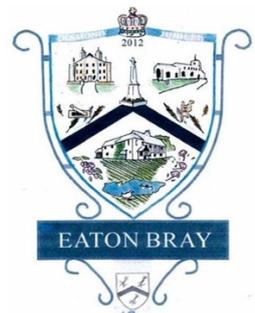
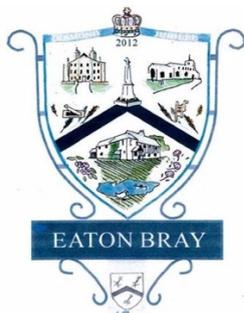


EATON BRAY NEIGHBOURHOOD PLAN 2015 – 2035



PRE-SUBMISSION PLAN APRIL 2018

Published by Eaton Bray Parish Council for Pre-Submission consultation under the Neighbourhood Planning (General) Regulations 2012 in accordance with EU Directive 2001/42



EATON BRAY NEIGHBOURHOOD PLAN 2015 – 2035

PRE-SUBMISSION PLAN

APRIL 2018

Contents	Page
Foreword	3
List of Policies	4
1. Introduction & Background	5
2. The Neighbourhood Area	7
3. Planning Policy Context	10
4. Community, Views & Land Use Planning Policies	12
5. Vision, Objectives & Land Use Policies Policies EB1 – EB14	13 - 21
6. Implementation	23
Policies: Map & Inset 1 -3	24 - 27

FOREWORD

Welcome to the Eaton Bray Neighbourhood Plan (EBNP). This document is the Pre – Submission of the EBNP dated April 2018 written by the Steering Group on behalf of Eaton Bray Parish Council and is the Consultation to Eaton Bray parishioners for comment over the forthcoming period of six weeks up to and including 22nd June 2018. Two formal launch events will also be held at The Coffee Tavern on 19th May 2018 at 9.00am and 6th June 2018 at 6.30 pm. All views expressed by the community during this formal consultation will be given due consideration before the final Plan, revised as appropriate, is submitted to Central Bedfordshire Council (CBC) for a further public consultation period.

The Localism Act 2011 gave local communities the opportunity to take direct control of certain aspects of the Planning process in their areas. Eaton Bray Parish Council applied for and was designated as a Neighbourhood Area by CBC on 15th June 2015. The Plan takes into consideration the views received over the past two years via engagement events, correspondence and meetings and is designed to encompass the views of the community.

The EBNP is a planning policy document and subject to a referendum of the general public in Eaton Bray. If over 50% of the vote is in favour of the EBNP it will become the legal document that must be referred to when planning applications and decisions are being taken. It sets out the Objectives for Eaton Bray Parish until 2035 and details policies to ensure that the objectives are achieved.

CBC are bringing forward the new Local Plan (LP) and the EBNP will be consistent with the policies in the emerging Local Plan. The emerging LP does not identify Eaton Bray as a location for releasing land from the Green Belt and therefore there are no housing or other development targets for the EBNP to meet. Hence future housing within EB will be considerably constrained by Green Belt policies; brownfield and infill development shall be consistent with the policies of the EBNP and in particular required to achieve a high level of sustainable design and construction, maintain the character of the village, protect and enhance biodiversity and protect the heritage of the village. However, the Draft Local Plan published on 11th January 2018 allocated a site for development within Eaton Bray, this we believe is inconsistent with the Green Belt Study and unjustified, consequently representation has been made to CBC. Results from the LP consultation are expected soon and any amendments to this NP will be included in future revisions.

This is the aspirational vision for Eaton Bray contained within the Plan. Please read the complete document and give due consideration for the future of Eaton Bray whilst doing so. We encourage, and will continue to encourage, all members of our community and relevant bodies to comment and engage with the EBNP. I would like to thank all those involved in the creation of this document including all the members of the community who have come forward to engage with this process and help shape the Plan, and thus our Village going forward. Particular thanks go to our professional advisors for their guidance in the preparation of this Plan.

Glenn Wigley. Vice Chair of Eaton Bray Parish Council & Chair of the Eaton Bray Parish Council Neighbourhood Plan Steering Group

List of Policies

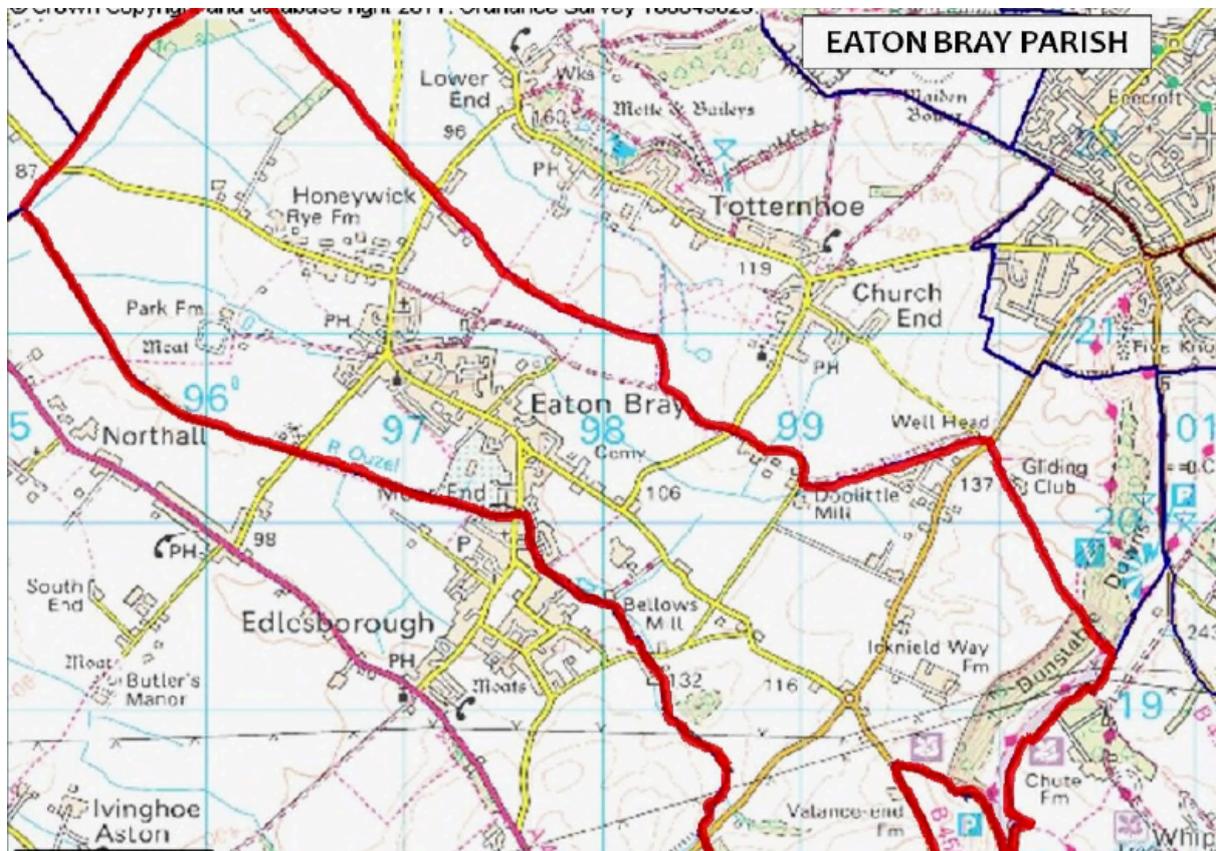
Policy	Title	Page
EB1	Conservation Area & its Setting	14
EB2	Moor End Area of Special Character	15
EB3	Local Heritage Assets	16
EB4	Light Pollution	16
EB5	Biodiversity Assets	16
EB6	Orchards	17
EB7	Footpath Network	17
EB8	Local Gaps	18
EB9	Community Facilities	18
EB10	Cemetery Extension	19
EB11	Traffic	19
EB12	Local Shops & Businesses	19
EB13	Sustainability	20
EB14	Housing Mix	21

