

Heydon Parish Council

Heydon Neighbourhood Plan

Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment (HRA) Screening Determination Statement

April 2025

Executive Summary

This Statement sets out the reasons for the determination that the draft Heydon Neighbourhood Plan is not likely to require a Strategic Environmental Assessment. In addition, this statement determines that the making of the Heydon Neighbourhood Plan is not likely to have a significant effect on a European site.

This determination statement is intended to demonstrate that the Heydon Neighbourhood Plan is compatible with certain European Union obligations as required by the basic conditions, namely:

- Directive 2001/42/EC of the European Parliament and of the Council of 27 June 2001 on the assessment of the effects of certain plans and programmes on the environment; and
- Article 6(3) and (4) of the EU Habitats Directive and with Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended).

Heydon Parish Council and South Cambridgeshire District Council will publish this Determination Statement in accordance with the regulatory requirements.

Determination Statement

This Statement has been produced to ensure the Heydon Neighbourhood Plan will, when examined, comply with the Neighbourhood Planning (General) Regulations 2012 (as amended) in particular Regulation 32 and Regulation 15(1)e(ii) of the Neighbourhood Planning (General) (Amendment) Regulations 2015.

A neighbourhood plan is required to meet a number of basic conditions (which are set out in the Town and Country Planning Act 1990), one of which being it must not breach and must be otherwise compatible with EU and Human Rights obligations. This requires neighbourhood plans to fully consider the requirements of the SEA regulations, which transpose the EU's SEA Directive into law, and which requires those making plans that could impact on the environment to consider whether they are likely to have a significant effect or not.

Regulation 32 in the Neighbourhood Planning (General) Regulations 2012 (as amended) sets out an additional basic condition to those set out in primary legislation. Regulation 32 states: The making of the neighbourhood plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2010 (d)) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007 (e)) (either alone or in combination with other plans or projects).

A Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment (HRA) Screening Opinion was prepared by Place Services on behalf of South Cambridgeshire District Council (SCDC) for the draft Heydon Neighbourhood Plan (See Appendix 1).

SCDC has consulted the statutory consultees (Historic England/Natural England/Environment Agency) on the Screening Report prepared by Essex Place Services and asked for their views as to whether a SEA is required.

Consultation responses were received from the three statutory consultees. Their conclusions are summarised below, and their detailed comments are included in Appendix 2:

- Environment Agency: 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. The Plan area

boundary includes the Water Recycling Centre Barley, which is currently operating close to or exceeding its 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 (21 March 2025).

- Historic England: The Screening Report indicates that the Heydon Neighbourhood Plan will not have any significant effects on the historic environment. Historic England notes that the plan does not propose to allocate any sites for development. On the basis of the information supplied, and in the context of the criteria set out in Schedule 1 of the Environmental Assessment Regulations [Annex II of 'SEA' Directive], Historic England concurs with the Council that the preparation of a Strategic Environmental Assessment is not required (17 March 2025).
- Natural England: The Screening Report concludes that the Neighbourhood Plan can be screened out from further stages of assessment because significant effects are unlikely to occur, either alone or in combination with other projects. On the basis of the information provided, Natural England concurs with this view. We do not have any additional comments to make (08 April 2025).

The Neighbourhood Plan has been prepared for town and country planning purposes and sets a framework for future development consent. The policies of the Neighbourhood Plan can be considered to determine the use of small areas at local level commensurate with their status in determining local planning applications.

The Neighbourhood Plan does not allocate any land for development purposes and does not include any content that could give rise to significant negative effects on the environment, or any social or economic tenets of sustainability.

The Heydon Neighbourhood Plan can therefore be **screened out** for its requirement of Strategic Environmental Assessment in line with the requirements of Directive 2001/42/EC.

The HRA screening report indicates that the Heydon Neighbourhood Plan is not predicted to have likely significant effects on any Habitats site, either alone or in combination with other plans and projects. The requirement for the Plan to undertake further assessment under the Conservation of Habitats and Regulations 2017 (as amended) has, therefore, been **screened out**.

Appendix 1: Strategic Environmental Assessment Screening for Heydon Neighbourhood Plan

As part of the process of making a Neighbourhood Plan, Heydon Parish Council have requested a Screening Opinion to see whether a Strategic Environmental Assessment is required. Such a requirement can be screened out if it is felt, based on the information available, that the Neighbourhood Plan would not have a likely significant environmental effect.

A Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment (HRA) Screening Opinion was prepared by Place Services on behalf of South Cambridgeshire District Council for the Heydon Neighbourhood Plan.



Heydon Neighbourhood Plan

Strategic Environmental Assessment (SEA) & Habitat Regulations Assessment (HRA) Screening Report

March 2025





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1. Introduction

1.1 The Purpose of this Report

This screening report is an assessment of whether or not the contents of the Heydon Neighbourhood Plan requires a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/ EC and associated Environmental Assessment of Plans and Programmes Regulations. A SEA is required if the Neighbourhood Plan is deemed to have a likely significant effect on the environment.

This report will also screen to determine whether the Neighbourhood Plan requires a Habitats Regulations Assessment (HRA) in accordance with Regulation 61 of the Conservation of Habitats and Species Regulations 2017 (as amended). An HRA screening report is required when it is deemed that likely adverse significant effects may occur on protected Habitats (European) Sites as a result of the implementation of a plan or project.

1.2 The Heydon Neighbourhood Plan

The Neighbourhood Plan will set out planning policies for the Heydon Neighbourhood Plan area. Once formally adopted, a Neighbourhood Plan carries the same legal weight as Local Development Plans adopted by the Local Planning Authority (LPA), in this case South Cambridgeshire District Council.

The Vision for the Plan is set out to address these areas of need. The Vision states,

‘In 2041 Heydon will be 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 of the village and its natural environment.’

A total of nine objectives, which each include related policies and ‘community actions’, have been devised for the Neighbourhood Plan to ensure the delivery of this Vision. These objectives are:

- Objective 1: Protect and enhance landscape character, including the setting of the village within the wider landscape
- Objective 2: Protect and enhance Heydon’s distinctive built environment characteristics
- Objective 3: Conserve and enhance Heydon’s heritage assets
- Objective 4: New development to be sustainable and resilient to the effects of climate change
- Objective 5: Protect and enhance biodiversity in the parish

- Objective 6: Ensure new residential development is suited to addressing needs in the parish
- Objective 7: Take suitable opportunities to deliver a community meeting space for the village
- Objective 8: Ensure new development addresses existing shortfalls in community infrastructure
- Objective 9: Seek improvement in the rural footpath network especially where it improves active travel access to village facilities

1.3 The South Cambridgeshire Local Plan

The South Cambridgeshire Local Plan sets out the planning policies and land allocations to guide the future development of the District up to 2031. It includes policies on a wide range of topics such as housing, employment, services and facilities, and the natural environment.

1.3.1 Content regarding the Neighbourhood Plan area within the Local Plan

1.3.1.1 The Settlement Hierarchy and Principle of Development

The Local Plan identifies Heydon as an 'Infill Village' within Policy S/10. The Local Plan states of Group Villages,

'Infill Villages are generally amongst the smallest in South Cambridgeshire. These villages have a poor range of services and facilities and it is often necessary for local residents to travel outside the village for most of their daily needs. These villages generally lack any food shops, have no primary school and may not have a permanent post office or a village hall or meeting place. Development on any scale would be unsustainable in these villages, as it is will generate a disproportionate number of additional journeys outside the village. Development will not be permitted on sites capable of accommodating scheme sizes significantly larger than 2 or exceptionally 8 dwellings in Infill Villages..'

There are no Local Plan housing allocations for development within the Heydon Neighbourhood Plan boundary, however the Local Plan does not seek to restrict any allocations being proposed within Neighbourhood Plans.

Policy S/7 of the Local Plan covers policy regarding 'Development Frameworks'. Development Frameworks define where policies for the built-up areas of settlements give way to policies for the countryside. The Policy supports development within such frameworks (including that in Heydon), and includes further information on proposals outside development frameworks for Neighbourhood Plans, stating that,

'(2) Outside development frameworks, only allocations within Neighbourhood Plans that have come into force and development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside or where supported by other policies in this plan will be permitted.'

1.3.1.2 Protected Village Amenity Areas

Policy NH/11: Protected Village Amenity Areas, identifies parcels of open space within villages that are considered important to maintain village character and should not be developed. The Policy stipulates that development will not be permitted within or adjacent to these areas if it would have an adverse impact on the character, amenity, tranquillity or function of the village. There is one such area within the Neighbourhood Plan area and this can be viewed by visiting the [Local Plan Policies Map on the South Cambridgeshire District Council website](#).

2. Legislative Background

2.1 Strategic Environmental Assessment (SEA)

Directive 2001/42/EC of the European Parliament and of the Council of 27 June 2001 on the assessment of the effects of certain plans and programmes on the environment states that,

‘Environmental assessment is an important tool for integrating environmental considerations into the preparation and adoption of certain plans and programmes which are likely to have significant effects on the environment.

(10) All plans and programmes which are prepared for a number of sectors and which set a framework for future development consent of projects listed in Annexes I and II to Council Directive 85/337/EEC of 27 June 1985 on the assessment of the effects of certain public and private projects on the environment(7), and all plans and programmes which have been determined to require assessment pursuant to Council Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild flora and fauna(8), are likely to have significant effects on the environment, and should as a rule be made subject to systematic environmental assessment. When they determine the use of small areas at local level or are minor modifications to the above plans or programmes, they should be assessed only where Member States determine that they are likely to have significant effects on the environment.

(11) Other plans and programmes which set the framework for future development consent of projects may not have significant effects on the environment in all cases and should be assessed only where Member States determine that they are likely to have such effects.’

The Heydon Neighbourhood Plan may influence frameworks for future development or become used ancillary to those plans and programmes that do set such a framework, and as such it has been determined that the principle of the Neighbourhood Plan should be screened for the necessary application of the SEA Directive.

