The policy refers to an aspiration for a mix of dwelling sizes and smaller 1 and 2 bed dwellings in particular, and for the delivery of accessible and adaptable dwellings and wheelchair accessible dwellings.	Noted	

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
251	HEY10	SC59	It should be noted that Heydon is classified as an Infill Village in Policy S/11 of SCLP, with a development site size limit of up to 2 dwellings. The site size limit is below the threshold where affordable housing would be required. Policy H/9 of SCLP outlines the housing mix requirements for development, but this applies to developments of 10 or more dwellings, and above the development site size limit for the village. Policy H/9 also refers to a requirement that 5% of homes in a development should be built to the accessible and adaptable dwellings M4(2) standard, but this standard would not be triggered by a site size limit of up to 2 dwellings that applies to the village. The housing mix aspirations contained in Policy HEY10 are incompatible with the policies in SCLP, and are unlikely to be delivered. Paragraph 16(b) of the NPPF sets out requirements for those preparing plans, and states that plans, including neighbourhood plans, <i>“be prepared positively, in a way that is aspirational but deliverable”</i> . It is considered that the housing mix requirements of Policy HEY10 are not deliverable.	Noted - wording is consistent with SCLP policy.	Restatement of position
252	HEY10	SC59	Policy HEY10 identifies a preference for smaller homes with one or two bedrooms. Paragraph 5.10.6, which provides the supporting text to Policy HEY10, highlights that the existing housing stock in the village is mostly large and expensive, and refers to the difficulty of younger people accessing housing and of older people seeking to downsize to a smaller property. There is an identified need for different types of housing in the village, but draft HNP does not allocate any land for development that could address those needs. As set out above, Policy HEY10 would be ineffective at delivering a mix of house sizes and tenures, or accessible and adaptable dwellings. In addition, draft HNP includes policy designations that would prevent new development at suitable sites on the edge of the village from being delivered. Paragraph 16(b) of the NPPF sets	Heydon is an infill village and therefore the focus is on adaptation of existing plots.	Restatement of position

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
			out requirements for those preparing plans, and states that plans, including neighbourhood plans, <i>“be prepared positively, in a way that is aspirational but deliverable”</i> . It is considered that Policy HEY10 and draft HNP are not positively prepared because it identifies a need for different types of housing, but does not seek to meet those needs through policies. Therefore, Policy HEY10 does not meet Basic Condition (a), in that it is inconsistent with national policy.		
253	HEY10	SC59	As set out in the Introduction, the Trust owns a number of parcels of land on the edge of Heydon – see the plan enclosed at Appendix 1 (below). It is considered that some of those parcels of land are suitable for a small-scale development to address the identified housing needs of the village. A small-scale development could deliver a mix of house types, sizes and tenures, including affordable housing to meet local needs, smaller dwellings and bungalows suitable for older people, smaller dwellings suitable for first time buyers and young families, accessible/adaptable/wheelchair accessible housing, and self and custom build housing plots.	Noted	

254	HEY10	SC59	 <p>Legend</p> <ul style="list-style-type: none"> Boundary Parcel 1: 2.53 ac / 1.02 ha Parcel 2: 5.71 ac / 2.31 ha Parcel 3: 0.72 ac / 2.92 ha Parcel 4: 16.36 ac / 6.62 ha Parcel 5: 5.67 ac / 2.29 ha Public Rights of Way <p>Carter Jonas</p> <p>Client: Lord Devonport Project: Land at Heydon Title: Site Plan Scale: 1:5000 (JJA3) Date: 08 September 2021 Drawn by: IC Drawn no: J0001920-20-02a</p>		
255	HEY10	SC59	Any small-scale development allocated on the edge of the village would need to be in accordance with the design and landscape	Noted	

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
			policy requirements of Policy HQ/1 and NH/2 of SCLP, and with the proposed key design principles identified in Policy HEY4 of draft HNP.		
256	HEY10	SC59	The multiple land parcels owned by the Trust also provides scope for a small-scale development to deliver open space, children's play area, village meeting space, other community facilities, and biodiversity net gain, either on the same site or on other land in the village within the same ownership.	Noted	
257	HEY10	SC59	It is requested that the Heydon Neighbourhood Plan Group considers allocating land for development on the edge of the village, to meet the identified needs for housing and community infrastructure.	Heydon is an infill village in the SCLP	Restatement of position
258	HEY10/HEY11	SC59	These representations set out objections to Policy HEY10 and HEY11 on the basis that identified housing and community needs would not be delivered by draft HNP. It is considered that additional community facilities would only realistically be delivered in conjunction with residential development. The multiple land parcels owned by the Trust provides scope for a small-scale development to also deliver open space, children's play area, village meeting space, other community facilities, and biodiversity net gain, either on the same site or on other land in the village within the same ownership.	Noted	
259	HEY10/HEY11	SC59	Would the Neighbourhood Plan Group and Heydon Parish Council be interested in a meeting to discuss the delivery the housing and community aspirations for the village?	Noted	
260	HEY11	SC1	The Community Facilities audit published in 2025 confirms that Heydon has no community facility, so we encourage the addition of policies here to facilitate the introduction of community infrastructure.	Noted. See HEY 11 Part 3.	

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
261	HEY11	SC1	Policy HEY 11, Part 1 – It is suggested that, in the first bullet, it should say “within” the village development framework.	Text amended.	Text edit
262	HEY11	SC1	Policy HEY 11, Part 2 – Part 2 appears to repeat the content of the Local Plan and, because there are no facilities in the village to identify for protection, it adds nothing to current policy. It is suggested that this criterion could be deleted.	Per discussions 13/8/25 with GCSP this wording remains.	Restatement of position
263	HEY11	SC1	Policy HEY 11, Part 3 – As above, Part 3 of the policy appears to repeat national policy and Local Plan policy, so it could be deleted, or could be added to the policy intent or supporting text if the Parish wish to set out how the planning obligations process works.	See above - the wording helps to demonstrate our strategy.	Restatement of position
264	HEY11	SC59	Object to Policy HEY11 because it is not positively prepared. It identifies a need for community facilities, community meeting space and children’s play area for the village, but draft HNP does not allocate land for development that could support the delivery of additional community facilities, and includes policy designations that would prevent new development at suitable sites.	Policy HEY11 is prepared positively within the constraints of Heydon as an infill village.	Restatement of position
265	HEY11	SC59	Policy HEY11 seeks to deliver improvements to community infrastructure. It is expected that new community facilities would be located within the development framework boundary or immediately adjacent to it, meet parking standards, and be of a suitable scale and type for the proposed location. Policy HEY11 and the supporting text refers to a lack of community facilities, an aspiration for more community facilities including playing fields, village hall/meeting space, and children’s play area. There is a clear need for additional community facilities.	Noted	
266	HEY11	SC59	The NPPF refers to the delivery of community facilities. Paragraph 8 of the NPPF identifies the three objectives of sustainable development, and the social objective refers to accessible services and open spaces to meet needs and to support community well-being. Paragraph 29 outlines the potential role of non-strategic	Noted	

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
			<p>policies, including those within neighbourhood plans, which can include allocating sites and the provision of community facilities. Paragraph 88 expects planning policies, including those within neighbourhood plans, to enable the development of local services and community facilities including meeting places and open space. Paragraph 89 highlights that sites to meet community needs in rural areas might have to be located adjacent to existing settlements. Paragraph 98 expects planning policies, including those in neighbourhood plans, to plan positively for the provision of community facilities including meeting places and open space in order to enhance the sustainability of communities. Paragraph 103 highlights the importance of access to open spaces for the health and well-being of communities, and expects plan policies to meet identified needs for open space.</p>		
267	HEY11	SC59	<p>The principle of seeking to deliver additional community facilities for the village is consistent with national policy. There is an identified need for community facilities, a community meeting space and children's play area for the village. There is support for those community facilities to be located within or adjacent to the village. However, draft HNP does not allocate land for development that could support the delivery of additional community facilities at the village. In addition, draft HNP includes proposed policy designations for land adjacent to the development framework boundary of the village, which would prevent the delivery of new development including community facilities from coming forward on suitable sites on the edge of the village. The lack of an effective policy mechanism and a lack of suitable sites makes it very unlikely additional community facilities would be delivered for the village.</p>	<p>Policy HEY11 is prepared positively within the constraints of Heydon as an infill village.</p>	<p>Restatement of position</p>