1. Introduction & Background

1.1 Eaton Bray Parish Council is preparing a Neighbourhood Plan for the area designated on 12 June 2015 by the local planning authority, Central Bedfordshire Council. The Plan is being prepared in accordance with the Neighbourhood Planning (General) Regulations of 2012 (as amended).

1.2 The area coincides with the Parish boundary (see Plan A below) and is centred on the village of Eaton Bray. To its immediate west is the county of Buckinghamshire, the District of Aylesbury Vale and the Parish of Edlesborough. To its south-east are the Dunstable Downs and to its east the small village of Totternhoe, with the large town of Dunstable beyond.

1.3 The purpose of the Neighbourhood Plan is to set out a series of planning policies that will be used to determine planning applications in the area in the period to 2035. The Plan will form part of the development plan for the Parish, alongside the forthcoming Central Bedfordshire Council's Local Plan, which will cover the same period.



Plan A: Designated Neighbourhood Area

1.4 Neighbourhood Plans provide local communities, like Eaton Bray, with the chance to manage the quality of development of their areas and to protect important heritage and landscape features. All of the Parish lies in the Green Belt, which is the responsibility of Central Bedfordshire Council to manage through its Local Plan.

1.5 Although there is considerable scope for the local community to decide on its planning policies, Neighbourhood Plans must meet some 'basic conditions'. In essence, the conditions are:

- Is the Plan consistent with the national planning policy?
- Is the Plan consistent with local planning policy?
- Does the plan promote the principles of sustainable development?
- Has the process of making the plan met the requirements of European law?

1.6 In addition, the Parish Council will need to demonstrate to an independent examiner that it has successfully engaged with the local community in preparing the Plan. If the examiner is satisfied that it has, and considers the Plan meets the above conditions, then the Plan will go to a referendum of the local electorate. If a simple majority of the turnout votes in favour of the Plan, then it becomes adopted as formal planning policy for the Parish.

The Pre Submission Plan

1.7 The Pre-Submission Plan is the opportunity for the Parish Council to formally consult on the proposed vision, objectives and policies of the Plan. It has reviewed the relevant national and local planning policies and assessed how they affect this area. It has also gathered its own evidence examining the future of the Parish on matters like traffic and local heritage value. Its reports are published separately in the evidence base.

1.8 Central Bedfordshire Council has indicated that the provisions of the Plan are not likely to have any significant environmental effects and therefore a Strategic Environmental Assessment is not required. Its formal screening opinion on this matter will be available at the submission stage. The Parish Council will set out how the Plan will contribute to achieving sustainable development in Eaton Bray in its final submission documents.

The Next Steps

1.9 Once the consultation exercise is complete, the Parish Council will review the comments made and prepare a final version of the Plan. This will be submitted to Central Bedfordshire Council to arrange for its independent examination and then the referendum.

Consultation

1.10 We would be pleased to receive your comments on this consultation. Please submit comments to clerk@ebpc.co.uk no later than 22nd June 2018.

Consultation opens on Friday 11th May and closes on 22nd June 2018

Full documentation can be downloaded from our web site: www.np.ebpc.uk

2. The Neighbourhood Area

2.1 The village of Eaton Bray is the only settlement of any size in the parish, with a 2011 population of 2,600 occupying 1,170 homes. The ward has a higher population of 65+ age group, lower numbers of families with dependent children and a higher level of home ownership than the district or national averages. However, the village does have more families than its neighbouring villages.

2.2 Given its relatively remote location, local car ownership is higher than average. A quarter of residents work from home or within the ward and another quarter work in the District. The remaining half travel further – to London, Luton, Milton Keynes or Aylesbury. The village lies two miles west of Dunstable (via Totternhoe) and three miles south east of Leighton Buzzard (via the B440), both large towns providing a full range of local services.

2.3 Eaton Bray is a large parish of 2,417 acres on the Buckinghamshire border. More than half the area is arable land, but there are 664 acres of rich meadows for cattle grazing. The parish is categorised as a 'Large Village' by Central Bedfordshire Council in the settlement hierarchy.

2.4 There are 25 listed buildings in the village of which one has a 1 Grade 1 listing (St. Mary's Church), 23 Grade II buildings and Doolittle Mill which is grade II*. There is also a Scheduled Ancient Monument "Park Farm moated site, deer park and fishponds" to the North-West of the village. The historic core of the village was designated a Conservation Area in 1993.

2.5 Eaton Bray is an area with a considerable number of traditional orchards, veteran trees, farmland woodlands, hedges, wetlands, wildlife corridors and other natural heritage sites.

A short history.

2.6 Eaton Bray lies on a longitude 0° 36' West and latitude 51° 52' East, grid reference 09660202 and a height of approx. 100 metres above sea level.

2.7 There is evidence of Roman activity at nearby Totternhoe Knoll and the area around Eaton Bray with archaeological remains of a Roman villa at Valance End and Tottenhoe church end. The origin of the name Eaton is shown in the Dictionary of English Place Names as farmstead on dry ground in marsh or on well-watered land, from OE *æg+tun*. The village was shown in the Domesday Book as Eitone in 1086.

2.8 Eitone is in the hundred of Manshead also known as Stanbridge hundred. The Overlord in 1066 was Queen Edith wife of Edward the Confessor, the Lord being Alsi (of Bromham). The total population was 35, 20 villagers, 13 smallholders and 2 slaves. In 1066 Odo, half-brother of William the Conqueror, Earl of Kent and Bishop of Bayeux was given the village for his support to William.

2.9 The manor of Eaton was given by King John to Ardulfus de Braci whose descendant Mercelin de Braci married Sir William de Cantelou, barons of

Bergavenny (Abergervenny). Mercelin de Braci 1163-1195 is buried in Ellesborough and Sir William Cantelou 1159-1223 is buried in Aylesbury. Construction of the parish church of St Mary the Virgin was started to be built in 1200, the first castle being built in 1221 in the area where Park Farm now stands where parts of the moat can still be seen today. In 1273 Eaton passed to the family of Zouche. Katherine widow of William Lord Zouche died in 1471 childless.

