

HEYDON PARISH COUNCIL

HEYDON QUESTIONNAIRE FEBRUARY 2021

Number of questionnaires returned :51

Question 1

Of the five sites put forward, are there any specific locations that you think are suitable for new homes/development (1-5 being very negative to the proposed development, 3 being neutral and 5 being very positive) ?

	1	2	3	4	5
HEYDON GOLF COURSE 1	45		1		
HEYDON GOLF COURSE 2	44		1		
LAND SOUTH OF HEYDON LANE	32	11	3		3
LAND WEST OF FOWLMERE ROAD	30	8	4		1
LAND WEST OF CHISHILL ROAD	33	7	3	3	
HEYDON END	29	3	9	2	6

WHY

Reason	No of responses
Heydon End as it is the smallest of the proposed developments –most suitable	1
Land south of Heydon Lane suitable as central location avoiding increase in village size	1
Village infrastructure not adequate to cope with additional housing	27
Increased building would affect drainage	5
Additional building would spoil appearance of village and have an effect on property values	9
Local road network would be unable to cope	18
Larger developments would have a negative impact on all the surrounding villages not just Heydon	9
Negative impact on nature	9
Loss of Privacy	1
Small development of 6-10 houses acceptable	2
Negative impact on Conservation area/tranquil location	17
Unsustainable	3
Would encourage too much traffic	11
Should adhere to infill only designation	6
Negative effect on Listed Buildings	2
Historic monuments/bran ditch etc preservation	11
Impact on underground springs	3
Lack of facilities/school/shop etc	5
Climate Change /Carbon Omissions	2

Question 2

Would you support the provision of affordable housing through the development of a small site, if this could be shown to be necessary to help meet local needs?

YES (I would support a rural exception housing scheme)	NO (I would not support such a proposal)
27	18

WHY

Reason	No of responses
Not all affordable housing benefits local people	2
Interspersed with larger properties	1
Village not large enough to support affordable housing	1
Would support outside village boundary/near A505	3
Keep Village Unspoilt –social inclusion already	3
Not the best location for an affordable housing scheme	1
No facilities/school/shop etc	4
Local school would not cope with demand	1
Would support if imaginatively designed/sympathetic to community	9
Would support if supports local economy/public sector workers	3
Would support –very important for future mix of community	5

ADDITIONAL COMMENTS ON SITES/AFFORDABLE HOUSING

GOLF COURSE 1 AND 2

Both proposals destroy the village of Heydon especially proposal 1 where village would become a town.

These are unacceptable particularly as they change the village from a 'linear' one with the development along two roads (Fowlmere and Chishill Roads) to one with back sections.

Totally unacceptable being a complete destruction of the village

This is a biodiversity and green space with ancient Ickneild Way passing an ancient meadow valley.

Green field agricultural land. It would impinge on Ickneild Way.

Development of a scheme on the scale envisaged is too overwhelming and cannot be supported by present infrastructure particularly the over trafficked A505. This scheme would totally destroy a landscape probably unique in Cambridgeshire.

HEYDON END

Of all the six proposed developments only Heydon End appears to have any merit. This is the smallest of the proposed developments and as such would have the least impact on the village.

Heydon End should be within the village envelope-only feasible site which could provide a small development. Edge of village with least impact on village infrastructure

The site is twice the size of the land west of Fowlmere Road and whilst development here would not materially affect the neighbours, or intrude unduly into the village scene, its drawback is that it is elongated and extends onto open fields. Physically it is capable of accommodating a large number of houses and in practice it might prove difficult to limit houses to the number shown once the principle of development is established.

Wildlife dependencies. Floral Diversity and wildlife corridor. Lack infrastructure for vehicular access, narrow road, dangerous bend. Resultant pollution of adjacent pond.