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
268	HEY11	SC59	It is concluded that Policy HEY11 is not consistent with national policy contained in Paragraphs 88, 98 and 103 in terms of meeting the needs for community facilities and open space. Paragraph 16(b) of the NPPF expects plans, including neighbourhood plans, to be “ <i>prepared positively</i> ”. Policy HEY11 is not positively prepared because it would not deliver community facilities to meet identified needs. Therefore, Policy HEY 11 does not meet Basic Condition (a), in that it is inconsistent with national policy.	Policy HEY11 is prepared positively within the constraints of Heydon as an infill village.	Restatement of position
269	HEY11	SC59	As set out in the Introduction, the Trust owns a number of parcels of land on the edge of Heydon – see the plan enclosed at Appendix 1. It is considered that some of those parcels of land are suitable for a small-scale housing development, which could also deliver open space, children’s play area, village meeting space, or other community facilities needed by the village. As an alternative, those community facilities could be provided on other land in the village owned by the Trust, as part of delivering a development strategy for the village.	Noted	
270	HEY11	SC59	It is requested that the Heydon Neighbourhood Plan Group considers allocating land for development on the edge of the village, to meet the identified needs for housing and community infrastructure.	Heydon is an infill village.	
271	HEY12	SC1	Policy HEY 12, Part 2 – Is it the intention for the community meeting space capacity referred to in the first bullet of Part 2 to be provided on the site of the existing public house? If this is the case, then the policy should be explicit in this requirement. If the provision is to be made off-site then the deliverability of this policy must be questioned, and the policy could potentially blight future uses of the public house.	This wording has been amended to: "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..."	Text edit

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
272	HEY12	SC1	There is also question as to whether there is evidence to suggest that this policy would be viable or reasonable in approach. Even if it were onsite, it would be saying it could only stay as a pub or community venue? Does this policy add to the assets of community value system?	The intent of this policy is to ensure that the existing community function that the pub provides is maintained <u>on site</u> in some form. There is no intention to compromise the viability of the long-term use of the site.	Restatement of position
273	HEY12	SC1	Policy HEY 12, Part 2 – Within the second bullet of Part 2, it says “marketing terms first agreed with the Local Planning Authority”. Outside of a pre-application enquiry, which is voluntary, there is no method to facilitate this approval prior to an application being submitted. This may need to be clarified in the wording of Part 2, while the supporting text could provide encouragement for pre-application engagement with the Local Planning Authority.	Policy HEY12 part 2, second bullet has been amended to: "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."	Text edit
274	HEY13	SC1	Policy HEY13 sits under its own ‘theme’ ; would it be worth implementing this under ‘theme 5’ discussing infrastructure?	Noted	

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
275	HEY13	SC1	Policy HEY 13 covers a lot of important elements. We would suggest separating the policy into two: one that concerns public rights of way; and a second that focuses on delivering safe and accessible active transport infrastructure as part of development.	The current wording reflects GCSP informal feedback in Dec 2024.	Restatement of position
276	HEY13	SC1	Policy HEY 13, Part 1 – Should this be Map 14 rather than Map 13?	A revised map 14 showing PROWs over the whole Parish has been added.	Additional material
277	HEY13	SC1	Policy HEY 13, Part 2 – We would suggest rewording Part 2 second bullet point “where visible from a public right of way, incorporate tree and hedge planting to mitigate or reduce any adverse visual impacts, and...”.	Text amended	Text edit
278	HEY13	SC45	We are concerned that there appears to be no mention of the Cambridgeshire ‘Rights of Way Improvement Plan’ (RoWIP), updated in 2016. This provides an excellent framework for considering how to develop opportunities for non-motorised users.	See 5.13.6 additional wording	Additional material
279	HEY13	SC45	The existing Public Rights of Way Heydon has a very sparse network of public rights of way (PRoW), just 6 paths in total. However, three are of major importance in terms of through routes, namely: Heydon Bridleway 1, which runs from east to west through the north of the ‘designated Neighbourhood Plan Area’ along the line of the historic Icknield Way, linking to Great & Little Chishill on the west and Fowlmere on the east. Heydon Footpath 2 and Heydon Footpath 3, which have now been ‘adopted’ as part of the long-distance ‘Icknield Way Path or Trail’ and are also part of the Cambridgeshire/Essex promoted route, the ‘Harcamlow Way’. No mention is made of these routes and the aspiration of the Icknield Way Association to see the route adopted as a ‘National Trail’. It is the ‘missing link’ between the	Noted	

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
			end of the Ridgeway at Dunstable Downs and the end of the Peddars Way near Thetford. Local wardens help ensure that the route is given high priority for maintenance by the various Highway Authorities through which it passes. Support for the designation of 'National Trail' status by the Neighbourhood Plan would be very much appreciated. 'National Trails' receive central government funding and have proven benefits for local populations, covering not only path maintenance but also for local businesses such as pubs and B&Bs.		
280	HEY13	SC45	<p>Permissive paths</p> <p>We welcome the aspiration to provide a safe off-road path to the Heydon chalk pit. The draft Plan Policy HEY13 appears to suggest that financial contributions towards this aim could come from S106 developer contributions arising from planning permissions. However, there is no reference to the possible use of the Government's Environmental Land Management grants. This scheme enables land owners to claim grants for providing public access for a minimum period of 5 years. Payments are higher for bridleways than for footpaths; a payment of £77 per 100 metres per annum is payable for a permissive footpath, and £158 per 100 metres for a permissive bridleway.</p> <p>This scheme could also open up the opportunity for securing guaranteed permissive access along the tracks identified in Map 14, as well as other routes. With an end date of 2041, the Plan could be more aspirational! Existing tracks along Heydon Valley and Valley Plantation, past Anthony Hill, link to the historic Icknield Way (Heydon Bridleway 1), providing a very attractive circular walk from the village centre. With 1 in 3 households owning dogs there is a huge demand for safe, off-road paths.</p>	Noted and added to Community Action 14.	Additional material

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
			<p>We recommend that, wherever possible, permissive paths are recorded according to the County Council's 'Permissive Path Agreement' and are mapped on the County's website. The Ramblers consider that any permissive paths benefitting from public subsidy should be recorded in a manner available to the public.</p> <p>We hope that our response can help improve opportunities for non-motorised users to enjoy the wonderful countryside in Heydon parish!</p>		
281	Chapter 6	SC1	Given that all the community actions are contained in the current Chapter 5, it is suggested that this chapter is not required.	We note this comment but nevertheless it is very helpful for the Parish Council to have them all in one place. It assists with navigation of the document. Chapter 6 now removed and Community Actions now listed in Appendix 4.	Text edit
282	Community Actions	SC1	The inclusion of "community actions" in a neighbourhood plan is common practice and supported. However, you could improve their emphasis by making them distinct from the body of the Plan and by removing the paragraph number. Examiners generally accept community actions within the body of a Plan if they are distinguished from land use policies, perhaps using coloured box, and where the distinction and purpose of the community actions is established in the Plan.	Noted, but we do not see the need for this.	Restatement of position
283	Community Actions	SC1	Currently there is nothing to identify the role of community actions in the Neighbourhood Plan. A possible solution has been presented in comments on Paragraph 1.1.7 (see below).	See 1.1.7 as amended	Text edit

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
284	Community Action 3	SC59b	3.0 Heydon Conservation Area 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.)	The wording has been amended to: "Secure review and explore extension of the..."	Text edit
285	Community Action 3	SC59b	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.	Noted	
286	Community Action 3	SC59b	3.6. The 'Historic environment' chapter of the PPG provides a definition for these interests as follows (Paragraph: 006): <ul style="list-style-type: none"> 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. 	Noted	

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
			<ul style="list-style-type: none"> 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. 		
287	Community Action 3	SC59b	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.	Noted	
288	Community Action 3	SC59b	<p>Heydon Conservation Area</p> <p>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.</p>	Noted	
289	Community Action 3	SC59b	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.	Noted	

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
290	Community Action 3	SC59b	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.	Noted	
291	Community Action 3	SC59b	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.	Noted	
292	Community Action 3	SC59b	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.	Noted	
293	Community Action 3	SC59b	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.	Noted	
294	Community Action 3	SC59b	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	Noted	

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
			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.		
295	Community Action 3	SC59b	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.	Noted	
296	Community Action 3	SC59b	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.	Noted	
297	Community Action 3	SC59b	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	Noted	

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
			area. In the absence of this document, a brief assessment of its significance has been provided above.		
298	Community Action 3	SC59b	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.	Noted	
299	Community Action 3	SC59b	Conclusion 4.4. In relation to the extension of the conservation area, the Site of Earles appears to potentially hold sufficient interest 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. 4.6. 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.	Noted	