2.10 The Bray family had been associated with Eaton for some time before the family possessed the manor. Thomas de Bray was a knight of the shire of Bedford in 1289, and Roger de Bray in 1312. It appears on the records of the Lord Mayor of London that the parish was called Eaton Bray in the reign of Edward 111 1327-1377. The second manor house was built in 1490. The story goes, that the manor was granted to Sir Reginald Bray by Henry V11 as a reward for handing the crown of England to Lord Stanley to place on Henry Tudor's head after the Battle of Bosworth Field. Sir Edmund Bray, nephew of Sir Reginald, was summoned to Parliament in 1530 as the Baron of Eaton Bray, He died in 1539. The title became extinct on the death of his son John Lord Bray in 1557.

The manor of Eaton Bray was sold to Walter Sandys for 2000 marks by John Bray. It passed to William Lord Sandys and then, by marriage, to the family Sandys of Latimer, in Buckinghamshire. Sir Edwin Sandys of Eaton Bray died in 1608.

2.11 The manor was then purchased by the Huxleys of Wyer Hall in Middlesex and then by the Potter family. John Potter was Archbishop of Canterbury 1737-1747. The second manor house fell down in the mid 18 century. Thomas Potter sold the manor to William Beckford who was Lord Mayor of London in 1762 and in 1769 he passed it to his son Thomas William Beckford, who built Fonthill Abbey in 1807 and the Beckford Tower in Bath. He spent his father's vast fortune, made in the plantations in Jamaica, and had to sell his properties. In 1863 Arthur McNamara squire of Billington bought Eaton Bray. Arthur married Sophie whoes parents were the keepers of the bedchamber to Queen Victoria's daughter Princess Louise Duchess of Argyll. Arthur died in 1906 and is buried in Billington. Sophie cleared his debts to the trustees and lived the rest of her life in Heath and Reach. She died in 1912 and is buried in Ireland. The manor of Eaton Bray was broken up by the McNamara trustees in 1915.

2.12 William Wallace moved to Eaton Bray in 1886 into what was then the redundant National School and he came to the village with his business partner Thomas Duck. In 1900 Wallace gave £1000 to the Reverend Edwin Sutton who had the coffee Tavern built and gave it to the village to rehabilitate or "dry out" local men (there were 13 pubs in the village at that time). Wallace later bought Park Farm in 1915 for £8,500. Between 1886-1927 he owned 500 acres of land in in the parish and employed over 100 people becoming Lord of the Manor in 1926, his only son died the same year. In 1927 the Wallace business was sold to Lowe and Shawyer who ran it until 1968. The nurseries were bought back in 1968 by his two daughters Hattie and May. May the younger of the two sisters died in 1992. Park Farm was tenanted by the French family 1927-1968 when they bought it from the sisters. Park Farm is still owned by the French family. William Wallace also gifted the land known as the Playing Fields, at the Rye, still used today on the condition that no ball games were to be played on Sundays.

2.13 During the two world wars 233 men and women served from the village and 43 were lost, as recorded in the St Mary's Roll of Honour. The Lugsden family lost 4 brothers in WW1.

2.14 The village has had a number of businesses over the years probably the oldest surviving one is Hawkins Transport formed in 1935 as well as Wallace nurseries that at one time supplied carnations to the Royal family. Straw plaiting was carried out and Aylesbury Prunes grown for the fruit value. Also there was a thriving business in rearing ducks as well as in milling.

2.15 Our Village sign, which stands on market square outside the White Horse pub, is based on the Bray family's Coat of Arms. On the top left hand side is an image of the last Manor House in Eaton Park. Top right is St Mary the Virgin Parish Church, centre is the War Memorial dedicated in 1921 by Simon Howard Whitbread, Lord Lieutenant of Bedfordshire. Below the Manor House is shown a device for breaking hemp (flax) used for making rope, it was used as a symbol by the Bray family. Below the church a device called a Plait Mill which was used to flatten plait. The Chevron comes from the Coat of Arms of the Bray family. Lower centre Moat Farm in the High Street and either side of Moat Farm are Aylesbury Prunes depicting the many orchards that were once in the village. The bottom symbol represents carnations in recognition of W.E.Wallace and sons one time Eaton Bray's largest employers.

2.16 The Parish Church St Mary the Virgin will be celebrating its 800 years anniversary in 2019.

References: Peter Mayne
Bernie Tickell
A.D.Mills Dictionary of English Place names
Magna Britannia Bedfordshire by Daniel and Samuel Lysons
Eaton Bray a Century of Change by Peter Mayne
David Ross - Britain Express historic churches
Coffee Tavern history
Open Domesday - online copy of Domesday Book

3. Planning Policy Context

3.1 The Parish lies within the Central Bedfordshire Council area in the county of Bedfordshire.

National Planning Policy

3.2 The National Planning Policy Framework (NPPF) published by the government in 2012 is an important guide in the preparation of neighbourhood plans. The following paragraphs of the NPPF are considered especially relevant:

- Rural Communities (§28)
- Housing and Design (§50)
- Community Facilities (§70)
- Green Belt (§79 - §90)
- Flood Risk (§100)
- Biodiversity (§109)
- Heritage Assets (§129)

Strategic Planning Policy

3.3 The development plan primarily comprises the saved policies of the South Bedfordshire Local Plan adopted in 2004. Its key policies applying to the Parish are:

- GB3 – identifying the village as being inset within the Green Belt as a 'Category 3 Village'
- BE6 – identifying Moor End as an Area of Special Character for design control
- BE8 – setting out more general design considerations
- TCS7 – protecting local and village shopping facilities
- R11 – protecting recreational open space in rural areas

Some other policies are shown on the Policies Map (BE4, BE5, NE7 and IS3) but they have not been saved for development management purposes.

3.4 There are no other references to the village and there were no proposals to amend the Green Belt boundary to release land for development on the edge of the village. Since then, there have been some schemes approved in line with Policy GB3 for the redevelopment of brownfield land and for infill development within the village.

3.5 Central Bedfordshire Council is now bringing forward its replacement, the Local Plan 2015 – 2035. The Draft Local Plan document has recently been consulted on and will be submitted for examination in early 2018 for adoption by the end of the year. It identifies the Parish as lying within Area A ('South & West/M1 Corridor') and states that "small villages in the Green Belt generally have limited capacity to grow".