The Report from the Commission to The Council, The European Parliament, The European Economic and Social Committee and the Committee of the Regions states, on the application and effectiveness of the Directive on Strategic Environmental Assessment (Directive 2001/42/EC), that

‘the following Plan & Programme (P&P), and modifications to them, are covered when prepared and/or adopted by an authority and required pursuant to legislative, regulatory or administrative provisions:

- P&P prepared for certain sectors and which set the framework for future development consent in respect of projects under the Environmental Impact Assessment-EIA-Directive.

- P&P requiring an assessment under the Habitats Directive (92/43/EEC).
- P&P setting the framework for development consent in respect of projects (not limited to those listed in the EIA Directive; see above) and determined by "screening" as being likely to have significant environmental effects.'

This report represents this screening process in regard to the content and influence of the Heydon Neighbourhood Plan.

2.2 Habitats Regulations Assessment (HRA)

Under the provisions of the Habitats Regulations (The Conservation of Habitats and Species Regulations 2017, as amended), a competent authority must carry out an assessment of whether a plan or project will significantly affect the integrity of any European Site (also referred to as Habitats Sites in the National Planning Policy Framework), in terms of impacting the site's conservation objectives.

The first stage of HRA is the screening assessment of the impacts of a land use proposal against the conservation objectives of Habitats sites. Specifically, it is to ascertain whether or not a proposal (either alone or in combination with other proposals) would potentially damage the internationally designated features of that site. European sites are also known as Natura 2000 sites.

This HRA Screening Report has been undertaken in order to accompany the Heydon Neighbourhood Plan in accordance with the Neighbourhood Planning (General) Regulations 2012.

The Neighbourhood Planning (General) Regulations 2012, state that submitted Plans need to be accompanied by a statement explaining how the proposed Plan meets the 'basic conditions' set out in Schedule 4B of the 1990 Town and Country Planning Act. These basic conditions include a requirement to demonstrate how the Plan is compatible with certain obligations, which includes the need to undertake an HRA.

In line with the Court judgement (CJEU People Over Wind v Coillte Teoranta C-323/17), mitigation measures cannot be taken into account when carrying out a screening assessment to decide whether a plan or project is likely to result in significant effects on a Habitats site.

On 26 June 2018. The European Union (Withdrawal) Act 2018 received Royal Assent and the UK left the EU. The European Union (Withdrawal) Act 2018 made sure that UK laws continue to operate following the UK's exit. Relevant EU Directives have been transposed into UK law and those are unchanged until amended by Parliament. The requirements for HRA under the Conservation of Habitats and Species Regulations 2017 (as amended) remain in place with minor changes being affected by the Conservation of Habitats and Species Amendment (EU Exit) Regulations 2019. Parliament is however at liberty to introduce future changes to the Conservation of Habitats and Species Regulations 2017 (as amended) since, after 31 December 2020, the UK is no longer bound by the EU Habitats or Wild Birds Directives.

At the present time the position, under section 6(3) EU (Withdrawal) Act 2018 (as amended), is that the courts in the UK, with the sole exception of the Supreme Court, will continue to be bound by HRA judgements handed down by the CJEU and by domestic courts prior to 31 December 2020 when interpreting the Conservation of Habitats and Species Regulations 2017 (as amended). This is the case as long as the Conservation of Habitats and Species Regulations 2017 (as amended) remain unmodified by Parliament.

There is currently a legal requirement for HRA screening of Plans prior to being adopted so any additional plans or projects which might reasonably interact with the Heydon Neighbourhood Plan will be considered before consultation.

3. SEA Screening

3.1 When is SEA Required?

Planning Practice Guidance – Strategic environmental assessment requirements for neighbourhood plans (Paragraph: 026 Reference ID: 11-026-20140306) states that,

‘In some limited circumstances, where a neighbourhood plan is likely to have significant environmental effects, it may require a strategic environmental assessment. Draft neighbourhood plan proposals should be assessed to determine whether the plan is likely to have significant environmental effects. This process is commonly referred to as a “screening” assessment and the requirements are set out in regulation 9 of the Environmental Assessment of Plans and Programmes Regulations 2004.

If likely significant environmental effects are identified, an environmental report must be prepared in accordance with paragraphs (2) and (3) of regulation 12 of those Regulations.

One of the basic conditions that will be tested by the independent examiner is whether the making of the neighbourhood plan is compatible with European Union obligations (including under the Strategic Environmental Assessment Directive).

To decide whether a draft neighbourhood plan might have significant environmental effects, it must be assessed (screened) at an early stage of the plan’s preparation according to the requirements set out in regulation 9 of the Environmental Assessment of Plans and Programmes Regulations 2004. These include a requirement to consult the environmental assessment consultation bodies.

Each consultation body will be able to advise on particular topics relevant to its specific area of expertise and responsibility, and the specific information that it holds.

Where it is determined that the plan is unlikely to have significant environmental effects (and, accordingly, does not require an environmental assessment), a statement of reasons for the determination should be prepared. A copy of the statement must be submitted with the neighbourhood plan proposal and made available to the independent examiner.’

Articles 2 and 3 of the SEA Directive set out the circumstances in which a SEA is required. Table 1 sets out the assessment of whether the principle of the Heydon Neighbourhood Plan will require a full SEA.

Table 1: Exploring whether the Principle of the Plan would warrant SEA

Question 1: Is the Plan subject to preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through legislative procedure by Parliament or Government?

Yes - The Neighbourhood Plan has been prepared for adoption through legislative procedure.

Question 2: Is the Plan required by legislative, regulatory or administrative provision? (Typical characteristics of "administrative provisions" are that they are publicly available, prepared in a formal way, probably involving consultation with interested parties. The administrative provision must have sufficient formality such that it counts as a "provision" and it must also use language that plainly requires rather than just encourages a Plan to be prepared.)

Yes - The Neighbourhood Plan would be considered as falling within the category of an 'administrative provision'.

Question 3: Is the Plan prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive?

Yes to both criteria - The Neighbourhood Plan has been prepared for town and country planning and sets a framework for future development consent.

Question 4: Will the Plan, in view of its likely effect on sites, require an assessment under Article 6 or 7 of the Habitats Directive?

The Neighbourhood Plan's likely effect on sites and requirement for an assessment under Article 6 or 7 of the Habitats Directive is explored in Section 4 of this Report.

Question 5: Does the Plan determine the use of small areas at local level, OR is it a minor modification of a Plan likely to require assessment under the Habitats Directive?

Yes to one of the criteria - the policies of the Neighbourhood Plan can be considered to determine the use of small areas at local level commensurate with their status in determining local planning applications.

Question 6: Does the Plan set the framework for future development consent of projects (not just projects in the Annexes of the EIA Directive)?

Yes - the Neighbourhood Plan has been prepared for town and country planning and sets a framework for future development consent.

Question 7: Is the Plans sole purpose to serve national defence or civil emergency, or is it a financial or budget Plan, or is it co -financed by structural funds or European Agricultural Guidance and Guarantee Fund (EAGGF) programmes 2000 to 2006/7?

The Neighbourhood Plan does not serve a purpose related to national defence or civil emergency, a financial or budget Plan. The Neighbourhood Plan is not co-financed by structural funds or EAGGF programmes 2000 to 2006/7.

Question 8: Is it likely to have a significant effect on the environment?

Likely significant effects are explored in more detail in Section 3.3 of this Screening Report. The 'conclusions' section of the Report outlines whether the Neighbourhood Plan requires SEA or not due in regard to its effects on the environment.

The following section looks at the criteria for assessing the effects of the Neighbourhood Plan and the identified effects of the Neighbourhood Plan in line with the criteria. Crucially, it will determine whether there are any likely significant effects on the environment.

3.2 Criteria for Assessing the Effects of the Neighbourhood Plan

Criteria for determining the likely significant effects on the environment, referred to in Article 3(5) of Directive 2001/42/EC are set out below.

Annex II of SEA Directive 2001/42/EC – Significant Effects

1. The characteristics of plans and programmes, having regard, in particular, to
 - the degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources,
 - the degree to which the plan or programme influences other plans and programmes including those in a hierarchy,
 - the relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development,
 - environmental problems relevant to the plan or programme,

Annex II of SEA Directive 2001/42/EC – Significant Effects

- the relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste-management or water protection).

2. Characteristics of the effects and of the area likely to be affected, having regard, in particular, to

- the probability, duration, frequency and reversibility of the effects,
- the cumulative nature of the effects,
- the transboundary nature of the effects,
- the risks to human health or the environment (e.g. due to accidents),
- the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected),
- the value and vulnerability of the area likely to be affected due to:
 - * special natural characteristics or cultural heritage,
 - * exceeded environmental quality standards or limit values,
 - * intensive land-use,
 - * the effects on areas or landscapes which have a recognised national, Community or international protection status.

3.3 Likely Significant Effects resulting from the Neighbourhood Plan

The following assessment will consider the likelihood of the Heydon Neighbourhood Plan (at the time of writing) to have significant effects on the environment. The table below will explore the likelihood of effects on the following required themes, as included within Annex I of the SEA Directive (2001/42/EC):

- Biodiversity;
- Population;

- Human health;
- Fauna;
- Flora;
- Soil;
- Water;
- Air;
- Climatic factors;
- Material assets;
- Cultural heritage including architectural and archaeological heritage;
- Landscape; and
- The interrelationship between the above factors.