Conflict with Ribbon/Infill Status due to multiple depth of development. Topography is restricting, particularly gradient away from the road . Access restricted on an unsighted bend in both directions, drainage issues, wildlife corridor removed

LAND SOUTH OF HEYDON LANE

Outside village plan

The site fronts the road which provides a very attractive approach to the village and development here would fragment the ancient boundary walls that are such a feature. Any new housing would mask the best countryside views of the ancient Church

Supportive, good access, would fit in well

LAND WEST OF CHISHILL ROAD

The village would benefit from a children's play area as possibly envisaged here but we see no merit in emphasizing the linear nature of development in this part of the village particularly with the proliferations of vehicular accesses.

Supportive

Conflict with Ribbon/Infill Status due to multiple depth of development. Topography is restricting, particularly gradient away from the road. Access restricted on an unsighted bend in both directions, drainage issues, wildlife corridor removed

LAND WEST OF FOWLMERE ROAD

Very poor access, doesn't make sense

Against infill plan. This is backfill.

If this site is considered suitable for development no major objection to extending the village envelope to the natural western boundary of the site and the position of the access to the site access would allow good visibility at the junction with Fowlmere Road. Also the site would provide depth to the linear nature of the village at this point and will not have a major effect on the existing street scene. Particular care will be needed with design and landscaping to reduce the adverse impact on Ash Cottage and the existing houses in High Close. This is the smallest site on offer but probably larger than many people might consider as desirable. If adopted it needs a higher number of modestly priced homes than is shown on plan and possibly a number of bungalows to reduce overlooking at the narrow end of the site where existing adjoining houses have small gardens. A fully equipped children's play space would benefit the whole village.

Topography is restricting. particularly gradient. Access restricted on an unsighted bend, drainage issues, wildlife corridor across the rear of the current housing, conflicts with ribbon/infill status being multiple depth of development

ALL SITES

Village character a single strip development.

Already a high volume of traffic through the village with consequent noise and vibration issues for roadside properties some of which were constructed at a time when such issues were not significant factors. Any increase in quantity of vehicles will exacerbate these issues and hence any new development site will create greater levels of construction traffic and subsequent new traffic which will need careful consideration regarding mitigation.

All infrastructure requirements not deliverable through S106 regulation to sustain development on the scale proposed.

Ensuring linear status is retained at land south of Heydon Lane and land West of Chishill Road would be the only condition under which these sites should be considered for linear development.

Strongly against Golf Course plans 1 and 2. Not in favour of developing land west of Chishill Road or Heydon lane. Site most in favour of is land west of Fowlmere Road however feel that any houses should be affordable.

Four separate developments totaling up to 100 houses would seem inappropriate given the current size and layout of the village and would represent a very substantial increase to current housing levels. However, an appropriately sized development(s), either infill or village extension, and including a sizable proportion of affordable housing would be appropriate and desirable, and would enhance the village.

Access and construction concerns on all sites.

None of the sites proposed around Heydon is ideal and the animal shelter site which is not included could be much more suitable as an infill site. Moreover, the thatched cottage on the roadside could be an excellent community hub to provide some much needed infrastructure to the village

It was nice when we had a shop and Norths bakery but these were not sustainable. To live in Heydon you need at least one car and you take your life in your hands when joining the A505.

Sitting on top of one of the largest aquifer. Building on top would permanently damage the valuable resource for the entire population.

Large part of the village socially excluded on the basis of address.

Heydon needs a village Plan to avoid unwanted development and speculation.

AFFORDABLE HOUSING

(Affordable Housing) Appreciate some housing is necessary as long as it is sympathetic to the community

For a village community to be sustainable and well balanced we need a diverse population both in terms of age and income. Providing this in Heydon would help maintain the diversity and sustainability of the village.

The right scheme of the right size to be tied to increasing the village facilities.

The close proximity and easy travel to London and Cambridge have resulted in house prices in Heydon and the surrounding villages being out of reach of a lot of people. People born in the locality often struggle to afford homes close to the area of their birth and near to family. Therefore, we support the provision of affordable housing through the development of a small site, if this could be shown to be necessary to help meet local needs