33.6 There are a number of spatial policies in the Central Bedfordshire Council Local Plan that will complement the Eaton Bray Neighbourhood Plan in directing and managing development, notably:

- SP1 Growth Strategy – identifying inset Green Belt villages in Area A (including Eaton Bray) for potential village extensions (but containing no proposals for Eaton Bray)
- SP3 Development in the Green Belt – considers only infill development acceptable in principle within the Plan's defined Green Belt boundaries of settlements. Particular attention will be paid to assessing the quality of development proposed and the likely impact on the character of the settlement and its surroundings.
- SP4 Coalescence – new development in the countryside must avoid reducing open land that contributes to the form and character of existing settlements
- SP5 Important Countryside Gaps - important Countryside Gaps will be defined on the proposals map that accompanies the pre-submission version of the Plan. The Council will not grant permission for unallocated development that would promote the visual or physical coalescence of nearby settlements.
- SP6 Development within Settlement Envelopes – within the envelopes of Large Villages, small-scale housing and employment uses, together with new retail, service, and community facilities to serve the village and its catchment will be supported in principle (Eaton Bray is defined as a Larger Village inset in the Green Belt)

3.7 There are also a wide range of development management policies covering housing types/tenures, employment (including EMP5 on the rural economy), retail (including R2 for villages), transport/traffic/parking, green infrastructure, climate change, community facilities (including HQ2 that aims to protect such facilities), design (including HQ8 that prevents backland development) and heritage.

3.8 In general, therefore, the significant heritage, flood risk and, above all, Green Belt policy constraints are intended to continue through the plan period, with no proposals to extend the village.

4. Community, Views & Land Use Planning Policies

4.1 Since the commencement of the process the Eaton Bray Neighbourhood Plan Steering Group have endeavoured to canvas and develop the views of the Parishioners and to share the information gained.

4.2 Our activities have included preparing articles indicating thoughts and progress in the local community magazine "Focus", mail drops to every home, setting up a dedicated section of the Parish Council Web Site and specific "Facebook" pages, meeting with local businesses and the school culminating in two public drop-in sessions at the Coffee Tavern aligned with a questionnaire to elicit the views of local people. We are pleased to report a return in excess of 340 public consultation questionnaires which is a resounding success representing the views of around 30% plus response of the Parish.

4.3 We have analysed the responses and summarized the various comments that were made and list below a flavour of the main results.

- People generally wanted the Village to retain its rural character, its public green spaces and its autonomy
- In terms of development, the benefit of being surrounded by Green Belt was appreciated and that any new development would be effectively infilling. Protection of the Green Belt was paramount in people's views.
- There is a preference for small / medium sized properties (no more executive style houses) and a greater emphasis on smaller starter homes and properties that the elder generation can down size into thereby releasing under used larger properties.
- Energy efficiency, sustainability was also important as part of the strategy to be adopted for infill developments.
- Aspects that were not popular were the instances of flooding, poor road conditions, vehicles speeding in the village, inadequate parking, and poor mobile telephone signal.
- Improvements in public transport and traffic calming would be welcome as its currently totally inadequate to support the current population never mind coping with any potential increase.

4.4 Whilst this is a very high level summary of the results, the full results were posted on the Eaton Bray Neighbourhood Plan web site, which any one can access to review and comment. We believe the level of response to our community engagement wholeheartedly supports the views expressed in this Neighbourhood Plan.

5. Vision, Objectives & Land Use Policies

Vision

5.1 The vision for Eaton Bray is:

To remain a busy and vibrant community with a wide range of facilities. Growth will be through sustainable infill and brown field developments of smaller homes contained to within the existing fabric of the village whilst protecting the Green Belt. There are many significant historic buildings and landscape which will be preserved for future generations. Gaps to adjacent villages will remain and design standards of new buildings will reflect the rural character of the village.

Objectives

5.2 To achieve this vision a number of key objectives have been identified as follows:

- To protect the Green Belt on its present boundaries
- To protect and enhance the special heritage assets and vernacular of the village and its rural character
- To protect and improve the biodiversity value of the Parish
- To encourage walking in and around the village and to better manage the harmful effects of traffic and parking
- To sustain the range of community facilities, shops and businesses that are essential to community life
- To ensure that where infill development occurs, smaller and starter one and two bedroom homes are built.

Land Use Planning Policies

5.3 The purpose of these policies is either to encourage planning applications for proposals that the local community would like to support, or to discourage applications for development that the community does not consider represent sustainable development in the Parish.

5.4 The policies avoid repeating existing national or local planning policies and therefore focus on a relatively small number of key planning issues in the Parish. For all other planning matters, the national and local policies will continue to be used. In this respect, the local community is content with the spatial strategy of the emerging CBC draft Local Plan published for consultation in June 2017, which does not propose to release any land from the Green Belt around the edge of the village.

5.5 Set out below are the proposed land use policies, each of which has a number and title, with the policy itself written in bold italics for ease of reference. There is also a short supporting statement explaining the intention of the policy and any other relevant background information. At the end of the document is the Policies Map – where a policy refers to a specific site or area, this is illustrated on the Map.

Policy EB1 Conservation Area & its Setting

Proposals for infill development within the Eaton Bray Conservation Area, as shown on the Policies Map, and its setting will be supported where they pay special attention to the desirability of preserving or enhancing its character and appearance.

All proposals in the Conservation Area should:

- ***Reflect any common characteristics of buildings in the immediate locality in terms of building heights, scale, massing, roof form, plot arrangement and materials***
- ***Avoid obstructing any existing view from within the Conservation Area to the open countryside, especially the view from High Street to Dunstable Downs***
- ***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***
- ***Not undermine or obstruct views to or the setting of any heritage asset***

All proposals in the setting of the Conservation Area should acknowledge the significance of their location in contributing to the character of the Conservation Area.

Proposals to redevelop the garage land off Park Lane, as shown on the Policies Map, will be encouraged in order to enhance the character of the adjoining Conservation Area.

5.6 This policy identifies the key development principles that will apply to consider the design proposals of new schemes within the Eaton Bray Conservation Area and its setting. In doing so, it refines saved policies BE8 (Design Considerations) and H12 (Controlling Infill in Villages) and emerging Local Plan policies HE3 (Built Heritage) and HQ6 (High Quality Development).

5.7 It reflects the fact that there are no dominant, common characteristics across the Area, but rather, the Area comprises a variety of buildings and spaces that demonstrate the evolution of its growth over centuries. There are few opportunities to appreciate the Conservation Area from the outside, as it has been surrounded by more modern development for the most part. However, the role played by the mature trees and hedges along High Street and by the village green are very significant, as are the occasional views from within the Area to the surrounding countryside. A village character assessment has been prepared for the evidence base, which includes analysis of the Bedfordshire Historic Environment Record.

Policy EB2 Moor End Area of Special Character

Development proposals, including alterations to existing buildings, in the Moor End Area of Special Character, as shown on the Policies Map, will be supported provided the scale, density, massing, height, landscape design, layout and materials will preserve the street scene and avoid any increases in density that would be harmful to the character of the area.

5.8 This policy carries forward the saved Policy BE6, which identified Moor End as one of a number of Areas of Special Character. The emerging Local Plan no longer contains such a policy, but the essential character of occasional listed buildings and other heritage assets along the road remains, and so the policy intent is still valid.