Table 2: Assessment of Likely Significant Effects on the Environment

Criteria for determining the likely significance of effects (Annex II SEA Directive)	Likelihood and summary of significant effects
The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources.	The Plan sets out relevant policies which will be used to determine proposals for development within the Neighbourhood Plan area once adopted. A Neighbourhood Plan must demonstrate conformity with the strategic policies of the Local Plan and once brought into force, the policies it contains take precedence over existing non-strategic policies only in the Local Plan for that Neighbourhood Plan area. The principle of development is established for the area through Local Plan policy, representing land within the Heydon development framework. The Plan’s Policy HEY 10: Delivering homes that meet the village’s needs, focuses on dwelling size and the subdivision of existing stock in relation to any new development proposals that may arise in the Plan area. The Plan does not allocate any land for development purposes. Irrespective of the Neighbourhood Plan policies’ compliance with those of the Local Plan, which will be considered in finalising the Neighbourhood Plan and through the independent examination of the Neighbourhood Plan, it is considered that the degree to which the Neighbourhood Plan

Criteria for determining the likely significance of effects (Annex II SEA Directive)	Likelihood and summary of significant effects
	sets a framework for development (by allocating resources) is low. This is primarily due to the Neighbourhood Plan not allocating land for development purposes.
The degree to which the plan or programme influences other plans or programmes including those in a hierarchy.	The Neighbourhood Plan, when/if 'made,' will have weight in all planning decisions within the Plan area. The Neighbourhood Plan provides policies for the Plan area, relevant to a local level only. The Neighbourhood Plan does not allocate land for development purposes. In consideration of the above, the degree to which the Neighbourhood Plan influences other plans or programmes is considered low in the context of the Neighbourhood Plan area. This is again primarily related to the Plan's position of not allocating land for development purposes.
The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development.	Neighbourhood Plans are required to contribute to the achievement of sustainable development. The Neighbourhood Plan policies seek to ensure environmental considerations are taken into account. The Neighbourhood Plan includes policies related (directly / indirectly) to ensuring environmental considerations will be integrated into any forthcoming development within the Plan area. These are: • Policy HEY 1: Protecting and enhancing Heydon's landscape character and recognising its area of Valued Landscape • Policy HEY 7: Delivering sustainable and climate adapted and resilient design in the parish • Policy HEY 8: Protecting and enhancing Heydon's features and sites of biodiversity value • Policy HEY 9: Protecting the dark skies in Heydon Irrespective of the adequacy of the above policies, adopted Local Plan policies apply within the Neighbourhood Plan area, which have been subject to thorough assessment within the Local Plan Sustainability Appraisal and Habitats Regulations Assessment. This ensures that environmental considerations,

Criteria for determining the likely significance of effects (Annex II SEA Directive)	Likelihood and summary of significant effects
	in particular with a view to promoting sustainable development, will be considered for all development proposals within the Neighbourhood Plan area.
Environmental problems relevant to the plan area	The Neighbourhood Plan reflects a small area and the Plan's policy content seeks to address environmental issues. The policy content of the adopted Local Plan will additionally apply to any proposals within the Neighbourhood Plan area. Local Plan policies have been subject to Sustainability Appraisal (SA) within the context of the Local Plan. The Neighbourhood Plan and this Screening Report identify the following potential (direct / indirect) environmental problems or sources of potential problems relevant to the Neighbourhood Plan area: • The Plan area is within the Impact Risk Zone (IRZ) of various SSSIs. Development proposals within IRZs are required to be consulted on with Natural England, should they be of a type that could warrant negative effects on the relevant SSSI. • Priority Habitats (from the Priority Habitat Inventory¹) are scattered throughout the Plan area. These include Deciduous Woodland, and Traditional Orchard. • There are 27 Listed Buildings within the Plan area, the majority of which are Grade II listed. There is however one Grade II* listed buildings are located within the Plan area – 'Holy Trinity Parish Church'. • The Plan area also contains the Heydon Conservation Area. • The Plan area includes one Scheduled Monument: 'Bran Ditch'. This is an Anglo-Saxon bank and ditch between Fowlmere and Heydon, including an Anglo-Saxon burial ground, a section of medieval lynchet, and an Iron Age enclosure. • Various TPOs and Veteran Trees are scattered

¹ a spatial dataset that describes the geographic extent and location of Natural Environment and Rural Communities Act (2006) Section 41 habitats of principal importance.

Criteria for determining the likely significance of effects (Annex II SEA Directive)	Likelihood and summary of significant effects
	throughout the Neighbourhood Plan area. • A small tributary of the River Cam flows through the Neighbourhood Plan area, and with it areas of land within Flood Risk Zones 3 and 2. • The entirety of the Neighbourhood Plan area is within various Source Protection Zones (SPZs). SPZs are defined around large and public potable groundwater abstraction sites. The purpose of SPZs is to provide additional protection to safeguard drinking water quality through constraining the proximity of an activity that may impact upon a drinking water abstraction. Within the Neighbourhood Plan area, there lie areas of Zone I (Inner Protection Zone), Zone II (Outer Protection Zone) and Zone III (Total Catchment). • Large parts of the northern and central areas of the Neighbourhood Plan area are of a 'high' and medium-high' groundwater vulnerability. This indicates the vulnerability of groundwater to any pollutant discharged at ground level based on the hydrological, geological, hydrogeological and soil properties of the land. • This vulnerability is associated with the Neighbourhood Plan area being predominantly located over a Principal Aquifer (bedrock), reflecting importance in terms of groundwater as a resource (drinking water supply) but also in supporting surface water flows and wetland ecosystems. • The non-developed areas of the Plan area consist predominantly of Grade 2 ('very good') soils. This represents land which is classified as the Best and Most Versatile (BMV) for agricultural purposes. • The Parish is located in National Landscape Character Area 87 – East Anglian Chalk and within the County Landscape Character Area – Chalkland. The Greater Cambridge Landscape Character Assessment 2021 divides the wider area into smaller areas referred to as 'landscape character

Criteria for determining the likely significance of effects (Annex II SEA Directive)	Likelihood and summary of significant effects
	types and areas' (LCAs). Heydon parish falls within the Southern Chalk Hills Landscape Character Area. - Many of the LCA's key characteristics can be found within Heydon, including: - distinctive north facing chalk escarpment incised by dry valleys - vast open character with long distance panoramic views to the north - scattered areas of priority habitat including deciduous woodland, orchards and mosaic habitats, and - settlements comprises three historic linear villages with intimate well treed character and scattered isolated farms and cottages. - The Heydon Landscape Appraisal 2022 indicates that the landscape can be sub-categorised into a further four character areas: Heydon Northwest Slopes; Heydon Valley; Heydon Northeast Slopes; and Heydon Clay Plateau. All these character areas are identified as valued landscapes with locally valued views, landmarks, and features. - The north western part of the Neighbourhood Plan area is within either a Minerals Safeguarding Area (MSA) for sand and gravel.
The relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste management or	The content of the Neighbourhood Plan is not in conflict with those relevant planning documents within the wider district and county area related to waste management or water protection.

Criteria for determining the likely significance of effects (Annex II SEA Directive)	Likelihood and summary of significant effects
water protection).	
The probability, duration, frequency and reversibility of the effects on the following factors:	The following impacts have been identified within this Screening Assessment:
Biodiversity	The Plan includes Policy HEY 8: Protecting and enhancing Heydon's sites of biodiversity value. This policy sets out that proposed development that is likely to have a direct or indirect impact on ecological importance should demonstrate adherence to various criteria in an ecological assessment. The Policy also seeks to ensure or proposals a measurable net gain for biodiversity and includes locally specific measures in this regard. The HRA element of this Screening Report concludes that the Neighbourhood Plan is not predicted to have a Likely Significant Effect on the Eversden and Wimpole Woods SAC (Habitats site), located approximately 11km to the north west. The Plan supports the principle of development, and the Plan area is outside of the 10km wider sustenance zone for protected bats. This Report therefore does not need to progress to Appropriate Assessment (AA) as there are no recommendations to be made and embedded within the Plan's policies. This SEA Screening can therefore conclude that any effects on biodiversity that would require the full application of the SEA Directive (a SEA Environmental Report) can be screened out.
Population	It is considered that there would be no significant effects on population resulting from the Neighbourhood Plan. This is due to the small scale of the Plan area.
Health	The Neighbourhood Plan includes various policies that could directly or indirectly affect human health in a positive manner.

Criteria for determining the likely significance of effects (Annex II SEA Directive)	Likelihood and summary of significant effects
	These include: Policy HEY 5: Heydon's Local Green Spaces; and Policy HEY 13: Protecting and improving our network of rural routes suitable for safe use by walkers and other non-motorised users. There are no significant effects resulting from the Neighbourhood Plan regarding human health that would warrant a strategic assessment through SEA.
• Fauna	There are no direct impacts resulting from the Neighbourhood Plan on fauna that are considered significant at the Plan level. The Plan seeks the protection and enhancement of biodiversity at key sites and does not propose any development that could lead to the direct deterioration of known or designated habitats. Possible effects on fauna (outside those associated with Habitats sites) cannot be considered strategically significant to the extent that Strategic Environmental Assessment would be warranted. Such issues are more appropriate to be considered on a case-by-case 'project level' basis at the development management stage and in accordance with relevant development management policies contained within the Local Planning Authority's adopted Local Plan. As identified within the HRA element of this Report, the Plan area is not within 10km of the Eversden and Wimpole Woods SAC which is designated for the presence of protected species. There are no recommendations for the Neighbourhood Plan and effects on fauna that would require the full application of the SEA Directive (a SEA Environmental Report) can also be screened out.
• Flora	Numerous and various areas of Priority Habitat exist within the Plan Area. The Plan seeks to protect and enhance existing biodiversity assets in the Neighbourhood Plan area. In addition to the Plan's policies that seek the protection and enhancement of flora, Local Plan policies apply. As a result, no effects are expected to result from the Neighbourhood

Criteria for determining the likely significance of effects (Annex II SEA Directive)	Likelihood and summary of significant effects
	Plan regarding flora.
• Soil	Although representing Grade 3 ('good to moderate') and Grade 2 ('very good') soils, none of the non-developed areas of the Neighbourhood Plan are allocated for development. There are no identified significant negative implications surrounding soil quality as a result of the Neighbourhood Plan.
• Water	Although the Neighbourhood Plan does not allocate land for development purposes, the Plan's housing policies acknowledge that residential development proposals may come forward. Irrespective of this, residential uses are not considered to give rise to ground water pollutants (e.g. give rise to hazardous substances such as pesticides, oils, petrol and diesel, solvents, arsenic, mercury or chromium VI; or non-hazardous substances such as ammonia or nitrates). The HRA element of this Screening Report identifies that the Plan area lies outside the IRZ for water sensitive Habitat sites and that no likely significant effects are expected of the Plan either alone or in combination with other plans and projects.
• Air	There are no identified air quality issues within the Plan area. The Neighbourhood Plan does not allocate land for development purposes, and it is considered that it would not contribute to any exacerbation of conditions regarding air quality. The likelihood of significant effects is therefore screened out.
• Climatic factors	The Neighbourhood Plan area contains a small area of Flood Risk Zone 3 associated with a tributary of the River Cam. It is therefore considered that SEA would not be required regarding matters of flood risk and any additional speculative development coming forward within any such flood risk zone would be more appropriately considered at the planning

