

Compliance Checklist for Planning Applications within the Parish of Eaton Bray				
92-94 High Street Eaton Bray CB/21/00296F				
Policy Reference	Specific Consideration	Compliance? Yes/No/Part/na	Support / Object	Comments
Vision & Objectives				
5.1	Vision			
	Does the development?			
	Protect the Green Belt on its present boundaries	NO	OBJECT	Rear gardens of two properties at the rear of the development extend into The Green Belt
	Protect and enhance the special heritage assets and vernacular of the village and its rural character	NO	OBJECT	Overdevelopment in the centre of the village. Two bungalows with large gardens are being replaced with 4 three bedroomed house and 2 four bedroomed houses
	Protect and improve the biodiversity value of the Parish	na		
	Encourage walking in and around the village	YES		
	Manage the harmful effects of traffic and parking	NO	OBJECT	Significantly increases the traffic on an already congested area of the village. Traffic from 6 houses rather than 2 feeding onto the busy High Street
	Support the range of community facilities, shops and businesses that are essential to community life	YES		
	Ensure that where infill development occurs, smaller and starter one-, two- and three-bedroom homes are built.	NO	OBJECT	The proposals are for larger three and four bedroomed houses
Policies				
EB1	Conservation Area			
	Does the development?			
	Preserve or enhance the character of the Conservation Area	na		
	Reflect the common characteristics of buildings in the immediate locality in terms of building heights, scale, massing, roof form, plot arrangement and materials	na		
	Avoid obstructing significant views from within the Conservation Area to the open countryside	na		
	Retain any existing mature trees and hedges in the public realm, with no exception being made for obtaining a new road access or its visibility splay	na		
	Undermine or obstruct views to or the setting of any heritage asset	na		
EB2	Moor End Area of Special Character			
	Does the development preserve the street scene and avoid any increase in density and loss of openness to the Moor End area of Special Character?	na		
EB3	Local Heritage assets			
	Does the development adversely affect any or some of the 'non-designated heritage assets' identified in policy EB3?	na		
EB4	Light Pollution			
	Does the proposed development contribute to minimising light pollution and light spill into adjoining areas of landscape value and the open countryside?	na		
EB5	Biodiversity Assets			
	The key biodiversity assets of the Parish are defined as its: traditional orchards, farmland, veteran trees, woodlands, hedgerows (especially along the main approach roads within the parish), wetlands, chalk grassland, wildlife corridors and Species and Habitats of Principal Importance			
	Does the development damage key biodiversity assets as identified above? *	na		
	*Developments that will lead to the loss of, or irreversible harm to, a key biodiversity asset will only be supported in exceptional circumstances and where appropriate mitigation and/or compensation measures are agreed.	na		
EB6	Orchards			
	Does the development include proposals that will result in the loss of an established orchard?	NO		
	Does the development make provision for the planting of fruit-bearing trees?	NO		
EB7	Footpath Network			
	Does the proposal if adjoining a public footpath or bridleway have regard to maintaining the rural character of the footpath or bridleway?*	na		
	* Proposals to create new pedestrian and cycle links to a public footpath or bridleway will be supported, provided they avoid the loss of trees and hedgerows and use materials that are consistent with a rural location.	na		
EB8	Local Gaps			

	The Neighbourhood Plan defines Local Gaps in order to prevent the coalescence of Eaton Bray with Edlesborough, Northall and Totternhoe			
	Does the development ensure the retention of the open character of the Local Gaps?	na		
EB9	Community Facilities			
	Does the development include proposals to support the viability of an established community use for the buildings and land listed in policy EB9?	na		
EB10	Cemetery Extension			
	The Neighbourhood Plan allocates land off Bower Lane for the purpose of extending the existing cemetery.			
	Does the proposal build on this allocated land?	na		
EB11	Traffic			
	The Neighbourhood Plan identifies sections of High Street, Bower Lane, Moor End, Northall Road, Totternhoe Road and The Rye as forming the main traffic routes through the village.			
	Does the development contribute any harmful amenity, congestion or traffic safety effects on the above routes?	YES	OBJECT	Significantly increases traffic on busy and congested High Street
EB12	Local Shops and Businesses			
	Does the development include proposals to expand existing shops or commercial premises within the village boundary?	NO		
EB13	Sustainability			
	Do the proposals for design, specification and construction methods have regard to the following?			
	Incorporation of on-site energy generation from renewable sources	NO	OBJECT	
	The provision, in all applications for new homes, of an energy study to demonstrate that the development will maximise the use of renewable energy, group heating, combined heat and power technologies, improved insulation values, solar shading and other passive technologies	NO	OBJECT	
	The encouragement of walking and cycling to access local facilities and public transport	YES		
	The provision of off-street parking for one vehicle per new bedroom	NO		Proposals allow for two spaces per home
	The provision of off-street parking and garages of a size that can accommodate a large saloon car.	Not known		
	The inclusion of an electric vehicle charging point for each new home or an electricity circuit capable of accommodating a car charging point at a later date.	NO	OBJECT	Only vague mention as a possibility
	The management of surface water run-off using water attenuation measures to avoid an increase in run-off over the level calculated prior to development	YES		
	Demonstration of how developments within Flood Zones 2 and 3 would manage effectively the risks of fluvial flooding	NO		
	Encouragement of the adoption of the Building Research Establishment's HQM five-star standard	Not known		
	In all non-residential developments, meeting the requirements of the Building Research Establishment's BREEAM building standard "excellent"	Not known		
EB14	Housing Mix			
	Does the development?			
	Predominantly include 1/2/3 bedroom flats, semi detached or terraced houses	NO	OBJECT	Proposal is for larger three and four bedroomed houses
	Include detached "executive" style houses	YES	OBJECT	No provision of smaller homes
	Include off street parking of one space for each bedroom provided	NO	OBJECT	Proposal only allows two spaces per home. The requirement would be three or four depending on property size. This would mean that overflow parking would forced onto an already busy High Street