Policy EB3 Local Heritage Assets

The Neighbourhood Plan identifies the following buildings and structures as Local Heritage Assets by way of their local historical, architectural and/or street scene value:

- ***10 High Street***
- ***14 High Street***
- ***Vicarage, 11 High Street***
- ***Coffee Tavern & Reading Room, High Street***
- ***20-24 High Street***
- ***48 High Street***
- ***59 High Street***
- ***78 High Street***
- ***Meadside Farmhouse, 102 High Street***
- ***121-123 High Street***
- ***Poplar Farmhouse, High Street***
- ***April Cottage, 1 Church Lane***
- ***Salvation Army Hall, Booth Place***
- ***Rose Cottage, Northall Road***
- ***3 Totternhoe Road***
- ***Comp Farm, Totternhoe Road***
- ***The Lodge, Northall Road***
- ***4 Northall Road***
- ***17 Northall Road***
- ***21 Northall Road***
- ***33-34 Northall Road***
- ***35 Northall Road***
- ***Former Five Bells Public House, Park Lane***
- ***15 Park Lane***
- ***The War Memorial***
- ***Great Green Farm***

Any development proposals that would affect the character, setting or integrity of the identified local heritage assets should:

- i. be accompanied by a description of its significance in sufficient detail to allow the potential impacts to be adequately assessed;**
- ii. be sympathetic to the building or structure concerned and propose its creative reuse and adaptation;**
- iii. ensure that recording and interpretation is undertaken to document and understand specific value and significance of the asset.**

5.9 This policy identifies a number of non-designated ('local') heritage assets to which the provisions of NPPF §135 and of emerging Local Plan Policy HE3 will apply. The buildings have been identified through researching the Bedfordshire Historic Environment Record and analysis of the village character. The separate village character assessment identifies the nature of the historic, architectural and/or street scene value of each building.

Policy EB4 Light Pollution

All proposals for development will be expected to demonstrate how they contribute to minimising light pollution and light spill into adjoining areas of landscape value and the open countryside.

5.10 This policy seeks to minimise external lighting in development schemes as a means of maintaining the essential rural character of the village in its rural landscape during the hours of darkness. In doing so, it refines saved Policy BE8 (Design Considerations) and emerging Local Plan Policies CC7 (Pollution) and HQ6 (High Quality Development).

Policy EB5 Biodiversity Assets

Development proposals that enable the protection and enhancement of the key features of the parish landscape, including traditional orchards, farmland, veteran trees, woodlands, hedges, wetlands, wildlife corridors and other natural heritage sites, will be supported.

Proposals that have a detrimental impact on traditional orchards, veteran trees, native woodlands, wetlands, wildlife corridors, protected natural heritage sites, Nature Improvement Areas, or Species and Habitats of Principal Importance will not be supported.

Proposals that have a detrimental impact on long-established hedgerows which are visually prominent (especially along the main approach roads within the parish), or which have biodiversity value, will not be supported.

In assessing proposals that would result in significant harm to local biodiversity, consideration will be given to any appropriate mitigation or compensation proposals submitted as part of the planning application concerned.

5.11 This policy seeks to protect against the loss of biodiversity value and of important features in the landscape through development that may otherwise be appropriate in the Green Belt or within the village boundary. In doing so it refines emerging Local Plan policies EE2 (Enhancing Biodiversity) and EE3 (Nature Conservation).

5.12 Eaton Bray's long rural history means that it retains and supports areas of Habitats of Principal Importance and many records of Species of Principle Importance for Nature Conservation (Section 41: NERC 2006). Several designated sites are present in the parish, including parts of the Dunstable & Whipsnade Downs SSSI and County Wildlife Sites at Edlesborough Hill, Eaton Bray Meadow on Bower Lane, at Well Head, on the River Ouzel and other locations.

Policy EB6 Orchards

Development proposals that will result in the unnecessary loss of an established orchard will be resisted, unless they make provision for its effective replacement at a similar scale. The landscape schemes of all development proposals should make provision for the planting of fruit-bearing trees.

5.13 This policy seeks to protect the remaining land in orchard use from unnecessary loss and to encourage the provision of new fruit trees as part of the landscape schemes of new developments. In doing so, it refines emerging Local Plan policies EE1 (Green Infrastructure) and EE4 (Trees, Woodlands and Hedgerows). Orchards were, and still are, an important characteristic of this rural area and provide biodiversity value.

5.14 Of particular note is the presence of Noble Chafer Beetle and Stag Beetle in the orchards of Eaton Bray. Noble Chafer is classified as vulnerable throughout the UK, which means that it is facing a very high risk of extinction in the wild. This species is dependent on traditional orchard habitat for its survival. Stag beetles receive legal protection and are dependent on the process of wood decay for their survival. The neighbourhood plan will seek to conserve and enhance populations of these nationally important species and their habitats.

Policy EB7 Footpath Network

Proposals for development adjoining a public footpath or bridleway should have regard to maintaining the rural character of the footpath or bridleway.

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.

5.15 This policy seeks to ensure that the existing network of footpaths and bridleways that encircle and cross much of the village is protected from unnecessary obstruction or loss. It also encourages adjoining development proposals to have regard to their relationship with the network in their access proposals, thereby refining saved Policy R15 (Public Rights of Way) and emerging Local Plan Policy EE1 (Public Rights of Way).

Policy EB8 Local Gaps

The Neighbourhood Plan defines Local Gaps on the Policies Map in order to prevent the coalescence of Eaton Bray with Edlesborough and Northall and with Totternhoe and to protect their character and rural setting. Development proposals should ensure the retention of the open character of the Local Gaps.

Proposals for the re-use of rural buildings, agricultural and forestry-related development, playing fields, other open land uses and minor extensions to existing dwellings will be supported where they would preserve the separation between the settlements concerned and retain their individual identities, character and setting.

5.16 This policy designates as Local Gaps three areas of land to the north, south-west and south-east of the village to prevent its visual coalescence with Totternhoe and Edlesborough respectively. In doing so, it refines emerging Local Plan Policies EE5 (Landscape Character) and DC1 (Development in Countryside). Although all of the land lies in the Green Belt, there are forms of appropriate development that may undermine the visual integrity of a gap.

Policy EB9 Community Facilities

Proposals to improve the viability of an established community use for the following buildings and land (by way of the extension or partial redevelopment of existing buildings) will be supported, provided that the scheme does not have a harmful impact on the street scene, and that any resulting increase in use will not harm the amenity of neighbouring properties:

- ***The Mead Allotments***
- ***Bower Lane Allotments***
- ***Bowler Lane Cemetery***
- ***Eaton Bray Academy***
- ***Cricket Club, Rye Gardens***
- ***School Lane Recreation Ground and Sports/Play Facilities***
- ***The Rye Recreation Ground***
- ***The Greenways amenity space***
- ***Medley Close amenity space***
- ***Land off Mill End Close adjoining Ouzel Stream***
- ***Market Square Village Green***
- ***Moor End/Bower Lane Village Green***
- ***Holmans Field & Allotments***
- ***St. Mary's Church, High Street***
- ***Methodist Chapel, Totternhoe Road***
- ***Salvation Army Hall, Booth Place***
- ***The White Horse Public House, Market Square***
- ***The Village Hall***
- ***The Coffee Tavern & Reading Room***

Proposals that will result in either the loss of, or significant harm to a facility listed above will be resisted, unless it can be clearly demonstrated that the operation of the facility, or the ongoing delivery of the community value of the facility, is no longer viable.