Criteria for determining the likely significance of effects (Annex II SEA Directive)	Likelihood and summary of significant effects
	application stage.
Material assets	The Plan area contains land within a Minerals Safeguarding Area for sand and gravel and chalk within the County Council's adopted Minerals and Waste Local Plan (Proposals Map) (2021). The Neighbourhood Plan does not propose or otherwise support any development within these areas that could be considered in conflict with the adopted Minerals and Waste Local Plan (2021). Regarding other material assets, the content of the Neighbourhood Plan is not considered to have any significant effects due to the extent / size of the Plan area. Such issues are more appropriate to be considered on a case-by-case basis at the development management stage and in accordance with relevant development management policies contained within the LPA's adopted Local Plan.
Cultural heritage	The Plan area contains several Listed Buildings, a Conservation Area, as well as a Scheduled Monument. The Plan does not allocate any land for development purposes and includes Policy HEY 6: Conserving and Enhancing Heritage Assets in Heydon Parish. This policy seeks to conserve or enhance the significance of designated heritage assets and their setting, including the conservation area, listed buildings, the Bran Ditch scheduled ancient monument as well as the non-designated heritage assets. Irrespective of the adequacy of the Plan's policy in the conservation and enhancement of the Plan area's heritage assets, policy regarding the protection and enhancement of the Historic Environment also exists at the LPA level which additionally applies in the Plan area. Any effects on heritage are, as a result, considered a development management issue in the context of the Plan and its content. There are not considered to be any elements of the Plan that would give rise to significant effects on the historic environment at the

Criteria for determining the likely significance of effects (Annex II SEA Directive)	Likelihood and summary of significant effects
	strategic level that would require the full application of the SEA Directive.
Landscape	The Plan area is located within a sensitive and locally valued landscape. Policy HEY 1: Protecting and enhancing Heydon's landscape character and recognising its area of Valued Landscape requires development to be sensitive to Heydon's distinctive landscape and settlement character which is described in the Heydon Landscape Appraisal 2022, and formally recognises the Valued Landscape Area in Heydon. The Policy requires any development to maintain and enhance the distinctive qualities of this and the setting of the village. In light of the Plan's policy stance regarding landscape features there are no significant strategic landscape effects identified within this Report that would warrant the requirement for the application of the SEA Directive and the formulation of a SEA Environmental Report.
The cumulative nature of the effects.	The Plan does not allocate any land for development purposes and no environmental effects have been identified within this assessment. Therefore, any negative cumulative effects can be ruled out.
The trans boundary nature of the effects.	The adopted Local Plan can be seen to support the protection and improvement of conditions relevant to those sustainability factors listed within the SEA Directive. The Neighbourhood Plan is not in conflict with these wider thematic policies. The HRA Screening element of this Report, which explores in-combination effects with other relevant plans and projects, also identifies no in-combination effects regarding Habitats (European) sites.
The risks to human health or the environment (e.g. due	It is considered that there is no risk to human health or the environment as a result of the Neighbourhood Plan. This is in consideration of the above screening requirements related to sustainability themes. The Neighbourhood Plan is unlikely to

Criteria for determining the likely significance of effects (Annex II SEA Directive)	Likelihood and summary of significant effects
to accidents).	give rise to any accidents that can be considered to have a significant risk to human health or the environment.
The magnitude spatial extent of the effects (geographical area and size of the population likely to be affected).	The Neighbourhood Plan relates to the local level only. The magnitude and spatial extent of the Plan's content is therefore not considered significant in a wider District context. No effects are highlighted within this SEA screening at either the local or wider geographic area.
The value and vulnerability of the area likely to be affected due to: • special natural characteristics or cultural heritage • exceeded environmental quality standards • intensive land use	As highlighted above in the screening of the Neighbourhood Plan per sustainability theme, the Neighbourhood Plan has not been assessed as having negative effects associated with environmental themes.
The effects on areas or landscapes which have a recognised national, community or international protection status.	As highlighted above in the screening of the Plan per sustainability theme, the Neighbourhood Plan has not been assessed as having any significant effects on areas or landscapes which have a recognised national, community or international protection status.

4. HRA Screening

4.1 Habitat Regulations Assessment of Development Plans

This section forms a plan level Habitats Regulations Assessment (HRA) as required by Regulation 63 of The Conservation of Habitats and Species Regulations 2017 (as amended).

This section of this Report aims to:

- Identify the Habitats sites within 20km of Heydon Neighbourhood Plan area.
- Summarise the reasons for designation and Conservation Objectives for each site to be considered in this assessment.
- Screen the Heydon Neighbourhood Plan for its potential to impact upon a Habitats site.
- Assess the potential for in combination effects from other projects and plans in the area.
- Identify if there are any outstanding issues that need further investigation.

4.2 Court Judgements and their consideration in this Report

4.2.1 CJEU People Over Wind v Coillte Teoranta C-323/17

As previously mentioned, in line with the Court judgement (CJEU People Over Wind v Coillte Teoranta C-323/17), mitigation measures cannot be taken into account when carrying out a screening assessment to decide whether a plan or project is likely to result in significant effects on a Habitats site.

This HRA Screening Report does not therefore consider mitigation measures within the assessment of Likely Significant Effects resulting from the Heydon Neighbourhood Plan.

4.2.2 CJEU Holohan C- 461/17

This Court judgement imposes more detailed requirements on the competent authority at Appropriate Assessment stage:

1. [...] an 'Appropriate Assessment' must, on the one hand, catalogue the entirety of habitat types and species for which a site is protected, and, on the other, identify and examine both the implications of the proposed project for the species present on that site, and for which that site has not been listed, and the implications for habitat types and species to be found outside the boundaries of that site, provided that those implications are liable to affect the conservation objectives of the site.
2. [...] the competent authority is permitted to grant to a plan or project consent

which leaves the developer free to determine subsequently certain parameters relating to the construction phase, such as the location of the construction compound and haul routes, only if that authority is certain that the development consent granted establishes conditions that are strict enough to guarantee that those parameters will not adversely affect the integrity of the site.

3. [...] where the competent authority rejects the findings in a scientific expert opinion recommending that additional information be obtained, the 'Appropriate Assessment' must include an explicit and detailed statement of reasons capable of dispelling all reasonable scientific doubt concerning the effects of the work envisaged on the site concerned.

Within this Stage 1 HRA Screening report, the assessment determines the requirement whether or not a Stage 2 Appropriate Assessment is needed for the Heydon Neighbourhood Plan.

4.3 Habitats (European) Sites

Habitats sites is the term used in the (revised) NPPF (2021) to describe any site which would be included within the definition at Regulation 8 of the Conservation of Habitats and Species Regulations 2017 (as amended) for the purpose of those regulations. These now form part of the UK national network of sites for nature protection. The aim of the network is to assure the long-term survival of UK's most valuable and threatened species and habitats.

All Special Protection Areas (SPAs) are designated for birds and Special Areas of Conservation (SACs) are designated for other species, and for Habitats. Wetlands of International Importance (Ramsar sites) are also part of the National Network of sites. This is because all SPAs and SACs are comprised of Sites of Special Scientific Interest (SSSIs) and all Ramsar sites in England are SSSIs. Together, SPAs, SACs and Ramsar Sites make up the Habitats sites in England. The following offers a description and explanation of SPAs, SACs and Ramsar Sites.

4.3.1 Explanation of SPAs, SACs and Ramsar Sites

Special Protection Areas (SPAs)

SPAs are areas which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds. Example: Ouse Washes is internationally important for wintering waterfowl. Legislation: Conservation of Habitats and Species Regulations 2017 (as amended).

Special Areas of Conservation (SACs)

SACs are areas designated to protect habitat types that are in danger of disappearance, have a small natural range, or are highly characteristic of the region; and to protect species that are endangered, vulnerable, rare, or endemic. Example: woodland habitat of Eversden and Wimpole Woods for the population of Barbastelle bats. Legislation: Conservation of

Habitats and Species Regulations 2017 (as amended).

Wetlands of International Importance (Ramsar Sites)

Ramsar Sites are designated to protect the biological and physical features of wetlands, especially for waterfowl habitats. For example, Wicken Fen is an outstanding remnant of East Anglian peat fens and supports one species of British Red Data Book plant fen violet *Viola persicifolia* which survives at only two other sites in Britain. Ramsar sites often overlap with SACs and SPAs and UK planning policy determines that they should be accorded the same importance when developments are proposed. Legislation: Ramsar Convention (1971) – Wetlands of International Importance and Conservation of Habitats and Species Regulations 2017 (as amended).

4.3.2 Habitats Sites to be considered

There are five Habitats sites which lie within 20 km of the Heydon Neighbourhood Plan area. This is shown in Table 3 and in Appendix 2.

Table 3: Habitats Sites within 20km to be considered in this assessment

SPA
N/A
SAC
Eversden and Wimpole Woods
Ramsar
N/A

Consideration was given to potential impact pathways, Impact Risk Zones (IRZ) for the underpinning SSSIs for the Habitats sites listed in Table 3 and Zones of Influence as confirmed on MAGIC website: www.magic.gov.uk.

None of Heydon plan area lies within the 10km IRZ sustenance or wider conservation area for the Eversden and Wimpole Woods SAC, designated for its population of Barbastelle bats (Biodiversity Supplementary Planning Document, February 2022).