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
300	Appx 1	SC1	A map at the beginning of Appendix 1 labelling where the view photos were taken and the direction of the views would be helpful to allow people to relate to the wider surroundings. Adding a copy of Map 8 would also be helpful.	Copy of new Map 9/9a has been added to Appendix 1.	Additional material
301	Appx 2	SC1	Page 1, Introduction – The asset types considered does not include buildings (except the bus shelter), which would be the primary function of the policy.	Notable buildings in the village are already statutorily listed.	Restatement of position
302	Appx 2	SC1	Page 9, Asset 8 – Asset 8 has 5 sub-assets. It may be worthwhile considering separating these into five separate entries to make it clear what is being identified as a non-designated heritage asset. Moreover, we note the following:	Now Asset 7.No walls are included in the National Heritage listing for individual properties.	
303	Appx 2	SC1	<ul style="list-style-type: none"> Heydonbury walls – some of these walls are listed within Heydonbury curtilage if older than 1948 and within the same ownership at the date of listing (1980). 	No walls are included in the National Heritage listing for individual properties.	
304	Appx 2	SC1	<ul style="list-style-type: none"> Churchyard wall – it is likely to be listed within church curtilage but need to check which wall (it isn't on the map). 	Map amended. No walls are included in the National Heritage listing for individual properties.	Text edit
305	Appx 2	SC1	<ul style="list-style-type: none"> Flint walls along farm buildings (image 013) – Is there any prospect of identifying the buildings themselves or just the wall? 	NDHA status is confined to the visually important walls themselves.	
306	Appx 2	SC1	Page 15, Map – The map does not include all the assets described in Appendix 2. Walls are shown on Map 10 in the main document, but this should be reproduced here as well for consistency.	Map amended	Text edit
307	Appx 2	SC1	Page 15, Map – There are 13 headline assets, but only 8 are marked on the map. Polygons to show the extent of the assets is desirable, particularly for walls and archaeological features.	Map amended	Text edit
308	Appx 2	SC1	Assume NDHA 7, spring pond, is the boundary fence not the actual pond?	Map amended	Text edit

Ref.	Para/ policy no.	Cons Ref	Consultee Comment	Parish Council Response/Change	Reason for Change
309	Appx 2	SC50	<p>We support the aims of the neighbourhood plan to protect and enhance the landscape character, the built heritage and biodiversity.</p> <p>We particularly support the identification of non-designated heritage assets and encourage you to nominate them on the Cambridgeshire's Local Heritage List.</p>	Noted	

Heydon Parish Plan Questionnaire

You can complete this questionnaire on paper, or use the QR code; copy the link below; or go to the Parish Council Website www.heydonparishcouncil.com for a link to complete it online.

<https://forms.gle/iCrbsxoGf118ch359>

If you complete the questionnaire online, you will need to do so in one session. Unfortunately you cannot save a copy of your responses.

If as a household you want to record different views, simply use the security code in another online questionnaire, or contact stevebuckseyheydonpc@gmail.com or johnarthurheydonpc@gmail.com or phone 07714 259099 for another paper questionnaire.

*Required

1. Please enter your security code here *

You will find it at the top of the introduction page of the questionnaire pack that has been delivered.

About You
and Your
Household

We'd like to understand how many people live in your household, how long you have lived in the village, perhaps in different houses; what the needs are for rental properties; and what the age ranges are as different ages are likely to have different requirements from living here.

2. How many people are in your household?

3. How long have you lived in the Village (years) and have you moved within the village?

4. What is your current housing status?

This will help us to better understand the use of the current housing stock in the village.

Mark only one oval.

- ☐ Owner occupier
- ☐ Rented from housing association or Council
- ☐ Rented from a private landlord
- ☐ Other:

5. How many people in each age range are in your household?

For each row choose the number of people in that age range. If none, leave the row blank.

Mark only one oval per row.

	1 person	2 people	3 people	4 people
0-4 years	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
5-11 years	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
12-21 years	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
22-35 years	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
36-59 years	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
60+ years	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

About
What's
Going On
In Heydon

We would like to understand how you find out what's going on in the village, so that communication can be improved, helping to promote a sense of community for those who are interested.

6. How do you find out what's going on in Heydon?

Tick all that apply.

- ☐ Village Web magazine
- ☐ Parish Council website
- ☐ Jottings newsletter
- ☐ Parish Council Facebook page
- ☐ Word of mouth
- ☐ Parish Council noticeboard
- ☐ Church noticeboard
- ☐ Village website
- ☐ Village WhatsApp group

Other: ☐ _____

7. What could be done to improve communication to residents?

8. What sort of activity would you welcome to get people together in the village?

If you would be happy to help, please leave your details in 'Other' or contact the Parish Council directly

Tick all that apply.

- ☐ An occasional social event e.g. BBQ, quiz
- ☐ Open gardens day
- ☐ Pre-school group
- ☐ Film night
- ☐ I would be willing to help organise events

Other: ☐ _____

What Do You
Value About
Heydon?

We'd like to understand why you came to Heydon; what you love about the place; what you want to protect and what you'd like to see improved.

If you would like to expand on any of your answers, please use the box at the end of this section.

9. What attracted you to Heydon as a place to live?

10. Do you value the following current qualities of the built and natural environment of our village?

Mark only one oval per row.

	A lot	A little	Not at all
The 'streetscape' - village character seen from the road	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Current policy of infill only - up to 2 houses between existing plots	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Buildings using local materials & traditions	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Listed and other historic buildings	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Strong linear form - no backland development	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Roadside trees adding to village character	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ponds, springs and watercourses	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

11. Do you value the following aspects of our village?

Mark only one oval per row.

	A lot	A little	Not at all
The community	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The countryside views of & from the village	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The historic landscape	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Proximity to Cambridge, London & local towns	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Country walks and footpaths	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Access to good schools	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The Chalk Pit, hedgerows and verges	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Proximity to railway stations & major routes	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Peace and tranquillity	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Low levels of air pollution	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

12. Would you welcome improving natural diversity in the village and surroundings?

South Cambs District Council has a 'Doubling Nature Strategy' (search SCDC doubling nature online)

Mark only one oval per row.

	Yes	No
Managing the Chalk Pit for conservation	<input type="radio"/>	<input type="radio"/>
Managing verges and hedgerows for plants and wildlife	<input type="radio"/>	<input type="radio"/>
Encouraging residents & landowners to improve stewardship, including ponds and watercourses	<input type="radio"/>	<input type="radio"/>
Making advice available to villagers keen to encourage wildlife	<input type="radio"/>	<input type="radio"/>

13. If you wish to expand on your previous answers about how you value Heydon, please do so here.

How Do You
Feel About
Building
Development
in Heydon

We'd like to know whether, and to what extent you would like (or be prepared) to see housing development in the village and the Parish, either for you and your family or for others moving into the area; and whether you feel that development for employment/business would be welcomed.

14. If you or your children would like to find your future home in Heydon, do you see this as being practical?

Please expand on your answer in 'Other' if you wish.

Tick all that apply.

- ☐ I don't feel our next home will be in the village
- ☐ Yes, I think we will find a suitable home in the future
- ☐ No, there are no suitable properties

Other: ☐ _____

15. If you feel that Heydon is a place where housing development could take place, what type would you want, or find acceptable?

Tick all that apply.

- ☐ I do not feel that housing development is acceptable
- ☐ Smaller market housing, e.g. two-bedroomed homes
- ☐ Premium market housing, e.g. large, detached
- ☐ Affordable housing kept for local people such as shared ownership preserved equity
- ☐ Local Authority or Housing Association homes for rent
- ☐ Plots for self-build
- ☐ A mixture of the above

Other: ☐ _____

16. If you feel that housing development could take place, what scale would you find acceptable?

Note that there are currently fewer than 100 houses in Heydon *Tick all*

that apply.

- ☐ I do not feel that housing development is acceptable
- ☐ Infill and linear development only, as now
- ☐ A small development of up to eight houses
- ☐ A medium sized development of up to, say, 20 houses

Other: ☐ _____

17. If you see a need for business/workplace premises in Heydon, what type would it be?

Tick all that apply.

- ☐ I don't see a need
- ☐ Offices
- ☐ Retail
- ☐ Hospitality
- ☐ Workshops/light industrial

Other: ☐ _____

18. Describe any area(s) which you believe should be protected from development and why?

About
Transport

We would like to know how you travel around and how this might affect the climate crisis, the amount of traffic and the environment in the village; whether you are able to travel easily outside the village; how traffic, parking and speeding affect you, including your safety.

If you would like to expand on any of your answers, please use the box at the end of this section.

19. If you do not have a car, or cannot drive, can you get to appointments, go shopping and meet friends easily?

If you have a car, please go to the next question.

Tick all that apply.

- ☐ No, I find this difficult
- ☐ I have friends or family who give me a lift
- ☐ I use Community Transport or taxis
- ☐ I use the bus

20. With the phasing out of diesel and petrol cars from 2030 do you see the need for on-street electric car charging?

Mark only one oval.

- ☐ Yes
- ☐ No

21. If you ride a bicycle, or walk in the village, do you feel safe on the roads?

Please comment at the end of this section if you wish.

