

LAND AT HEYDON  
FEASIBILITY STUDY - RESIDENTIAL PLOT ON LAND WEST OF FOWLMERE ROAD  
MAY 2017



Land West of Fowlmere Road  
Area : 10,300m<sup>2</sup>, 1.03ha (2.55 Acres)



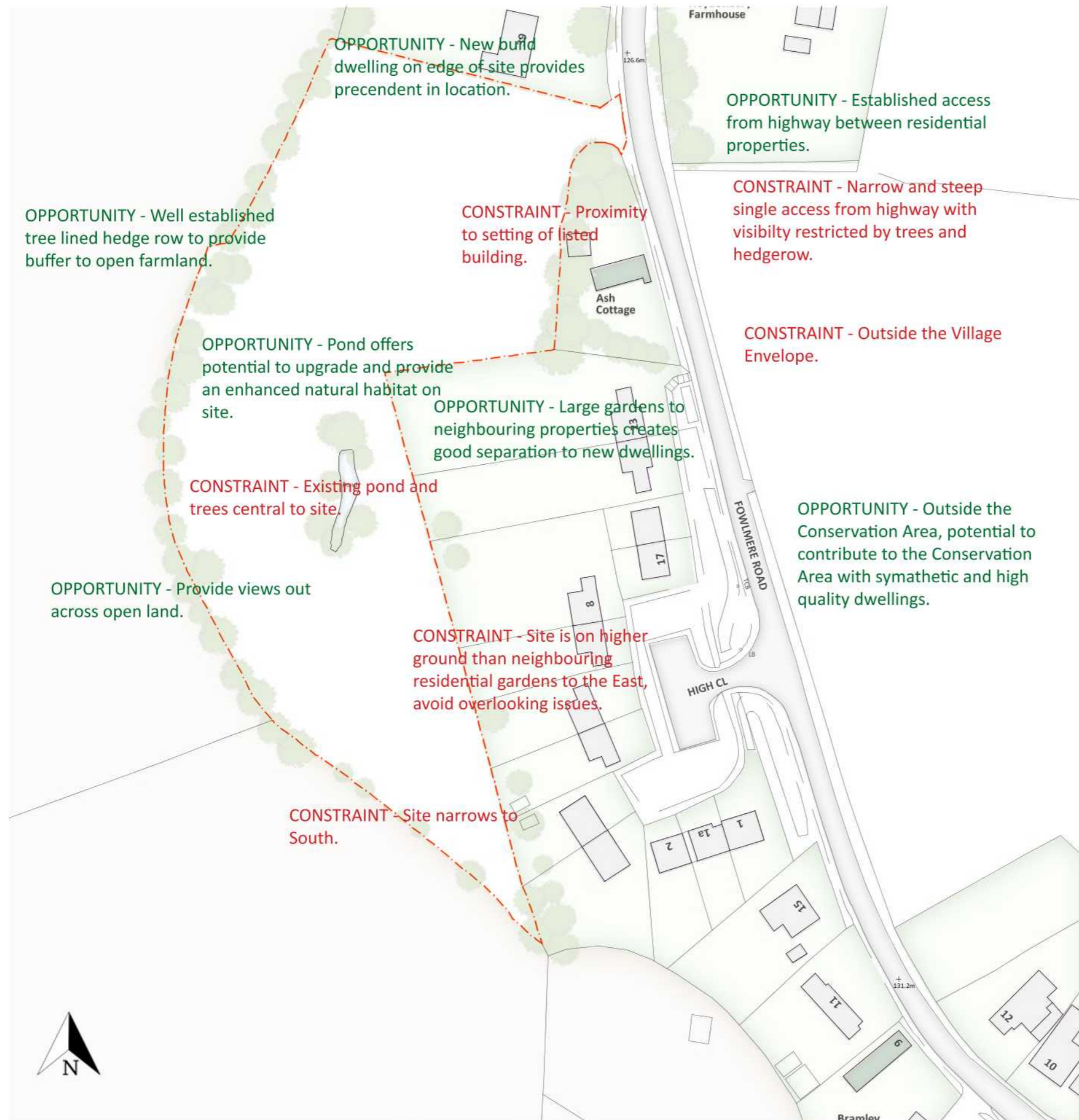
The key elements of the landscape character of Heydon reveal several important points in regard to its existing character and help sign post how any new development should best respond to that character:

- The village has a strong, lineal built form which is primarily focused on Fowlmere Road and Chishill Road. Heydon Lane is effectively a road leading out to countryside
- The high point of the village affords potential views out across the countryside, particularly to the west of the village
- There are several clear, boundaries of mature landscape (tree and hedgerows) that help provide clear definition between adjacent fields and may help define new settlement boundaries
- While not a constraint per se, there are many Listed Buildings that form part of the built character of the village, especially in the south and centre of the village which can help inform the form and materiality of future development
- There are few key views to buildings from longer distances, but the one view that does make an impression is that of the Holy Trinity Church from Heydon Lane when entering the village from the east
- A number of “glimpsed” views are possible from Chishill Road, Fowlmere Road and Heydon Lane across arable farm land, however hedges do tend to obscure the majority of these views
- Any new development, if it is to be acceptable, needs to follow defined edges (field boundaries, tree and hedgerows for example) as much as possible in order to avoid excessive intrusion into the countryside character surrounding the village
- More lineal forms of development are likely to be more appropriate for the village given the strong lineal nature that already exists with built form up to or near road edges and generally long plots which run perpendicular to main roads
- Heydon Lane is almost entirely of an informal, countryside character and so development here would be most impactful upon the character and setting of the village
- The integration of existing landscape (and consideration of new) into any development scheme is key to ensuring an appropriate development model given the mature, attractive landscape that exists in and around the village



OPPORTUNITY - The village has a varied palette of traditional building styles and high quality materials. These set a precedent for any further development to achieve the same levels of quality and visual interest .





View of site entrance looking North on Fowlmere Road.



Narrow and steep site entrance.



View looking South as neighbouring residential gardens to the East.



New dwelling under construction to the North of the site.



- AREAS:
- 16 No. DWELLINGS  
BASED ON GIA EXCLUDING GARAGES
- Plot 1 - 78m<sup>2</sup> / 839sqft - 2 Bed
  - Plot 2 - 78m<sup>2</sup> / 839sqft - 2 Bed
  - Plot 3 - 78m<sup>2</sup> / 839sqft - 2 Bed
  - Plot 4 - 78m<sup>2</sup> / 839sqft - 2 Bed
  - Plot 5 - 85m<sup>2</sup> / 914sqft - 3 Bed
  - Plot 6 - 85m<sup>2</sup> / 914sqft - 3 Bed
  - Plot 7 - 144m<sup>2</sup> / 1550sqft - 4/5 Bed
  - Plot 8 - 144m<sup>2</sup> / 1550sqft - 4/5 Bed
  - Plot 9 - 144m<sup>2</sup> / 1550sqft - 4/5 Bed
  - Plot 10 - 140m<sup>2</sup> / 1506sqft - 4 Bed
  - Plot 11 - 140m<sup>2</sup> / 1506sqft - 4 Bed
  - Plot 12 - 125m<sup>2</sup> / 1345sqft - 4 Bed
  - Plot 13 - 105m<sup>2</sup> / 1130sqft - 3/4 Bed
  - Plot 14 - 105m<sup>2</sup> / 1130sqft - 3/4 Bed
  - Plot 15 - 115m<sup>2</sup> / 914sqft - 3/4 Bed
  - Plot 16 - 115m<sup>2</sup> / 914sqft - 3/4 Bed
- Car spaces based on 2 spaces per dwelling

SCALE : 1:1000 @ A3

= SITE BOUNDARY

Layout subject to detailed site survey and design