After consideration of potential impact pathways, it is concluded that Eversden and Wimpole Woods SAC can be screened out from this assessment as it is not likely for any significant effects resulting from the Heydon Neighbourhood Plan. This Habitat site is therefore

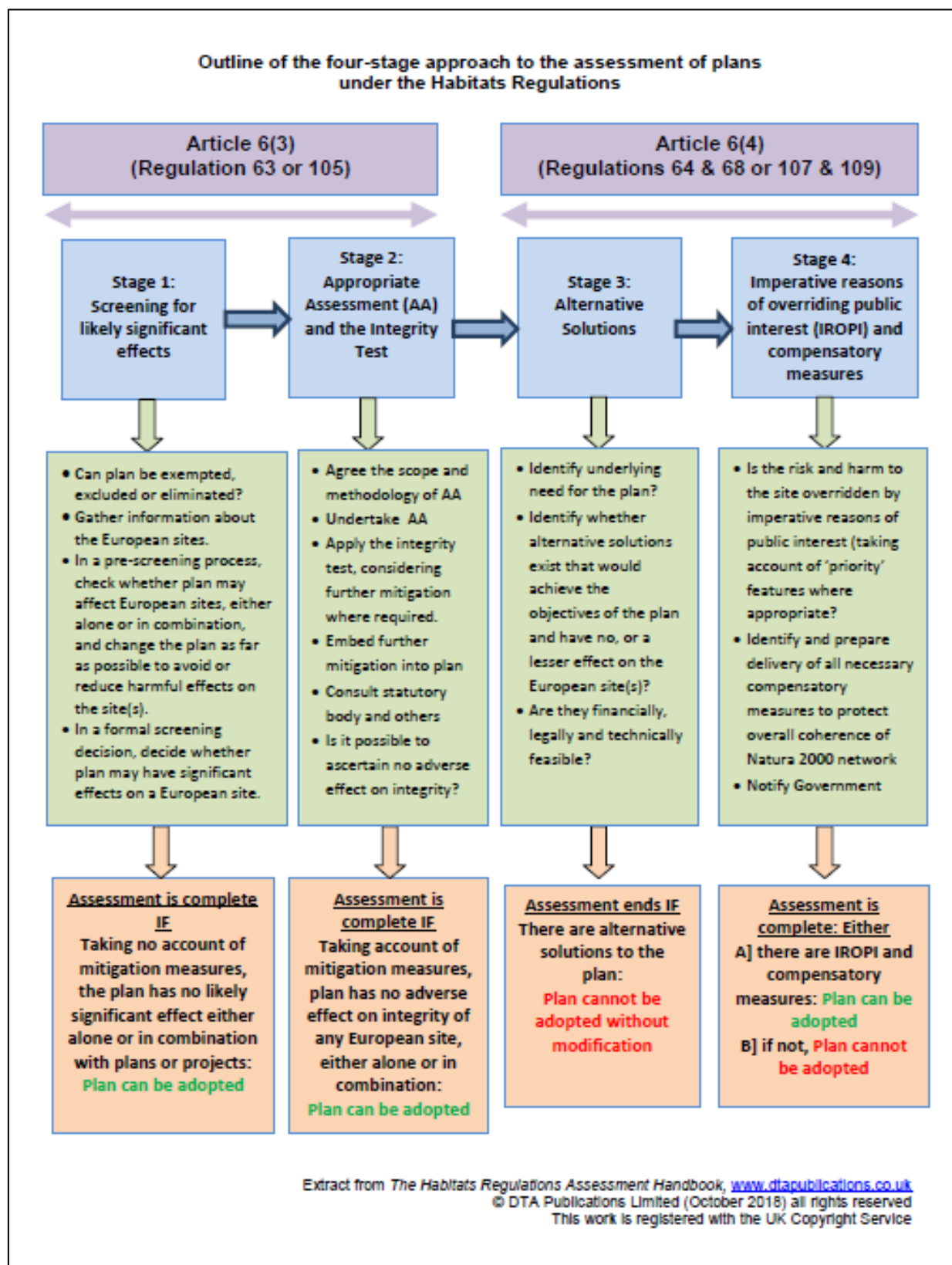
screened out from assessment in this HRA screening report.

It is therefore concluded that there is no likely significant effect on any Habitats sites resulting from the Heydon Neighbourhood Plan.

4.4 Method and Approach

The Neighbourhood Planning (General) Regulations 2012 state that submitted Plans need to be accompanied by a statement explaining how the proposed Plan meets the 'basic conditions' set out in Schedule 4B of the 1990 Town and Country Planning Act. These basic conditions include a requirement to demonstrate how the Plan is compatible with EU obligations, which includes the need to undertake a HRA screening report; this is necessary to ensure the making of the neighbourhood plan is not likely to have a significant effect on a Habitats (European) site or a Habitats (European) offshore marine site, either alone or in combination with other plans or projects. This document relates only to Stage 1 of the HRA process as set out in Figure 1 below.

Figure 1: Outline of the Four Stage Approach to the Assessment of Plans under the Habitats Regulations (taken from the DTA handbook).



4.4.1 Stage 1: HRA Screening

The screening stage identifies if any significant effects are likely because any policies or projects will have an impact on a Habitats site. Table 4 identifies the different categories assigned to each policy in the plan: Category A identifies those policies or projects that are considered to have No Negative Effect. Category B identifies those policies or projects that will have No Likely Significant Effect. Category C identifies those policies or projects that might have Likely Significant Effect upon a Habitats site either alone or in combination with other plans or projects. Section 4.5 considers each policy or projects and the results of the screening exercise recorded.

Each of the policies in the Heydon Neighbourhood Plan has been screened to identify whether they would have any effect on a Habitats site and allocated to a category as shown in Table 4.

Table 4: Screening categorisation

Category A: No negative effect
Policies or projects that will not be likely to have any negative effect on a Habitats site.
Category B: No Likely Significant Effect
Policies or projects that could have an effect but would not be likely to have a <i>significant</i> negative effect on a Habitats site alone or in combination. This conclusion could only be reached if the effects, even in combination and taking the precautionary principle into account, are considered trivial.
Category C: Likely Significant Effect
Policies or projects which are predicted to have a likely significant effect on a Habitats site either alone or in combination with other plans and projects and require revision or further assessment (Appropriate Assessment).

4.4.2 Potential impacts of Heydon Neighbourhood Plan on Habitats Sites

There are a wide range of potential impacts on Habitats Sites that could arise from development plans. These can be summarised as -

- Land take by development;
- Impact on protected species found within but which travel outside the protected sites may be relevant where development could result in effects on qualifying interest species within the Habitats site, for example through the loss of feeding

grounds for an identified species.

- Increased disturbance, for example from recreational use resulting from new housing development and / or improved access due to transport infrastructure projects;
- Changes in water availability, or water quality as a result of development and increased demands for waste water treatment, and changes in groundwater regimes due to increased impermeable areas;
- Changes in atmospheric pollution levels due to increased traffic, waste management facilities etc. Pollution discharges from developments such as industrial developments, quarries and waste management facilities.

In line with the SA Scoping Report for Cambridge City's Local Plan, each policy will be assessed against the criteria in the table below.

Table 4: Assessment of potential impacts on Habitats Sites

Nature of potential impact	How the Heydon Neighbourhood Plan (alone or in combination with other plans and projects) could affect a Habitats site	Why these effects are not considered significant
Land take by development	The Heydon Neighbourhood Plan area is outside the boundaries of any Habitats site.	No likely significant effects are expected, as no development will be allocated on designated land. It is therefore, considered that impacts from land take by development can be screened out when considered from the Plan either alone or in combination with other plans and projects.
Impact on protected species outside the protected sites	None of the Heydon Neighbourhood Plan area lies within the 10km IRZ for Eversden & Wimpole Woods SAC.	The Heydon Neighbourhood Plan does not allocate land for development which lies within the wider conservation area for this SAC which could result in significant impacts or severance of flightlines for Barbastelle bats. It is therefore considered that this impact pathway will not result in likely significant effects upon Eversden & Wimpole

Nature of potential impact	How the Heydon Neighbourhood Plan (alone or in combination with other plans and projects) could affect a Habitats site	Why these effects are not considered significant
		Woods SAC from the Neighbourhood Plan. Therefore, impacts on protected species outside the protected sites from the Neighbourhood Plan (either alone or in combination with other plans and projects) on any Habitats sites can be screened out from further assessment.
Recreational pressure and disturbance	The Heydon Neighbourhood Plan area lies outside the impact risk zones for recreational disturbance relating to any Habitats sites.	As the Heydon Neighbourhood Plan does not allocate land for development, impacts from recreation arising from the NP are screened out when considered from the Plan either alone or in combination with other plans and projects.
Water quantity and quality	The Heydon Neighbourhood Plan area lies outside the impact risk zones for water sensitive Habitats sites and there are none within the scope of this assessment.	No likely significant effects are expected so changes in water quantity and quality have been screened out when considered from the Plan either alone or in combination with other plans and projects.
Changes in pollution levels	The Heydon Neighbourhood Plan area lies outside the impact risk zones for pollution levels for sensitive Habitats sites and there are none within the scope of this assessment.	No likely significant effects are expected, as no development will be allocated on land within 200 metres of any Habitats sites. Changes in air pollution have been screened out when considered from the Plan either alone or in combination with other plans.

4.5 Results from HRA Screening of Neighbourhood Plan Policies

Each of the policies in the Heydon Neighbourhood Plan was screened in turn to identify whether they would have any impact on a Habitats site and the result of this exercise is recorded in Table 5.