Tick all that apply.

- ☐ I do not cycle or walk in the village
- ☐ Yes, I do feel safe on the roads
- ☐ No, I do not feel safe on the roads

22. Do you think we have any of the following issues in Heydon?

Mark only one oval per row.

	Yes it is an issue	No it is not an issue
Parking	<input type="radio"/>	<input type="radio"/>
Speeding	<input type="radio"/>	<input type="radio"/>
Road layout/junctions in Heydon	<input type="radio"/>	<input type="radio"/>
Joining/exiting the A505	<input type="radio"/>	<input type="radio"/>

23. We have very limited daily bus services to Cambridge and to Saffron Walden. Do you use them? Would you use them if they were improved?

Tick all that apply.

- ☐ Yes, I do use the bus
- ☐ No, I don't use it
- ☐ I would probably use it if it was improved (describe how below)
- ☐ No I would not use it even if improved

24. If you wish to expand on any previous answers about transport, please do so here.

About Other Services in Heydon

We would like your opinion on the services currently provided in Heydon and services you would like to have.

25. How would you rate these services, currently available in the village?

Please recognise that the Parish Council may have limited influence over some of these issues

Mark only one oval per row.

	Good	Acceptable	Poor
Refuse collection	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Water/sewerage/drainage	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Road/pavement maintenance	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Broadband/mobile signal	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Verge cutting	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Road/pavement sweeping	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mobile Library	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Hedge-cutting	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

26. Heydon has limited street lighting; how do you feel about lighting in the village?

Mark only one oval.

- ☐ Too much
- ☐ About the right level
- ☐ I would prefer more

27. Would you use any of the following if they were provided in Heydon?

Please suggest any further ideas in 'Other'

Tick all that apply.

☐ Village Hall/meeting room

☐ Children's play area

☐ Allotments

Other: ☐ _____

28. The Chalk Pit has a mown grass area and a picnic table/bench. Do you use the Chalk Pit? Please comment in 'Other' if you wish

See the map in the Introduction for the location of the Chalk Pit

Tick all that apply.

☐ Yes

☐ No

Other: ☐ _____

29. Whilst the Church is not supported by Parish Council funds it is a village amenity as well as a place of worship. A proposal has been drawn up for improved heating, toilet facilities, new chairs, a self-contained public meeting space and kitchen facilities. Would these changes make the church building a more attractive and useful venue for you?

Mark only one oval.

☐ Yes

☐ No

30. If you wish to add any comments about services, please do so here.

About Tackling the Climate Crisis

We would like to understand what you think that you and the Parish Council could do to help reduce the effects of the climate crisis.

31. What measures would you like to see implemented locally to help mitigate the climate crisis?

Please comment further in 'Other' if you wish

Tick all that apply.

- ☐ Require highest possible standards of energy efficiency/sustainability for new developments
- ☐ Participate in bulk purchases e.g. solar panels, heat pumps, energy audits, insulation
- ☐ Develop community facilities for hard-to-recycle items
- ☐ Support car-sharing schemes
- ☐ Manage land for nature, e.g. designating sites for trees
- ☐ Calculate and report on Heydon's carbon footprint to identify possible actions
- ☐ Develop community facilities for composting

Other: ☐ _____

About Anti-social Behaviour and Crime

We would like to know of any anti-social activities that may occur in the village or the Parish which concern you.

32. Do you feel we have an issue with any of the following in Heydon?

Tick all that apply.

- ☐ Noise
- ☐ Flytipping
- ☐ Litter
- ☐ Dog fouling
- ☐ Crime

Other: ☐ _____

33. If you would be prepared to help with our Neighbourhood Watch or Speedwatch Schemes, please give your contact details below, or contact the Parish Council via the website.

Final Points

We would like to know what is most important to you and if you would be prepared to contribute financially to improvements. For your information, this tax year, the Parish Council raised a budget of £9,000 to cover its costs (note that Parish Councillors are unpaid). This is collected via Council Tax and you can see your contribution listed as 'Heydon' on your Council Tax Bill.

34. What is the most important thing that each of you would like to see happen to improve the village?

As different age groups are likely to answer quite differently, we would like everyone over 5 years old in your household to answer this question. Please state your age or age group (5-11, 12-21, 22-35, 36-59, 60+) after your answer.

35. Would you accept an increase in the money raised by the Parish Council if it delivered improvements desired by the majority of the village?

The amounts below are based on Council Tax for a Band D property for the current year 2021/2022

Mark only one oval.

- ☐ No
- ☐ Yes up to 10% (e.g. £7.28 per year)
- ☐ Yes up to 25% (e.g. £18.20 per year)
- ☐ Yes up to 50% (e.g. £36.40 per year)
- ☐ Other: _____

36. If you have any other comments; or wish to expand on previous answers; or want to give us contact details so that you can help with the plan (email if possible), please enter them here.

If You
Need to
Contact
Us

If you need to contact us, please email Councillor Steve Bucksey, Vice Chairman of the Parish Council on stevebuckseyheydonpc@gmail.com or Councillor John Arthur on johnarthurheydonpc@gmail.com or phone us on 07714 259099.

Appendix 8 - Community Led Plan survey results

HEYDON PARISH PLAN - Survey Results

Please find enclosed a summary of the Parish Plan Questionnaire results that many of you have kindly contributed to in recent months. We received over 4000 individual question responses. The graphs and headline summaries attached show the results.

‘The Parish Plan - Process Steps’ on page 2 shows you where we are in the compilation of the Parish Plan and we would now like your feedback. **Are you generally in agreement with the information presented? Is there anything missing? Are there any themes or issues that should be addressed as a matter of priority in the plan?**

Part of the Parish Plan will be the actions for the Parish Council. However, we must be realistic and recognise that for some of the issues the Parish Council may only, at best, seek to influence the outcome, for example with SCDC or landowners, and that some issues are entirely outside the Parish Council's legal remit: these will need to be addressed by members of the community, perhaps with the help of outside bodies.

Our next step will be to host drop-in meetings for discussion and feedback. We will then work on the plan of actions and present proposals before compiling the finished plan.

As you know we will also be commissioning a Landscape Character Assessment which will identify and record features and elements of our landscape that contribute to Heydon’s distinctiveness and sense of place, informing our future actions regarding policy, planning, historical and environmental aspects of the Parish.

NB: ‘Parish’ is the designation of our Civil Authority, it is not a religious description, so this work impacts on all residents.