5.17 This policy identifies all of the community facilities and their ancillary land in the Parish, to which emerging Local Plan Policy HQ2 (Social & Community Infrastructure) will apply. Each facility plays an important part in community life and its unnecessary loss will have a detrimental impact on the quality of village life.

Policy EB10 Cemetery Extension

The Neighbourhood Plan allocates land off Bower Lane for the purpose of extending the existing adjoining cemetery. Proposals will be supported, provided they do not comprise any additional buildings on the land.

5.18 This policy will enable the expansion of the existing cemetery on Bower Lane. Although in the Green Belt, it is suited to that purpose (provided there are no buildings) and it will help meet the long term needs of the Parish for burial plots. If necessary, the policy will support an application for a Compulsory Purchase Order to enable the Parish Council to acquire the land in due course (in line with emerging Local Plan Policy HQ2 (Social & Community Infrastructure)).

Policy EB11 Traffic

The Neighbourhood Plan identifies sections of High Street, Bower Lane, Moor End, Northall Road, Totternhoe Road and The Rye, as shown on the Policies Map, as forming the main traffic routes through the village. Development proposals within the village must have regard to the desire to mitigate the effects of traffic on these routes.

5.19 This policy identifies specific sections of roads in the village that suffer from the highest levels of peak hour traffic passing through the Parish. The traffic studies summarised in the Infrastructure Report in the evidence base record these peak hour movements and show that the village itself generates only a small proportion of these vehicle movements. The emerging Local Plan policies T2 and T3 (Mitigation of Transport Impacts) provide for the analysis of the effects of traffic on the local road network and this policy highlights where that analysis should focus, albeit only for proposals within the Parish, so as to seek to avoid making traffic problems any worse.

Policy EB12 Local Shops & Businesses

Development proposals to expand existing shops or commercial premises within the village boundary will be supported, provided they conform to other policies of the Neighbourhood Plan and Local Plan, and provided any negative impacts on local amenity and traffic can be satisfactorily mitigated.

Development proposals to change the use of shops or commercial units will be resisted, unless it can be demonstrated that their continued use is no longer financially viable.

Proposals to diversify agricultural businesses will be supported, provided they are appropriate in the Green Belt.

5.20 This policy encourages proposals to increase the number of commercial premises in the village, and to prevent the loss of established uses, to improve its self-

sufficiency as a viable village community. It also supports diversifying farm businesses to sustain a viable rural economy, so long as proposals are appropriate in the Green Belt. In doing so, it refines saved Policy TCS7 (Local & Village Shopping Facilities) and emerging Local Plan policies EMP5 (Rural & Visitor Economy) and R2 (Retail for Villages).

Policy EB13 Sustainability

Proposals for infill development within the village boundary will be supported, provided their design, specification and construction methods meet the highest applicable levels of sustainability, and in particular:

- **All proposals should seek to realise opportunities offered by the proposed site location, layout and property design to incorporate on-site energy generation from renewable sources**
- **Any new development or extension shall prepare an energy study to demonstrate that the applicant has maximised the use of renewable energy, group heating and/or combined heat and power technologies and to propose the design measures adopted to at a minimum achieve the required energy targets using improved insulation values, solar shading and any other passive technologies**
- **Buildings should be designed to maximise the benefits of solar gain whilst limiting summer overheating and should exceed the Building Regulations target for energy consumption by a minimum of 10%**
- **Climatic modifying systems shall exceed the Building Regulations specified efficiencies**
- **Any residential extension or infill housing scheme (excluding dwellings that meet the definition of a starter home) comprising three or more bedrooms shall target zero carbon standards**
- **To reduce environmental impact generated by additional traffic, proposal design should encourage the use of walking and cycling to access local facilities and public transport for wider commuting**
- **All infill housing developments shall:**
 - **provide off street parking for one vehicle per bedroom;**
 - **Where off-street car parking places include the use of garages, the dimensions of the garages must be suitable for modern vehicle dimensions**
 - **Where they comprise one bedroom dwellings, shall also provide an off-street visitor space.**
- **Electric vehicle charging points will be included for all new developments and installation encouraged in public areas as appropriate**
- **Any building extensions shall seek to include reasonable measures to ensure the current energy consumption is not increased.**
- **Proposals to improve energy efficiency of heritage assets or to generate renewable energy within their curtilage must demonstrate that they will cause no harm to the heritage asset**
- **Measures shall be taken in the design of the surface water attenuation to reduce the run off from within the site boundary of each plot to below the current calculated run off.**

- **Any proposals within the floodplain must demonstrate how they will manage effectively the risks of fluvial flooding, within the site boundary and to surrounding land.**
- **Non-residential developments shall meet the requirements of Building Research Establishment BREEAM building standard of “excellent”**

Proposals for community energy schemes to generate renewable sources of energy for the direct benefit of the Parish will be supported, provided the proposed energy technology is supported by the results of the community survey and scheme is located beyond the setting of the Conservation Area or other designated heritage assets and does not lie within a designated Local Gap or Local Green Space.

5.21 This policy sets out a series of sustainability considerations for the attention of applicants when designing their proposals, to sit alongside the provisions of the emerging Local Plan climate change policies (CC1 to CC7). It is derived from the community survey, where the majority of residents indicated a keen interest in, and support for, policy proposals to improve the sustainability performance of new development.

5.22 The policy places the onus on applicants to show they have given the relevant principles the proper consideration and have clearly demonstrated the measures they have taken to achieve high levels of sustainability in their proposals, and strived to maximize the benefit offered to the village community. It also encourages proposals for energy schemes controlled by the community that will directly benefit the Parish, provided they are sited in suitable locations.

Policy EB14 Housing Mix

Proposals for housing development should be predominately 1/2/3 bedrooms; flats, semi-detached or terraced housing to encourage an increase in properties for the young or elderly. Proposals for large, detached “executive” style houses will not be supported.

Alterations and or extensions to existing houses/ plots that include a separate self-contained 1/ 2 bedroomed annex will be encouraged to benefit the improved usage of plots.

Any developments shall have off street parking provision of one space per bedroom.

5.23 This policy requires all housing schemes of any size to deliver more homes of 2 or 3 bedrooms in order to correct the present imbalance in the village housing stock. In doing so, it refines Policy H1 on housing mix in the emerging Local Plan for application in Eaton Bray.

5.24 Nearly 50% of homes are detached (the vast majority of 4+ bedrooms) compared to the Central Beds average of 28% and the England average of 22%. Conversely, the village is significantly under-provided for in its stock of smaller semi-detached, terraced and flatted homes. The result is a village demographic profile that is getting narrower in terms of its (older) age and household composition.