Table 5: Assessment of potential impacts from the Plan policies

Policy Number	Policy Wording	Will Policy have Likely Significant Effects on the Habitats Sites?	Recommendations
Policy HEY 1: Protecting and enhancing Heydon's landscape character and recognising its area of Valued Landscape	1 Development proposals must be sensitive to Heydon's distinctive landscape as set out in the Heydon Landscape Appraisal 2022. 2 As appropriate to the development, proposals will be expected to retain or enhance existing features of landscape value (including trees, hedgerows and water features) within the site and work within the context of existing features of landscape value in its wider surroundings. 3 Where potential negative impacts on Heydon's landscape are identified, proposals should demonstrate that they have been informed by an assessment of landscape and visual impacts proportionate to the scheme proposed. Development proposals should demonstrate, with reference to guidance and recommendations contained in the Heydon Landscape Appraisal 2022 that: the proposal is sympathetic, and makes a positive contribution, to Heydon's distinctive settlement	No, Category A	No specific recommendations

Policy Number	Policy Wording	Will Policy have Likely Significant Effects on the Habitats Sites?	Recommendations
	character, landscape character, heritage assets, and locally important views (see Policy HEY 3) • required landscape mitigation measures are incorporated to ensure development is sensitively screened and assimilated into its surroundings. For edge of settlement locations, the creation of landscape buffers will be required, comprising native species or species that are climate change resilient and known to support local biodiversity. Proposals that result in creating abrupt edges to the village with inadequate landscaping will be refused. Heydon Area of Valued Landscape 4 The area shown on Map 6, is designated as a Valued Landscape. Development that would be visually prominent from the wider landscape should be avoided and this includes keeping development away from the ‘sensitive breaks in slopes’ as shown on Map 7. Should proposals come forward within the area of Valued Landscape that are otherwise deemed acceptable, they will only be supported if: • the development maintains or enhances the distinctive qualities provided by the Valued Landscape (as described in the HLA 2022 and summarised in this Plan) and the contribution this makes to the setting of Heydon village.		

Policy Number	Policy Wording	Will Policy have Likely Significant Effects on the Habitats Sites?	Recommendations
Policy HEY 2: Important Countryside Frontages	1 This plan designates Important Countryside Frontages (ICFs), identified on Map 7, at • 'Land south of Heydon Lane' (ICF3) • 'Land west of Chishill Road' (ICF4) where land has a strong countryside character because it penetrates or sweeps into the built-up area and provides a significant connection between the street scene and surrounding rural area. Where a development proposal compromises these purposes, planning permission will be refused. 2 These ICFS are in addition to existing ICFS identified through South Cambridgeshire's 2018 Local Plan ('Land east of Fowlmere Road - ICF1' and 'Land north of Heydon Lane ICF2').	No, Category A	No specific recommendations
Policy HEY 3: Locally Important Views	1 Development proposals must protect, conserve and, where possible, enhance the Locally Important Views (as identified on Map 9) by: a) protecting Locally Important Views from the adverse impacts arising from development proposals, and b) wherever feasible and practicable, enhancing the key features of the Locally Important Views (as identified in Appendix 1) (e.g. opening up views	No, Category A	No specific recommendations

Policy Number	Policy Wording	Will Policy have Likely Significant Effects on the Habitats Sites?	Recommendations
	of key features such as the Church.		
Policy HEY 4: Preserving and enhancing the special character of Heydon's built environment	1 All development proposals must maintain or enhance Heydon's built environment and settlement character. To achieve this, development proposals should: a) be the result of a design-led process, particularly with respect to any proposal's scale, layout, choice of building materials, massing, density and landscaping; b) be sensitive to its surroundings and the historic vernacular of the Heydon Conservation Area and the identified Village Character Areas (see supporting text); c) preserve or enhance the distinctive and characterful boundary treatment including the visually important walls (see also Policy HEY 6 and Map 10), grass verges, intact native or biodiversity-rich hedgerows and trees; and d) retain the 'important green gap in built frontage' along Chishill Road as shown on Map 10. 2 The design and layout of development proposals should: a) respect the prevailing linear settlement pattern in the village; b) respond positively to the variety of building types and styles (including building materials, roofscapes, landscaping and orientation of	No, Category A	No specific recommendations

Policy Number	Policy Wording	Will Policy have Likely Significant Effects on the Habitats Sites?	Recommendations
	buildings) present in Heydon. Schemes comprising several identical or similar buildings would be out of keeping in Heydon's village street scene and should be avoided; and c) as appropriate to their scale and location, incorporate direct, safe and attractive walking routes including adequate pavement or footpath provision within the scheme and utilise opportunities to link with existing footpaths. 2 Where a development proposal could impact the village gateway points (see Map 10), care should be taken to ensure that the sense of arrival and distinctiveness at the village gateway points either remains intact or is strengthened. Cues should be taken from existing features of landscape value as well as from the positive features in the built form, scale and materials in nearby plots. For proposals that could impact the Heydon Lane village gateway, available opportunities should be taken to restore the visually important walls along both sides of the road.		
Policy HEY 5: Heydon's Local Green Spaces	1 The following sites, as shown on Map 11 are designated as Local Green Spaces • Heydon Village Green • Bran Ditch triangle	No, Category A	No specific recommendations

Policy Number	Policy Wording	Will Policy have Likely Significant Effects on the Habitats Sites?	Recommendations
	• Spring Pond • Churchyard & church pond • Open pasture to the east of the church and east of Heydon Place. 2 Local Green Spaces will be protected in line with national planning policy.		
Policy HEY 6: Conserving and Enhancing Heritage Assets in Heydon Parish.	1 Development proposals should seek to preserve or enhance the significance of designated heritage assets and their setting. This includes the conservation area, listed buildings, the Bran Ditch scheduled ancient monument as well as the non-designated heritage assets listed in this policy. Non-designated heritage assets 2 The Plan identifies the buildings and assets listed below (and described in Appendix 2) as non-designated heritage assets. Where proposals have an effect on a non-designated heritage asset (meaning items on the list below and any additional nondesignated heritage assets that are in the Plan Area included in the most up-to-date Cambridgeshire Local Heritage List) or its setting, a balanced judgement will be applied having regard to the scale of harm or loss and the significance of the heritage asset. 3 Where a development proposal	No, Category A	No specific recommendations

Policy Number	Policy Wording	Will Policy have Likely Significant Effects on the Habitats Sites?	Recommendations
	affects a non-designated heritage asset the applicant should prepare a statement (proportionate to the asset's importance and so that the potential impact of a proposal on the significance of the asset can be understood), which describes the significance of the asset affected, including any contribution made by its setting. Non-Designated Heritage Assets: Historic Landscape Features 1) Heydon's Valued Landscape (also formally recognised as a Valued Landscape in this NP); 2) strip lynchets within Heydon Valley (see Map 2), on Anthony Hill (see Map 2), and north of Down Plantation; and 3) the ancient pre-historic routeway of the Icknield Way, today a Public Right of Way and bridleway (see Map 2). Archaeological assets 4) linear earthworks that cut across the landscape west of Bran Ditch and which are likely to be prehistoric in origin; 5) earthworks associated with Heydonbury House; 6) earthworks associated with the site of a former moated manor house		

Policy Number	Policy Wording	Will Policy have Likely Significant Effects on the Habitats Sites?	Recommendations
	north of Chishill Road; and 7) site of Earles (or Earlsbury) 15th/16th Century manor house. Other buildings, structures and features 8) Visually Important Walls as identified on Map 10 9) WWII Searchlight bases on Chishill Down 10) Spring Pond boundary treatment in Heydon Lane 11) Village finger post on the Village Green 12) Coronation Bus Shelter, Chishill Road 13) Sarsen stone on Chishill Road. 4 Applicants will be expected to take into account the potential of buried archaeological evidence in and around Heydon and consult the Cambridgeshire Historic Environment Record in order to establish the potential of a development site to include artefacts of archaeological interest. The submission of an appropriate desk-based assessment and field evaluation will be required where necessary in line with the NPPF.		
Policy HEY 7: Delivering	1 All development proposals involving new build including residential	No, Category	No specific

Policy Number	Policy Wording	Will Policy have Likely Significant Effects on the Habitats Sites?	Recommendations
sustainable and climate adapted and resilient design in the Parish.	extensions, will be expected to adopt design and construction approaches that demonstrate sustainable use of resources and high energy efficiency levels, ensuring new development contributes positively to mitigating climate change and that allows occupiers to adapt to the effects of climate change. 2 In order to achieve this, all development proposals must be accompanied by a Sustainability Statement that outlines how a scheme: • minimises demand for energy through site orientation and design; • maximises energy efficiency through design (e.g. insulation, airtightness, mechanical heat ventilation with heat recovery); and • achieves carbon dioxide reduction through the above measures, and through the incorporation, wherever possible and if applicable, of renewable and low carbon energy sources¹. 3 The sustainability statement should also set out: • how the choice of building materials is appropriate. In this respect, restoration and renovation of existing buildings is preferred over new build. Where new build is involved, materials should be prioritised which are reused, reclaimed or natural from	A	recommendations

Policy Number	Policy Wording	Will Policy have Likely Significant Effects on the Habitats Sites?	Recommendations
	the local area or from sustainable sources and that are durable; and • the adaptability of the proposed buildings and associated spaces as climate continues to change e.g., using water more efficiently and reducing overheating for example through installation of external shading on southern and western elevations and controlling high levels of rainwater runoff; and Traditional buildings 4 Proposals relating to historic and traditional buildings and requiring planning permission, which enhance the environmental performance of these heritage assets will, in principle, be supported. In such cases, proposals will be expected to demonstrate they have adopted a whole building approach to their carbon footprint and the efficient use of energy. 5 Proposals to erect renewable energy technology within the Conservation Area will be supported provided the proposal does not: a) undermine the significance of Heydon's heritage assets including their setting or the character and appearance of Heydon's Conservation Area, or b) adversely affect the locally important views into and out of the		

Policy Number	Policy Wording	Will Policy have Likely Significant Effects on the Habitats Sites?	Recommendations
	settlement. Note : New homes and buildings in the parish will not be permitted to be heated through oil or bottled gas.		
Policy HEY 8: Protecting and enhancing Heydon's sites of biodiversity value	1 Proposals that would result in harm to, or involve the full or partial removal of, veteran trees will not be supported. 2 Other known and important sites and features of biodiversity value in the Plan Area are identified below (see supporting text for further information) • avenue of Field Maples along Fowlmere Road • Heydon Chalk pit County Wildlife Site including adjacent roadside verges (see Map 2) • areas of deciduous woodland and orchard (see Map 12) • Heydon village ponds • Bran Ditch (see Map 2) and adjacent meadowland • species rich and/or important hedgerows, and • notable trees and important copses (Appendix 3). 3 Proposed development that is likely to have a direct or indirect impact on their ecological importance should	No, Category A	No specific recommendations