The Heydon Parish Council, and its Parish Plan Working Group

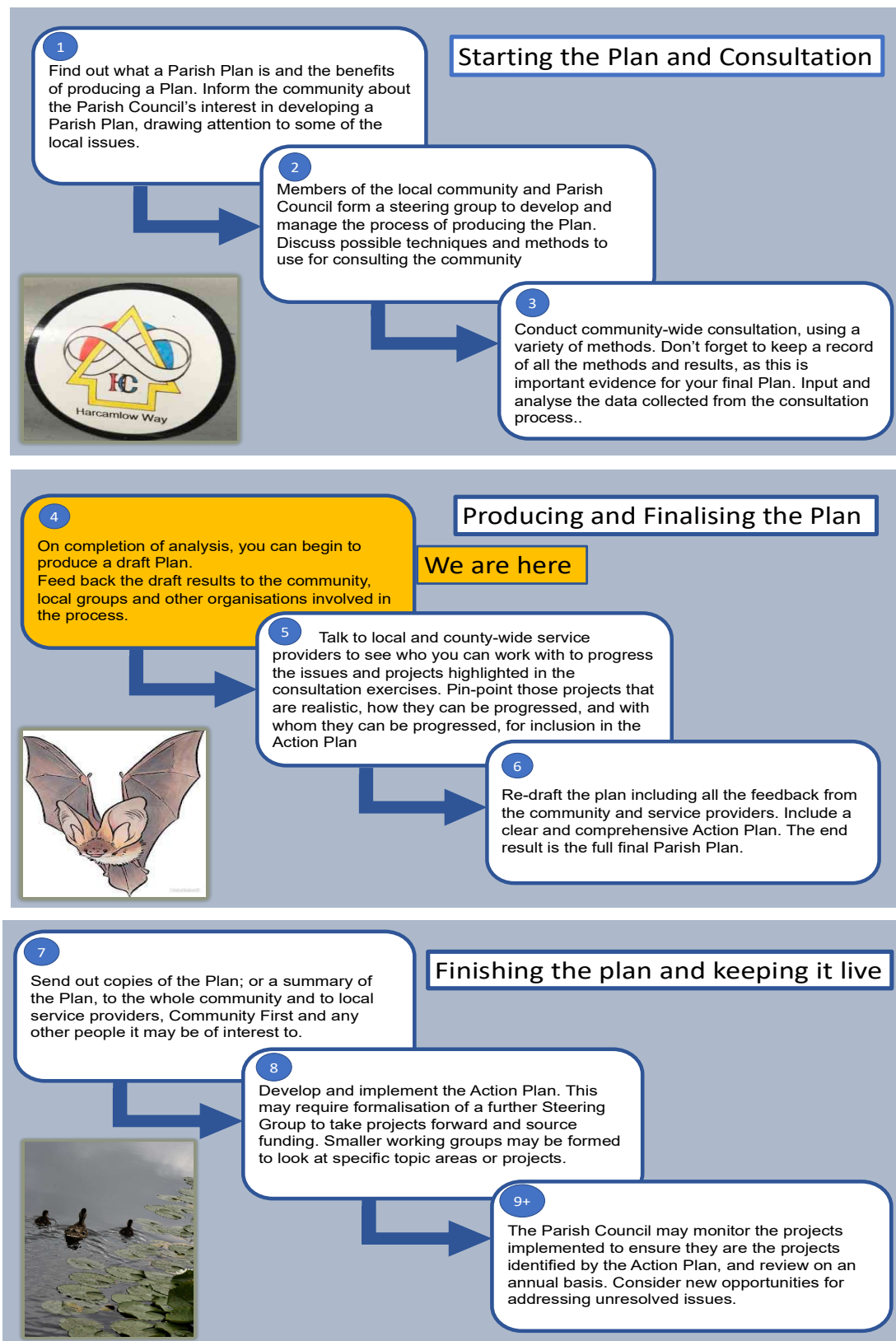
Drop-in sessions at the Church

Wednesday 24 November 6 – 8pm and Saturday 27 November 10 – 12am

If you cannot make these dates, please use the form attached to make comments and deliver to the box in the church by 11 December; or email your comments to

stevebuckseyheydonpc@gmail.com or johnarthurheydonpc@gmail.com

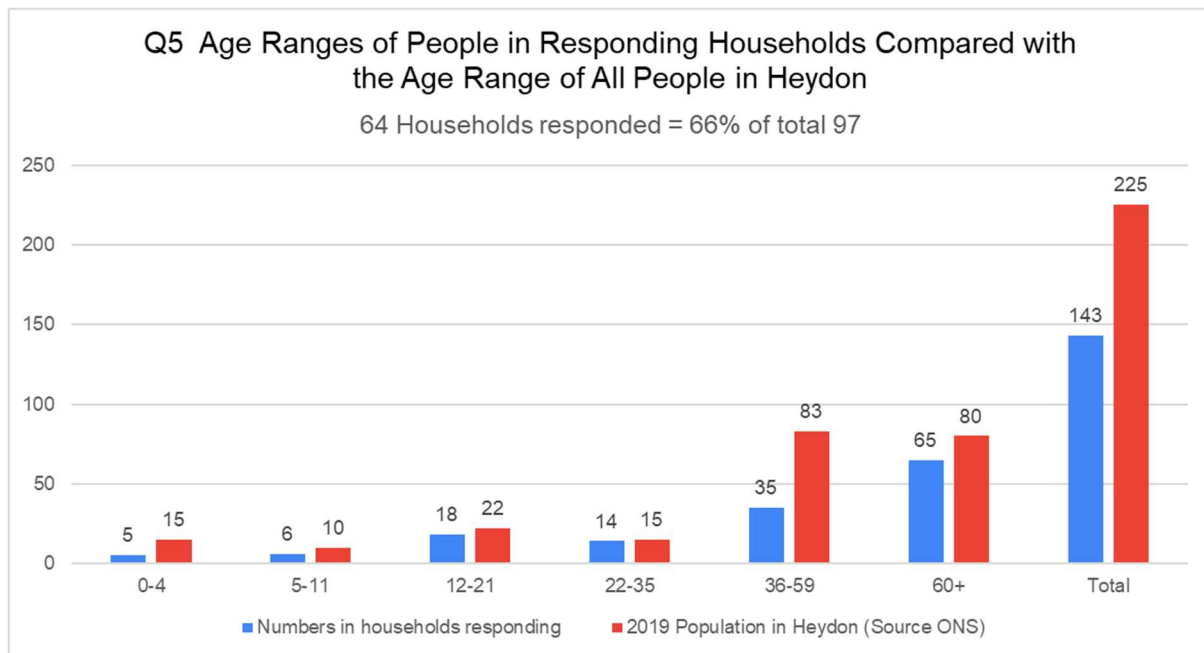
The Parish Plan - Process Steps



About You and Your Household

There were **69 responses** to the Parish Plan questionnaire from **64 households** (**two-thirds** of households in the Parish).

This level of response gives us confidence that the Parish Plan will largely reflect your views.

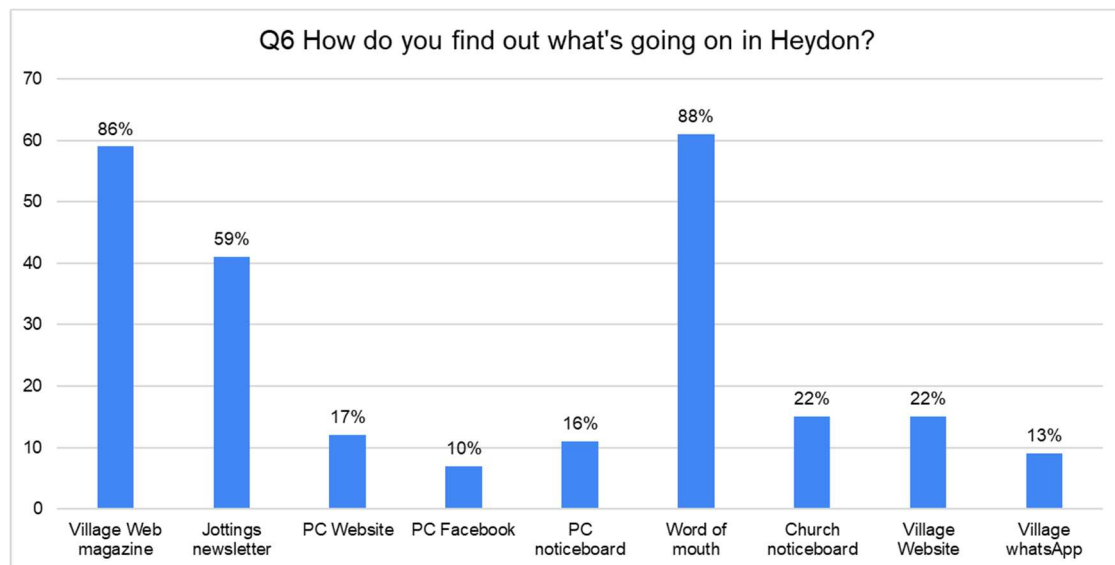


Respondents had, on average **lived here for 23 years**, so the majority of people who responded to the questionnaire are very **invested in the village**.

Population data from Office of National Statistics (ONS) – for 2019. Most recent data.

How Do You Find Out What is Going On in Heydon?

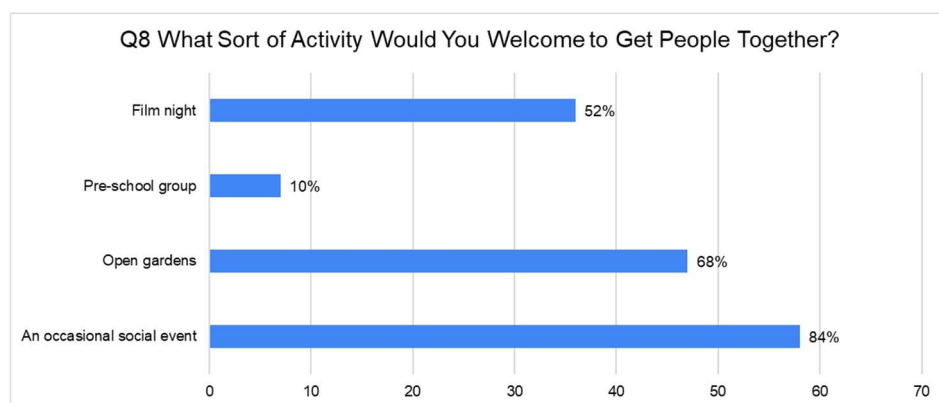
Nearly 90% of people find out by **word of mouth** and the **Village Web** magazine, and 60% use the **Jottings Newsletter**. Both are published by the church and a number of comments concerned the **need for a broader, non-religious, information source**.



Suggestions for improvements included the need for:

- a single main source/ linked sources;
- email notification rather than having to seek out information; and
- any source to be **thorough, accurate and up to date**.

Heydon specific Facebook/WhatsApp sites were suggested.