5.25 The goal of the policy is to deliver a majority of new homes as types that are better suited to either younger households or retirement dwellings including bungalows, albeit through small infill and redevelopment schemes within the village boundary. In which case, the policy applies to all housing schemes where there will be a net addition to the number of dwellings. Where that number will be an even number, at least half of the new homes must have 1, 2 or 3 bedrooms; where an odd number, they should comprise a majority of the new homes.

6. Implementation

6.1 The Neighbourhood Plan will be implemented through Central Bedfordshire Council's consideration and determination of planning applications for development in the Parish.

Development Management

6.2 The Council will use a combination of the Local Plan and this Neighbourhood Plan policies to inform and determine its planning application decisions. The Parish Council is a statutory consultee on planning applications made in the Parish and it will be made aware of any future planning applications or alterations to those applications by the planning authority. It will seek to ensure that the Neighbourhood Plan policies have been identified and applied correctly by applicants and by officers in their decision reports.

6.3 Where necessary, the Parish Council may seek to persuade the Secretary of State to call-in a planning application that it considers is in conflict with the Neighbourhood Plan but which the planning authority has deemed to consent. Similarly, it may also seek to persuade the Secretary of State to recover an appeal of a refused application, where the conflict with one or more Neighbourhood Plan policies has been important in the reasons for refusal. In both cases, the Parish Council will do so if it considers matters of national policy significance (for neighbourhood planning) are raised.

Local Infrastructure Improvements

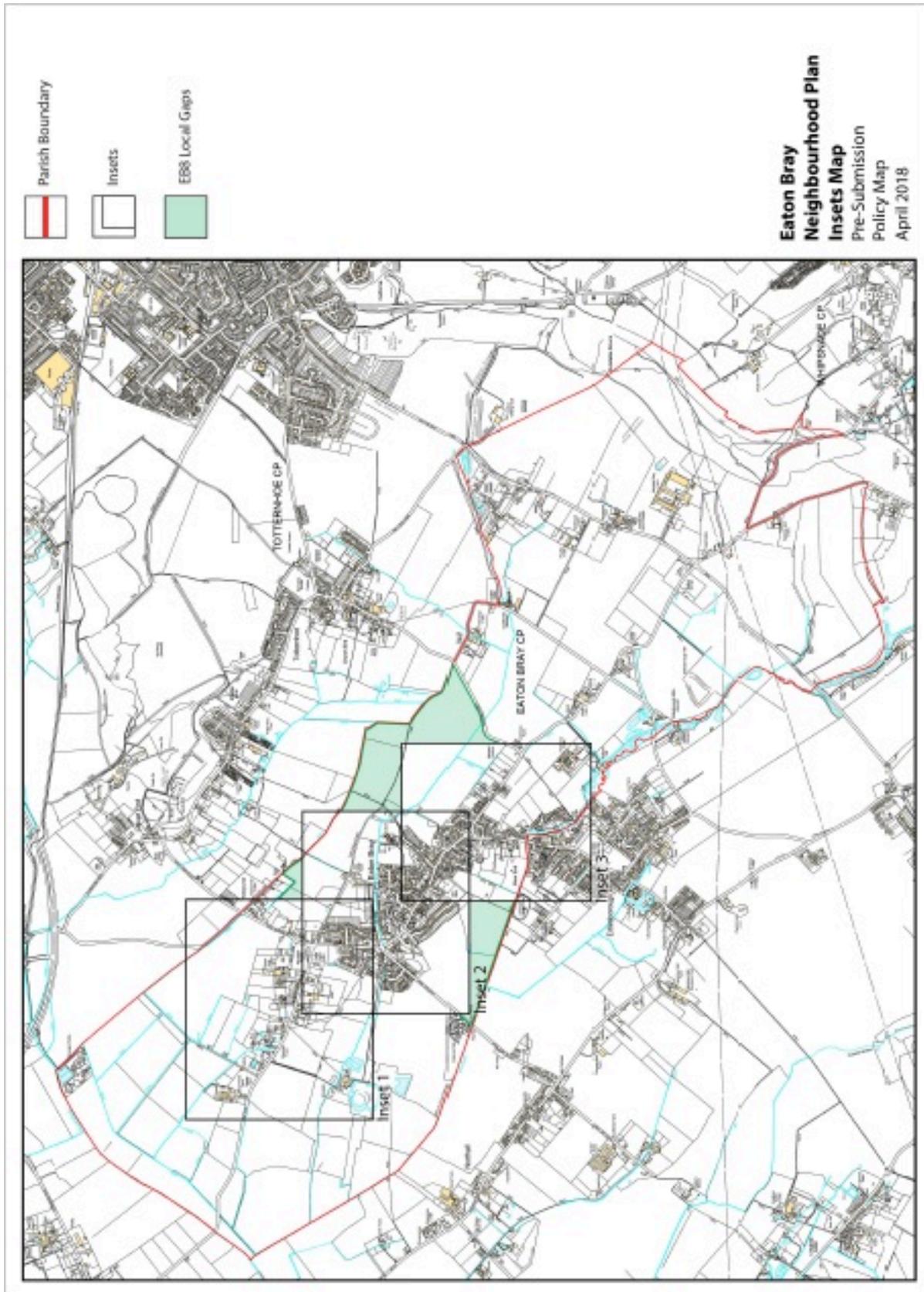
6.4 Although the scale of development likely to be consented in the Parish during the Plan period is likely to be very limited, there may be opportunities through S106 agreements (or through the Community Infrastructure Levy) to secure financial contributions to invest in improving local infrastructure. Should an opportunity arise, the Parish Council will review the evidence base and community consultations for the Neighbourhood Plan to inform its view in liaising with Central Bedfordshire Council.