Policy Number	Policy Wording	Will Policy have Likely Significant Effects on the Habitats Sites?	Recommendations
	demonstrate in an ecological assessment that: • the development would not sever or destroy the operation of a protected species, priority species or priority habitat; or if that is not possible; • measures are included that avoid harm to the protected species and/or priority habitat or its ecological connectivity, or if that is not possible; • suitable mitigation measures are proposed to reduce or minimise impact on the protected species and priority habitat, or ecological connectivity affected; or if that is not possible, • suitable measures are proposed to compensate for harmful effects. 4 When development occurs, opportunities should be sought to improve habitats and their networks. Appropriate measures for delivering biodiversity enhancements in the parish in this regard (including Biodiversity Net Gain where applicable) include: a) the creation or restoration of ponds given parts of the parish falls within the Great Crested Newts Strategic Opportunity Area (see Map 13); b) the restoration of hedgerows; c) the strengthening of the wildlife corridors particularly those provided		

Policy Number	Policy Wording	Will Policy have Likely Significant Effects on the Habitats Sites?	Recommendations
	by Bran Ditch, areas of woodland and hedgerows in the parish; d) integrating biodiversity within built structures through the measures targeted at Protected Species known to be present in the parish such as integrated bird, bat and/or insect boxes; living, brown or green roofs, and e) using natural features for boundary treatment such as hedgerows using native or climate change resilient species that will also benefit parish wildlife.		
Policy HEY 9: Protecting the darks skies in Heydon	1 Development proposals should not negatively impact the village's nocturnal environment. Therefore development proposals that include external lighting will only be supported if: a) it is necessary and is the minimum appropriate for its purpose (for example turned off when not needed); b) it is designed such that lighting is directed downwards to avoid light pollution into the sky, and c) it avoids light spillage beyond the area intended to be lit. 2 Where external lighting is required, proposals should be accompanied by a Lighting Plan that includes details of the luminaire type, mounting height,	No, Category A	No specific recommendations

Policy Number	Policy Wording	Will Policy have Likely Significant Effects on the Habitats Sites?	Recommendations
	aiming angles and lumen unit levels. 3 Proposals should demonstrate compliance with the Institute of Lighting Professional's guidance on Bats and Artificial Lighting at Night (or any subsequent best practice guidance or standards that supersede this current best practice guidance).		
Policy HEY 10: Delivering homes that meet the village's needs	1 Development proposals that create one or more new dwellings must prioritise the delivery of smaller homes (with one or two bedrooms) over larger homes (three or more bedrooms), unless an alternative dwelling size, type and mix can be justified through reference to up to date evidence on parish housing stock and local needs or to local site-specific circumstances. 2 To support changing householder characteristics in the parish, the subdivision of existing detached and semi-detached houses into more than one separate housing units will, in principle, be supported and where dwellings are designed to meet the Building Regulations accessible and adaptable dwellings M4 (2) standard or the Building Regulations wheelchair user M4(3) standards.	No, Category A	No specific recommendations
Policy HEY 11: Delivering improved community infrastructure	1 Development proposals that will deliver or help to deliver community facilities, a community meeting space, and play spaces will, in principle, be	No, Category A	No specific recommendations

Policy Number	Policy Wording	Will Policy have Likely Significant Effects on the Habitats Sites?	Recommendations
for the parish community	supported where the facility: • is located in the village development framework or immediately adjacent to it; • includes adequate provision for the off-road parking of bicycles, mobility aids and motor vehicles in line with the Local Planning Authority's adopted standards, and • is of a suitable scale and type for its proposed location. 2 Proposals, including planning applications for change of use, which result in the loss of local community buildings (most recently used for this purpose where the use has ceased) will not be permitted unless: a) it can be demonstrated that there is no local need for the facility or that its continuing function is no longer viable following a marketing exercise that complies with the local planning authority's requirements; or b) an equivalent facility in terms of quality is provided to serve the community in an accessible location. 3 Where additional needs arise through a specific development and where directly, fairly and reasonably related in scale and kind to the development in the Plan Area, the developer will be required to contribute, wherever possible, (through Section 106 Agreements,		

Policy Number	Policy Wording	Will Policy have Likely Significant Effects on the Habitats Sites?	Recommendations
	section 278 Agreements, any future Community Infrastructure Levy, and/or direct investment or works) to the delivery of new community facilities.		
Policy HEY 12: Public house safeguarded site	1 The site of the King William IV Public House along Chishill Road is safeguarded for use as a public house. 2 Alternative uses will only be supported where either: • the impact of the loss of the community facility is mitigated through providing community meeting space capacity, including secure bicycle parking and adequate off-street car parking; or • there is clear demonstration that the existing use is no longer commercially viable and that genuine attempts have been made to market the enterprise over a period of at least 12 months on realistic terms first agreed with the local planning authority.	No, Category A	No specific recommendations
Policy HEY 13: Protecting and improving our network of rural routes suitable for safe use by walkers and other non-	1 Development proposals must maintain and where practicable enhance the provision and quality of the current public rights of way network in the parish (see Map 13) 2 As appropriate to their scale, nature and location, development proposals should • not obstruct or result in an	No, Category A	No specific recommendations

Policy Number	Policy Wording	Will Policy have Likely Significant Effects on the Habitats Sites?	Recommendations
motorised users	unacceptable impact upon the enjoyment of a public right of way; • where visible from a public right of way, incorporate green landscaping to mitigate or reduce any adverse visual impacts, and • utilise available opportunities to improve the quality and provision of the rural routes for non-motorised users in the parish. 3 Development proposals which will help to achieve the parish's aspiration for the delivery of a safe, accessible pedestrian and cycling route linking Heydon village to the Heydon Chalk Pit (see Map 14) will be supported where they comply with other planning policy requirements. Proposals which prejudice the delivery of this route will not be supported. 4 Where additional walking or other active travel infrastructure needs are likely to arise as a result of the proposed development and where directly, fairly and reasonably related in scale and kind to the development in the Plan Area, the developer will be required to contribute, wherever possible, (through Section 106 Agreements, section 278 Agreements, any future Community Infrastructure Levy, and/or direct investment or works) to the delivery of this route.		

4.5.1 Recommendations and HRA Screening Conclusion

There are no likely significant effects predicted on Eversden and Wimpole Woods SAC which is the only Habitats site within scope of this HRA screening.

As the Heydon Neighbourhood Plan does not allocate any land, there are no predicted effects from the Plan alone and no residual effects to consider in combination with other plans and projects. There is therefore no need to identify any relevant plans or projects likely to result in a significant effect on any Habitats sites.

As a result, there is no need for the Plan to be further assessed at Stage 2 (Appropriate Assessment).

In the context of this HRA, there are therefore no relevant plans or projects to be considered in combination with Heydon Neighbourhood Plan

5. Conclusions

5.1 Strategic Environmental Assessment (SEA)

The Neighbourhood Plan has been prepared for town and country planning purposes and sets a framework for future development consent. The policies of the Neighbourhood Plan can be considered to determine the use of small areas at local level commensurate with their status in determining local planning applications.

Planning Practice Guidance on SEA of Neighbourhood Plans indicates that a strategic environmental assessment may be required, for example, where a neighbourhood plan allocates sites for development; the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan; or the neighbourhood plan is likely to have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan.

The Plan does not allocate land for development purposes. It is therefore considered that the Heydon Neighbourhood Plan can therefore be screened out for its requirement of Strategic Environmental Assessment in line with the requirements of Directive 2001/42/EC.

5.2 Habitats Regulations Assessment (HRA)

This Habitat Regulations Assessment has considered the likely impacts arising from the Heydon Neighbourhood Plan. The HRA Screening stage identifies that, without mitigation, further consideration was not required at the Appropriate Assessment stage to determine whether the Heydon Neighbourhood Plan either alone or in-combination with other plans and projects, would adversely affect the integrity of any Habitats sites.

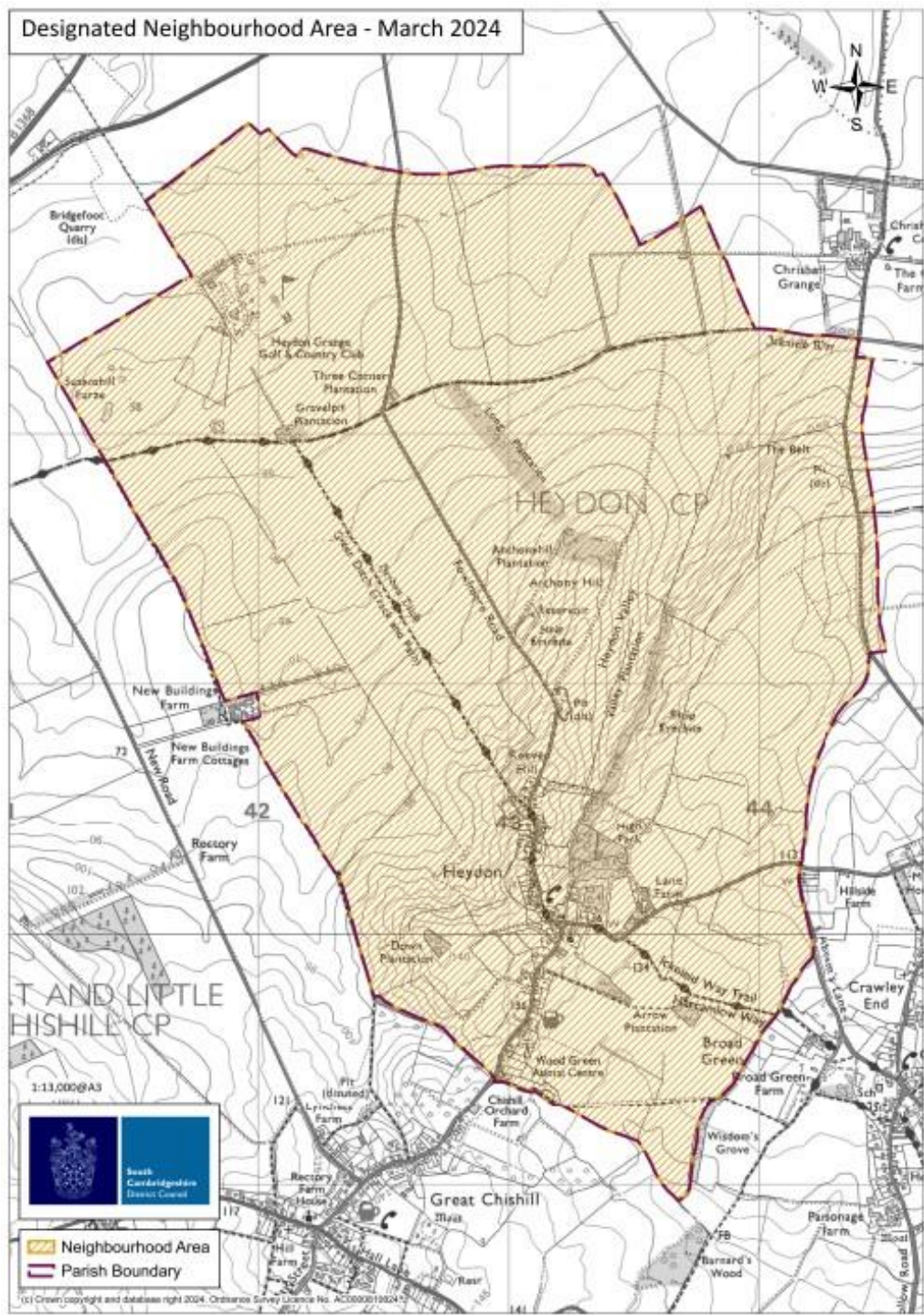
Subject to Natural England's review, this HRA Screening Report, indicates that, without mitigation embedded, the Heydon Neighbourhood Plan is not predicted to have a Likely Significant Effect on any Habitats site, either alone or in combination with other plans and projects. The requirement for the Plan to undertake further assessment under the Conservation of Habitats and Regulations 2017 (as amended) is therefore screened out.