Fourteen people commented about **improvements in community spirit** - a meeting place, volunteering and assisting. 19 offered to **help organise events**.

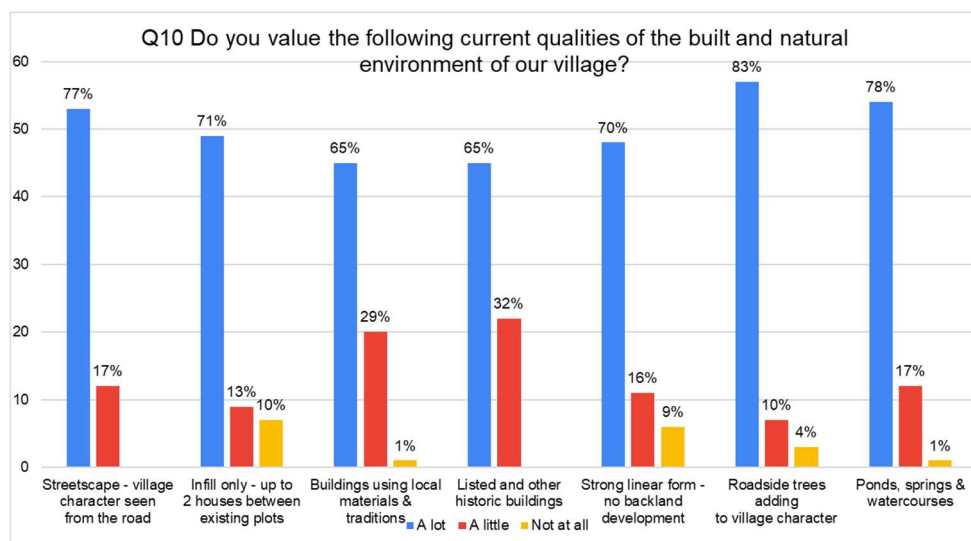
Thirteen activities were suggested, from a book club to bingo, fireworks to a fete. Several supported a **coffee morning/lunch, walking group, safari supper**.

What do You Value About Heydon?

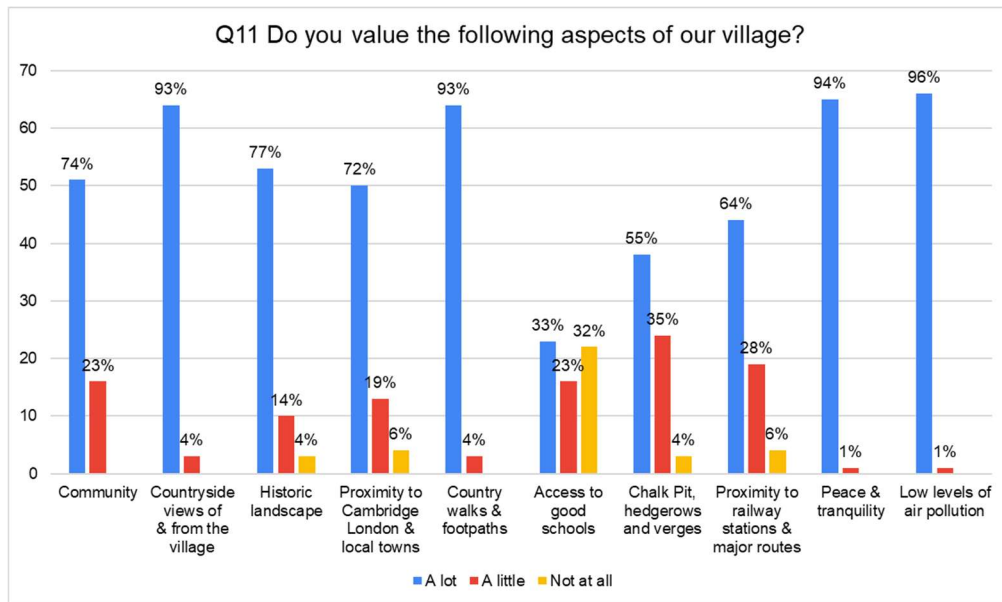
The main reasons for choosing Heydon as a place to live were the **rural nature of the village** (countryside, walks and long views with peace, quiet and tranquillity), whilst still being **convenient for towns and travel routes**.



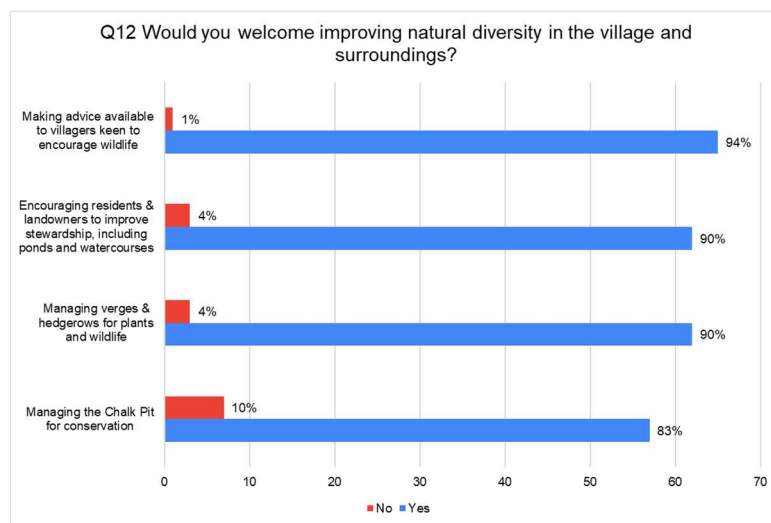
A 'wordcloud' of responses clearly shows these reasons (with the size of the word a reflection of the number of times it was used).



All qualities of the **built and natural environment** were valued 'a lot' by more than two thirds of households. Some were concerned about the **condition of the village pond** and others emphasised the importance of the **avenue of trees** on the approach to the village from the A505.



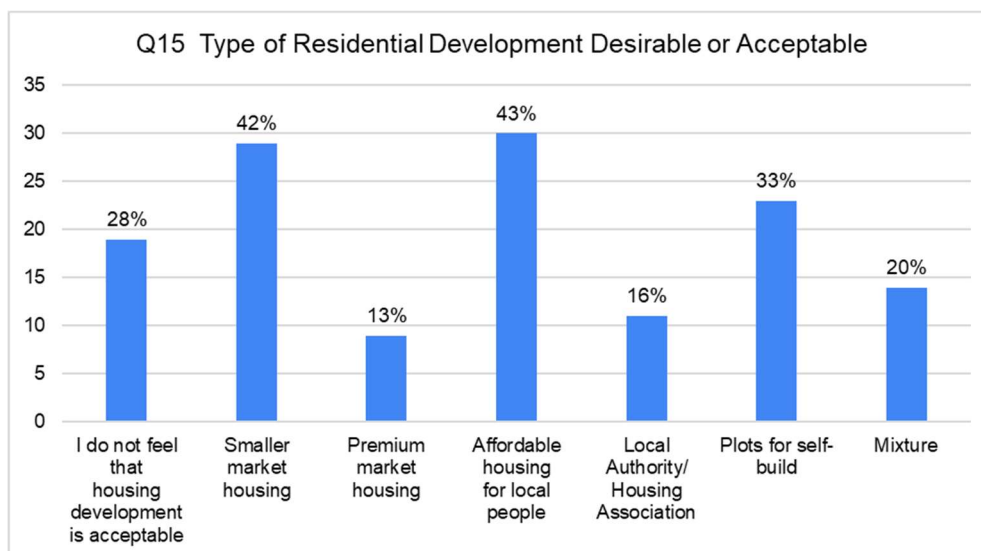
Countryside views, walks, peace and tranquillity and low air pollution were valued a lot by nearly everyone who responded. Three quarters valued the community a lot, though there were comments that it has been better in the past.



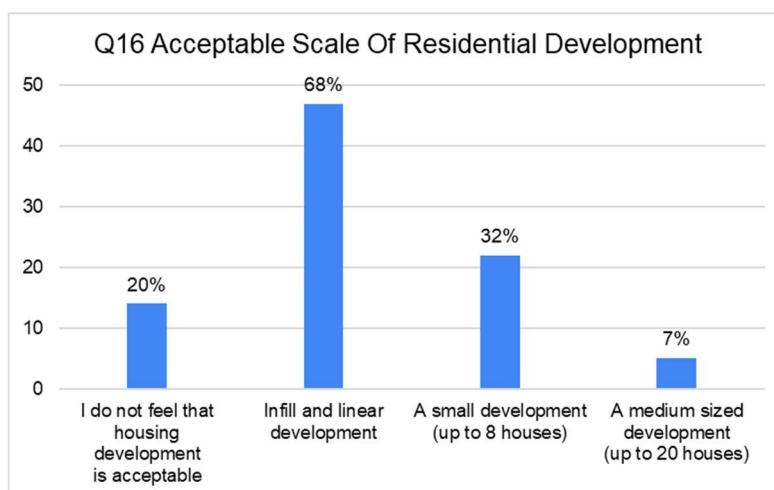
Very high numbers supported natural diversity and welcomed advice to encourage wildlife. There were 12 comments about the management of hedgerows, verges and other natural environments, some concerning 'tidiness' and the effect on road safety. More than three quarters supported conservation in the chalk pit.