Other Non-Planning Matters

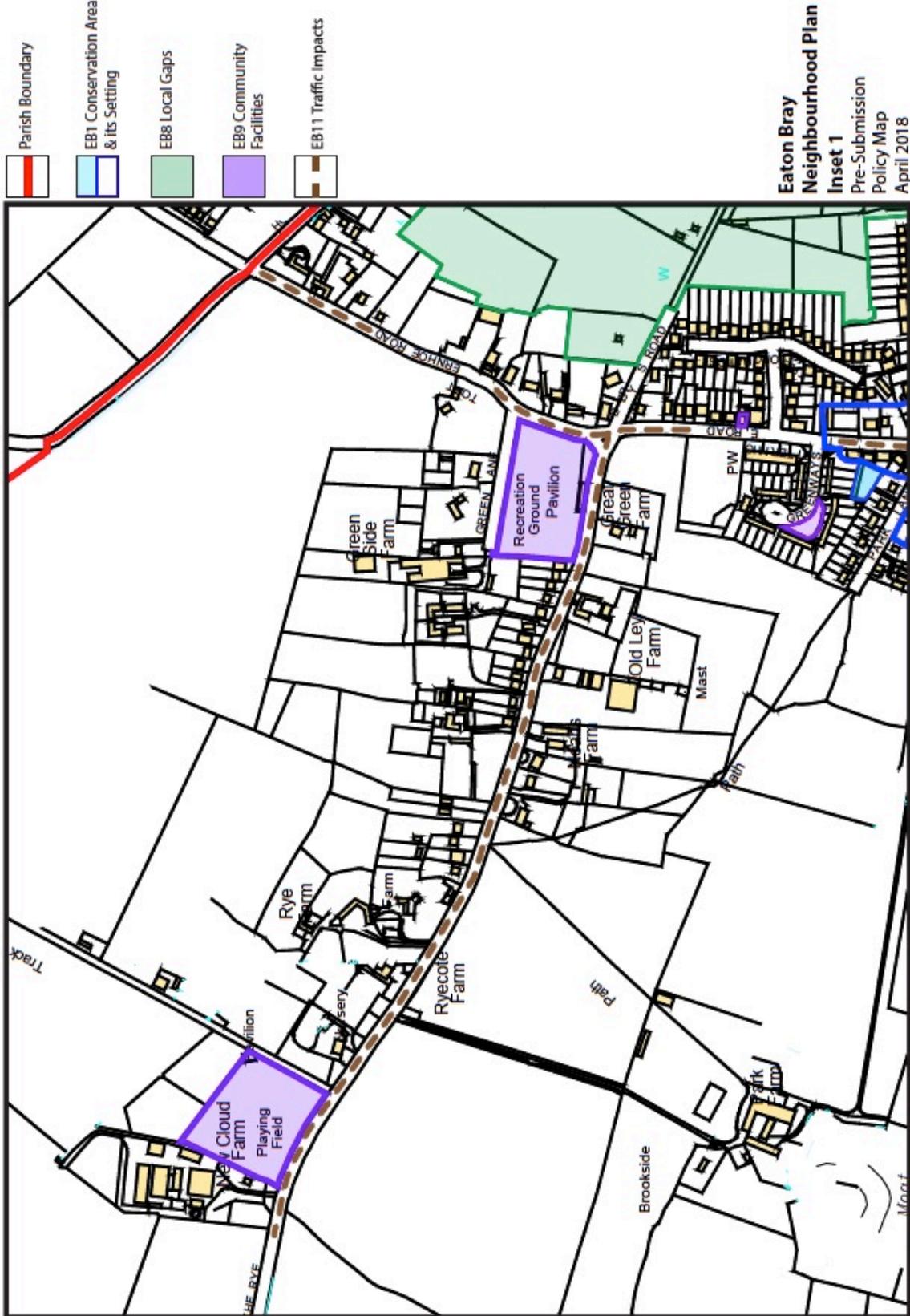
6.5 During the process of preparing the Neighbourhood Plan, there have been many ideas for improving or addressing current problems in the village and Parish that lie outside the scope of the land use planning system to control. The Parish Council has noted these issues and will take them forward through its day-to-day business and in partnership with the local community and relevant parties.

POLICIES MAP & INSET

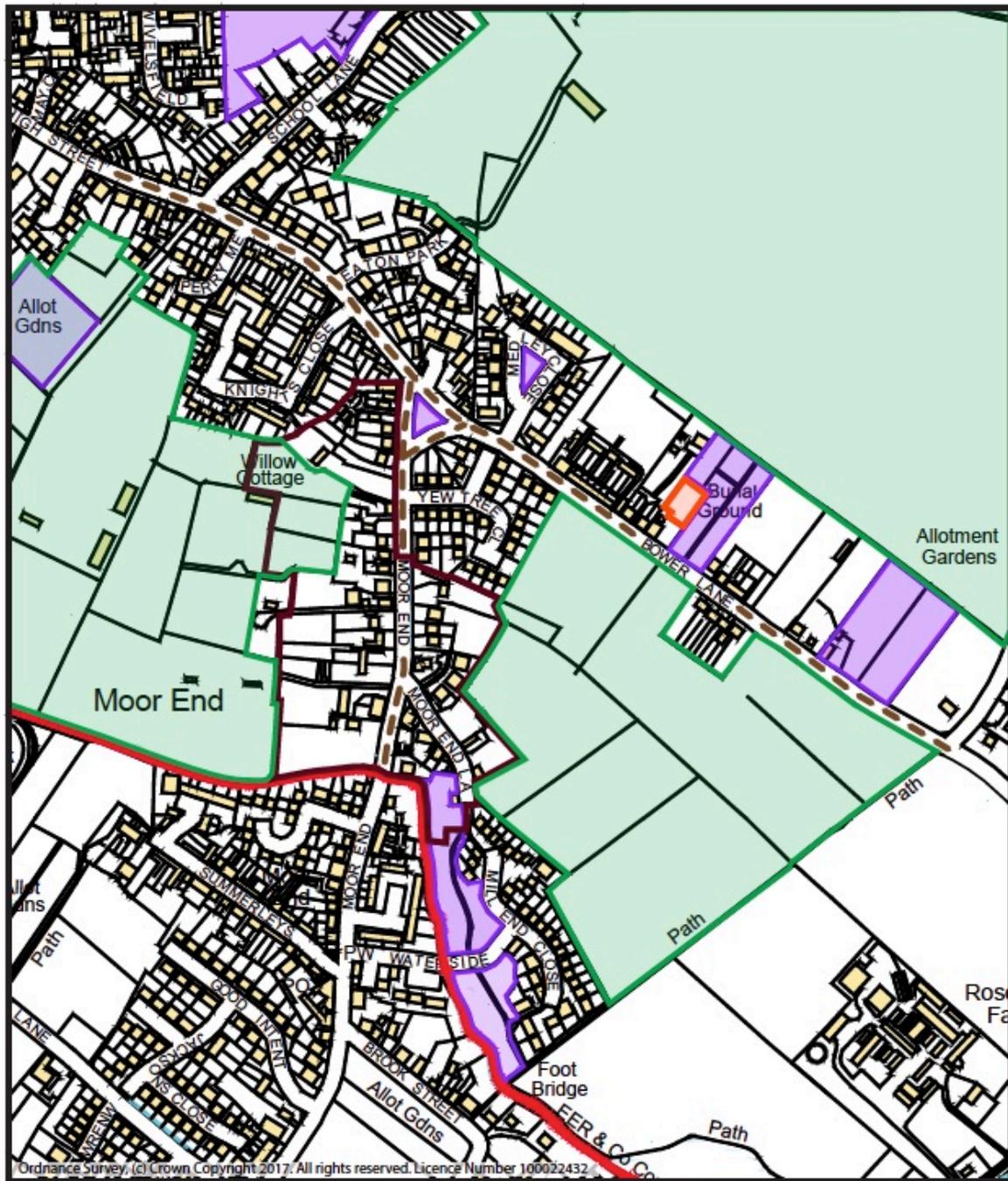
Policy Map



Inset 1



Inset 3



Eaton Bray Neighbourhood Plan Inset 3
Pre-Submission Policy Map April 2018

- | | | |
|--|--|---|
|  Parish Boundary |  EB8 Local Gaps |  EB10 Cemetery Extension |
|  EB2 Moor End Area of Special Character |  EB9 Community Facilities |  EB11 Traffic Impacts |