6. References

- Cambridge Local Plan (2018)
- Greater Cambridge Biodiversity Supplementary Planning Document (February 2022)
- Greater Cambridge Biodiversity SPD SEA & HRA screening report (v2 December 2021)
- Greater Cambridge Local Plan Habitats Regulations Assessment Issues and Options Scoping Report (Dec 2019)
- Natural England Conservation objectives for European Sites: East of England Website
- Draft Heydon Neighbourhood Plan (February 2025)
- Tydlesley, D., and Chapman, C., (2013) The Habitats Regulations Assessment Handbook, (April 2022) edition UK: DTA Publications Limited

Appendix 1

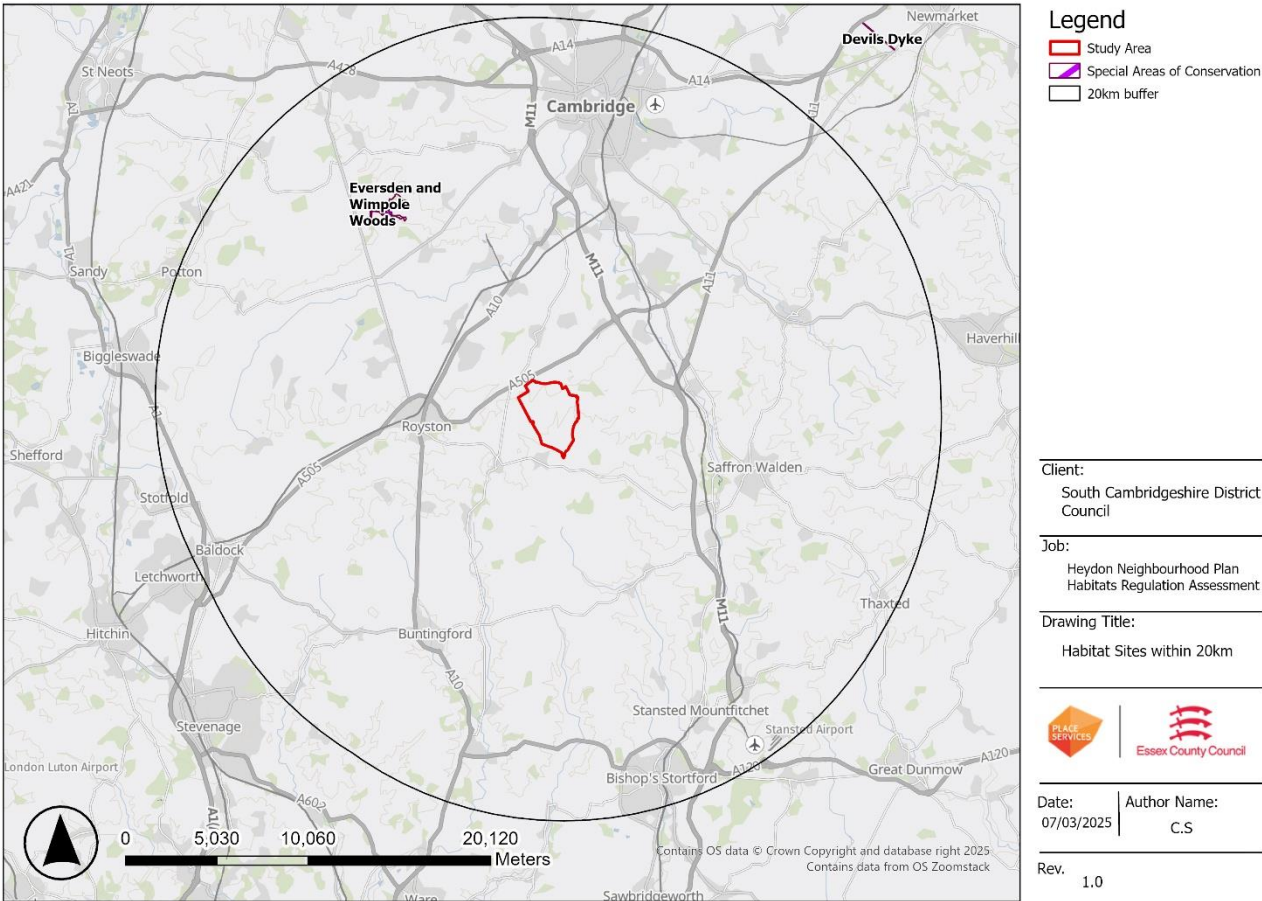
The Heydon Neighbourhood Plan area



Source: Heydon Neighbourhood Plan

Appendix 2

The Plan Area and Locations of the Habitats sites within 20 km



Source: Place Services, 2025



Place Services

County Hall, Essex CM1 1QH

T: +44 (0)3330 136 844

E: enquiries@placeservices.co.uk

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[@PlaceServices](https://twitter.com/PlaceServices)



Essex County Council

Appendix 2: Consultation Responses from the Statutory Environmental Bodies

Provided below are copies of the consultation responses received from the Environment Agency, Historic England, and Natural England.

Environment Agency

Date Received: 21 March 2025

Thank you for consulting us on the Strategic Environmental Assessment Screening Report for the Heydon Neighbourhood Plan.

Flood Risk

Based on a review of environmental constraints for which we are a statutory consultee, we find that 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.

Water Quality

We have identified that the Plan area boundary includes the Water Recycling Centre Barley, which is currently operating close to or exceeding its 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.

Informative

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](#).

We trust that this advice is useful.

Yours sincerely

Miss Lucy Fielder

Sustainable Places - Planning Advisor

Historic England

Date Received: 17 March 2025

Thank you for inviting Historic England to comment on this consultation. For future reference please send these consultations to our mailbox at eastplanningpolicy@historicengland.org.uk(cc'd).

As the Government's adviser on the historic environment Historic England is keen to ensure that the protection of the historic environment is fully taken into account at all stages and levels of the local planning process. Therefore, we welcome this opportunity to review the Screening Report for this plan. For the purposes of this consultation, Historic England will confine its advice to the question, "Is it (the Heydon Neighbourhood Plan) likely to have a significant effect on the historic environment?". Our comments are based on the information supplied with the Screening Opinion.

The Screening Report indicates that the Council considers that the plan will not have any significant effects on the historic environment. We note that the plan does not propose to allocate any sites for development.

On the basis of the information supplied, and in the context of the criteria set out in Schedule 1 of the Environmental Assessment Regulations [Annex II of 'SEA' Directive], Historic England concurs with the Council that the preparation of a Strategic Environmental Assessment is not required.

The views of the other two statutory consultation bodies should be taken into account before the overall decision on the need for an SEA is made.

I should be pleased if you can send a copy of the determination as required by REG 11 of the Environmental Assessment of Plans and Programmes Regulations 2004 to eastplanningpolicy@historicengland.org.uk.

We should like to stress that this opinion is based on the information provided by you with your correspondence. To avoid any doubt, this does not reflect our obligation to provide further advice on later stages of the SEA process and, potentially, object to specific proposals which may subsequently arise (either as a result of this consultation or in later versions of the plan) where we consider that, despite the SEA, these would have an adverse effect upon the environment.

Historic England strongly advises that the conservation and archaeological staff of the relevant local authorities are closely involved throughout the preparation of the plan and its assessment. They are best placed to advise on; local historic environment issues and priorities, including access to data held in the Historic Environment Record (HER), how the allocation, policy or proposal can be tailored to minimise potential adverse impacts on the historic environment; the nature and design of any required mitigation measures; and opportunities for securing wider benefits for the future conservation and management of heritage assets.

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

Kind regards,

Mr Edward James

Historic Places Adviser – East of England

Natural England

Date Received: 08 April 2025

Thank you for your consultation on the above dated 13 March 2025.

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

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

Strategic Environmental Assessment (SEA) and Habitat Regulations Assessment (HRA) Screening Report: HRA concludes 'No Likely Significant Effects' and Natural England concurs

Natural England notes that your authority, as competent authority under the provisions of the Habitats Regulations, has screened the Neighbourhood Plan to check for the likelihood of significant effects.

Your assessment concludes that the Neighbourhood Plan can be screened out from further stages of assessment because significant effects are unlikely to occur, either alone or in combination. On the basis of the information provided, Natural England concurs with this view.

We do not have any additional comments to make, however, we refer you to the advice in the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.

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

Yours sincerely

Ms Catherine Duerden

Higher Officer - Sustainable Development, West Anglia Team