What do You Feel About Building Development in Heydon?

Only 20% of respondents felt that they and their family would be able to find an appropriate home in Heydon in the future. A view that was perhaps reflected in support for smaller/affordable housing (see below).



Nearly **one third** of respondents were **resistant to any new residential development**. Nearly **half preferred smaller and affordable housing for local people**, and there were comments supporting mixed housing.



Two thirds supported a continuation of the SCDC policy for **infill and linear development** with **one third** feeling that **up to eight houses** would be acceptable. There were several comments on the mixed housing styles in the village and a desire to maintain a mix and individuality of design. **Half did not see a need for new business/workspace premises** in Heydon but **one third** supported some form of **retail**, such as a village shop.

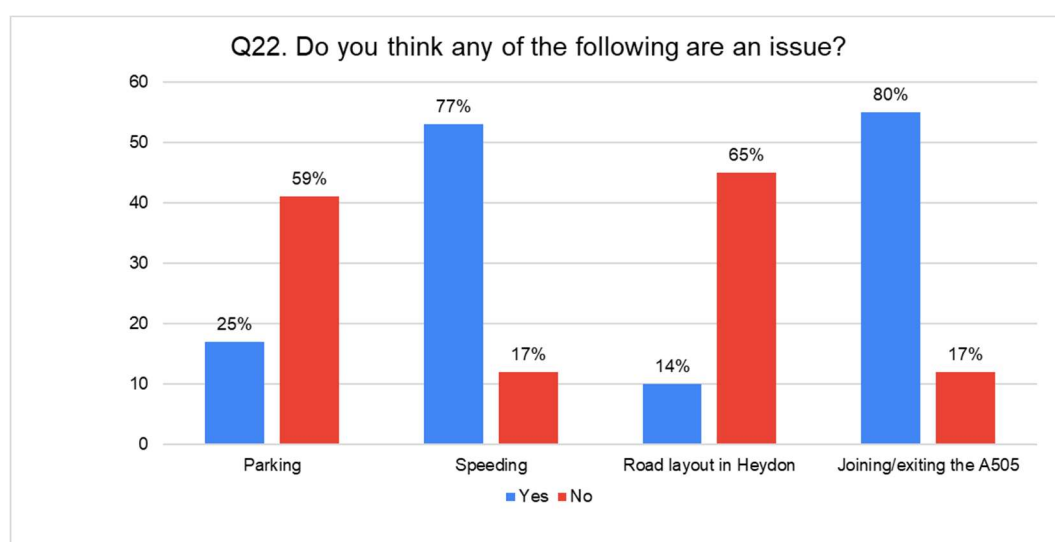
About Transport

Only **four people** said they had no car and thus had **difficulty accessing shopping, appointments etc.** **No-one used the bus.** One quarter would consider using the bus if the service improved, but comments suggested this would need to be to a level which would likely be uneconomical.

Future on street electric vehicle (EV) charging was seen as an issue mostly affecting High Close.

Everyone in the survey answered about **walking or cycling on the village roads, with two thirds feeling safe.** This did not appear to be a function of age.

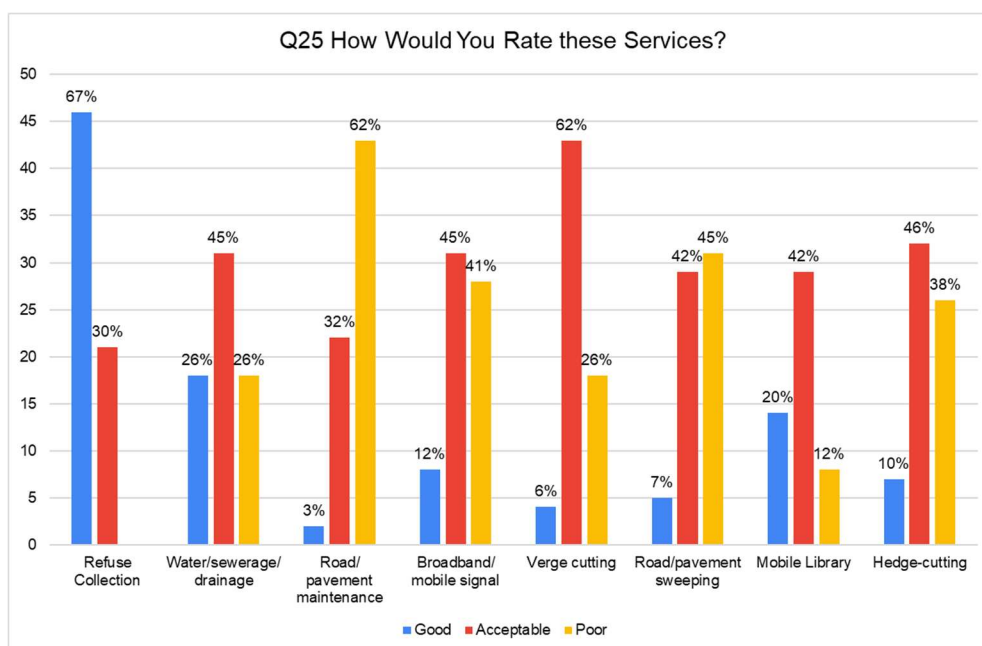
There were a number of comments about the state of the roads and pavements, poor road-sweeping and poor maintenance of hedges and verges.



More than three quarters saw **speeding in the village and joining/exiting the A505** from the Fowlmere Road as issues with a significant number of comments. The Parish Council has been working on tackling speeding for some time and will continue strongly with this support.

Whilst parking was seen as an issue by only one quarter of respondents, there were a number of comments about the **lack of parking spaces at High Close.**

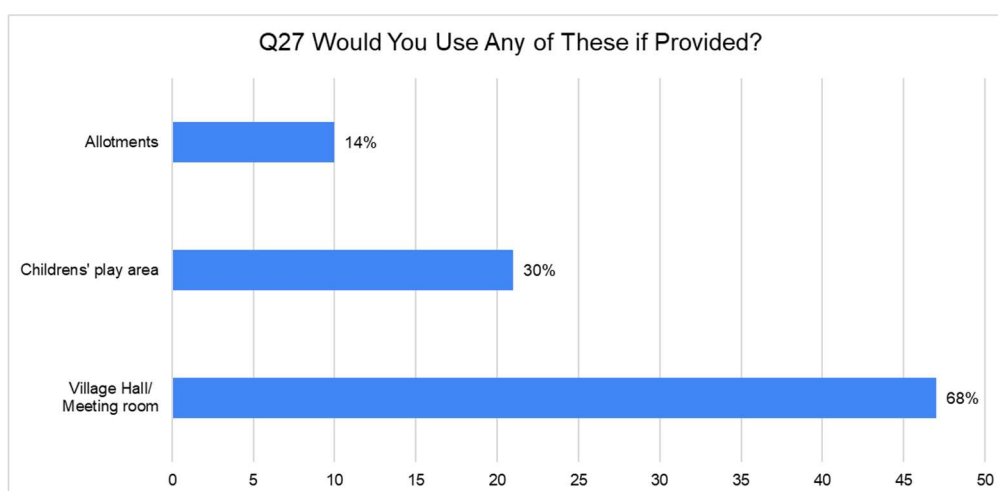
Other Services in Heydon



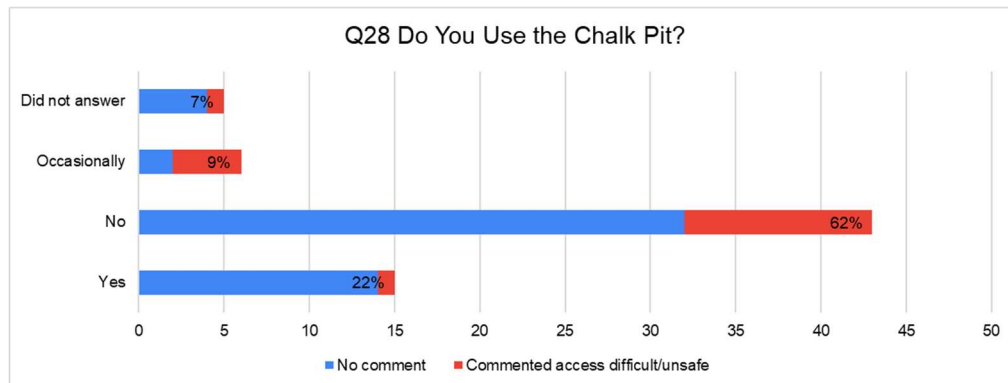
The **only service** rated 'good' by a majority of people was **waste collection**. Nearly **two thirds** rated **road- and pavement-maintenance** 'poor' and sweeping slightly more 'poor' than 'acceptable'. Comments included **damage caused by heavy vehicles**.

While water/sewerage/drainage was mostly 'acceptable', there were comments about **blocked road drains**, linked to **poor road sweeping** and **hedge-cutting debris**. There were also comments about **hedges encroaching on the pavements** causing safety issues.

The vast majority felt **street lighting was about right**, with several commenting on the importance of darkness to them.



There was a definite **desire for a community building** of some form **by two thirds** of respondents and a **strong backing** amongst parents and children themselves for a **play area**; 11 listed this as their most important thing.

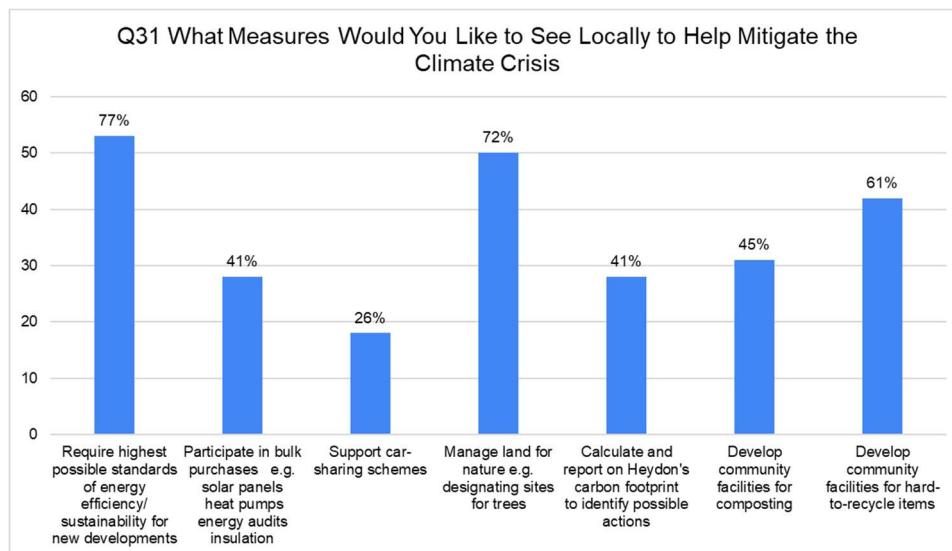


About **20%** of people who did not use the chalk pit were **concerned about the difficult/unsafe access** (as were some who did use it).

More than three quarters felt that the **changes to the church** being investigated to provide a **small village meeting room** would make it more useful, supporting the desire for a community building.

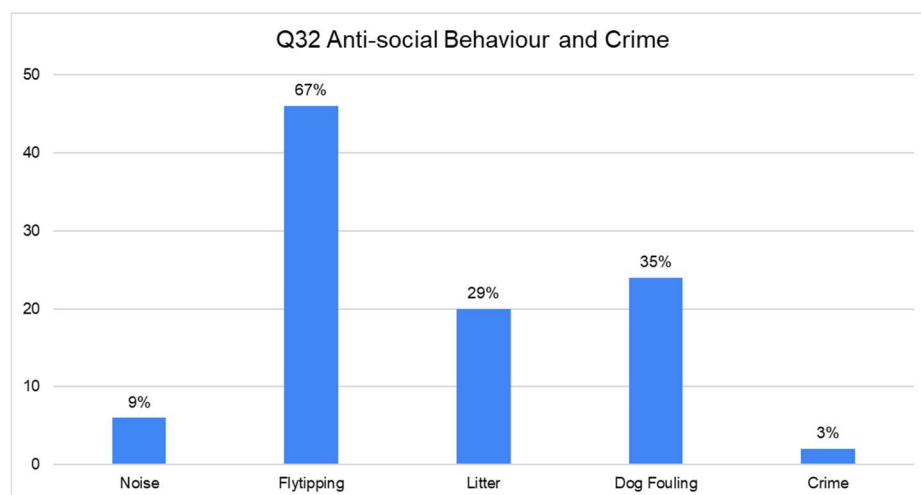
About Tackling the Climate Crisis

This section should perhaps more properly be titled **Tackling the Environmental Crisis** as it contains questions on managing land for nature, recycling and composting.



Nearly all (96%) responded to this question, with **three quarters** supporting a demand for the **highest possible standards of energy and sustainability for new developments**. **Three quarters** were keen on **managing land for nature**, and **60 %** wanted to develop community facilities for hard-to-recycle items.

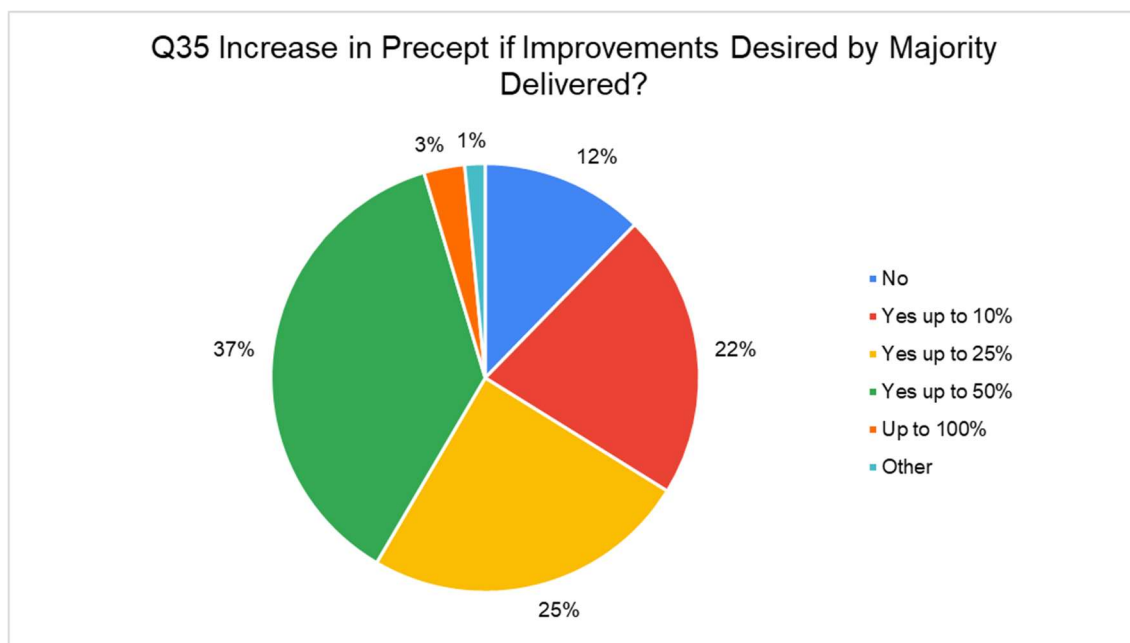
About Anti-Social Behaviour and Crime



Two thirds considered **fly-tipping** to be an issue, with **one third** concerned about **dog fouling and litter**. As 93% of people value the peace and tranquillity of the village, it is reassuring to see few people currently find noise to be an issue.

Final Points

The precept is raised by the Parish Council to carry out its duties. For a Band D property in 2021/22 this was £72.80 over the year.



94% of households accepted some level of increase in precept to achieve desired results, to varying degrees.

More than one third were prepared to see an increase of **between 25% and 50%** (up to £36.40 per year on a Band D property in the current year). Some commented that they would want to see measurable results for such an increase.

What is the most important thing that each of you would like to see happen to improve the village?

Three quarters of respondents listed **100 issues** that were most important to them.

Building development, community and speeding were each raised **12 times**. A **play area** was listed **11 times**, **roads/pavements** **9 times** and **footpaths, the natural environment and a shop** were each mentioned **6 times**.

The **under 21s** were most keen on a **play area and a shop**, while the **over 60s** commented on **building development, speeding and roads/pavements**. The under and over 60s were equally supportive of the community.

Heydon Parish Plan Results - Feedback Form

If you would like to comment on these results, please complete this form and deliver it to the box in the church before 11 December. Or email your comments to stevebuckseyheydonpc@gmail.com or johnarthurheydonpc@gmail.com

Are you generally in agreement with the information presented?

Is there anything missing?

Are there any themes or issues you feel should be addressed as a matter of priority in the plan?

Any other comments?