



**Fillongley  
Neighbourhood Plan  
2018—2034**

**(Adopted August 2019)**

**Revised 2025**

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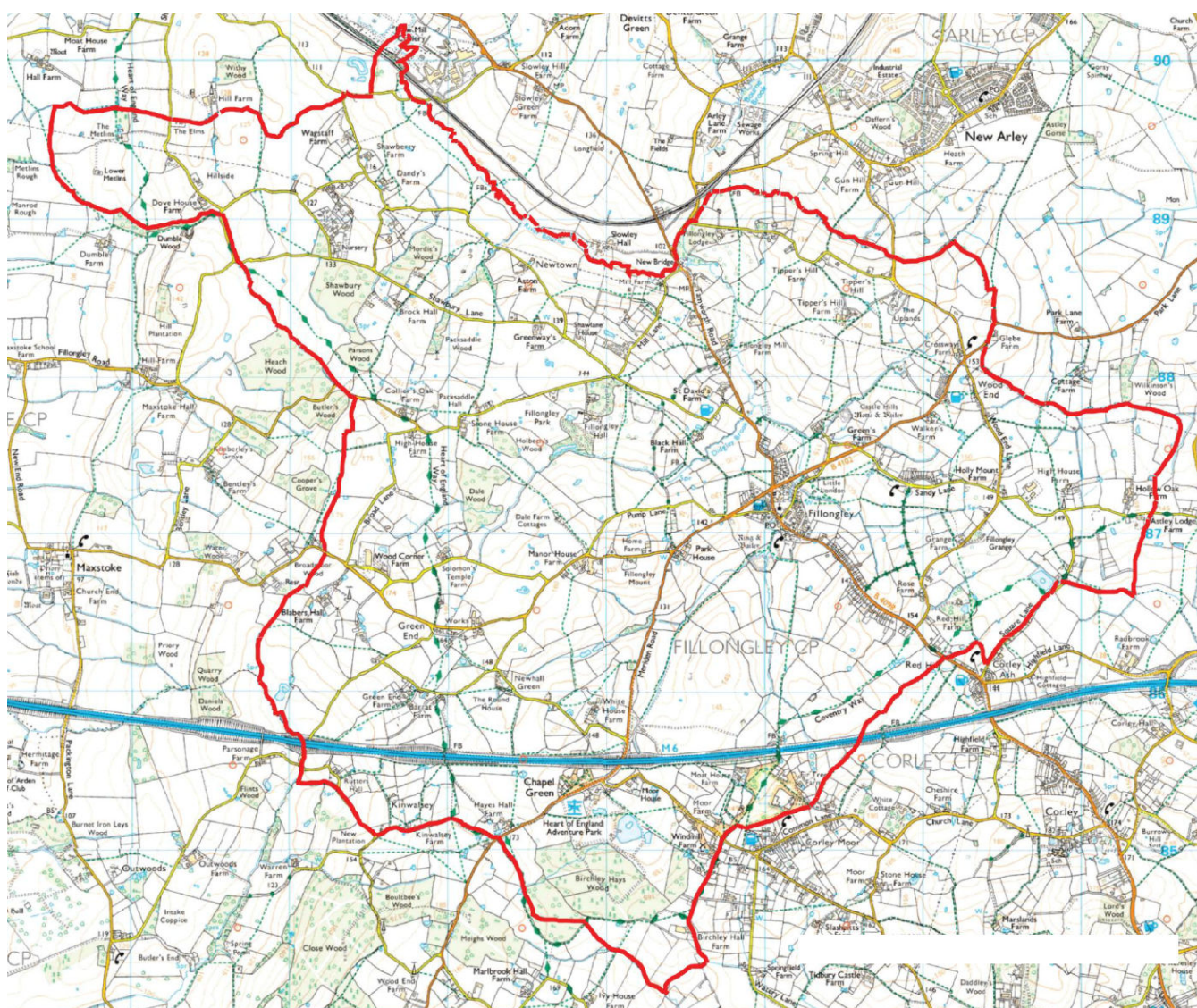
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# Fillongley Neighbourhood Plan

## 1.0 Background

In 2013 the Parish Council asked the local community for volunteers to work on the neighbourhood plan for Fillongley. Throughout the process, we strived to get all members of our community involved and harness both the technical expertise within our community and everyone else (with technical ability or not) to ensure that the views of all the community were included. We had input from numerous community groups including: Fillongley Scouts and Cubs, Fillongley Golden Years, Bournebrook School, St Marys and All Saints Church, local business owners, farmers, landlords and users of the local pubs.

### MAP1 : Fillongley Parish



Fillongley Parish covers a very large geographic area. It is made up of the village centre and numerous hamlets (noted on the map) which derive from the farming history of the Parish which is and are still very much in evidence today.

### **1.0.1 Characteristics of Fillongley**

Fillongley falls within the Ancient Arden Landscape and has with it characteristics such as holly hedges interspersed with oak trees which are indicative of the area.

- Centre of village is a Conservation Area
- Ribbon development through centre of village
- Dispersed settlements in hamlets
- Dispersed Listed Buildings
- Predominantly rural, and historically farming village
- Red sandstone buildings and walls created from local stone that is still found in fields and has been reused from older buildings.

### **1.0.2 History**

Fillongley has 2 Ancient Monument Sites; a 12<sup>th</sup> century ring & bailey called Castle Yard that lies 80m to the south west of the village centre and an 11<sup>th</sup> century motte & bailey castle called Castle Hills which lies 200m to the north west. The origins of a settlement can be traced further back, but through the ages, the area has been a peaceful, rural, predominantly farming community.

### **1.0.3 Vision Statement**

To value, protect and promote the parish of Fillongley; a thriving rural community, preserving its historic setting and character, whilst working to ensure its long term future by meeting the needs of those who live and work in this outstanding rural area. The built and natural heritage of the Parish will be maintained and protected. Future housing building should conform to the existing character by comprising small developments in keeping with their surroundings. Provision of a mix of housing for all sectors of the community must be made. Rural setting and character will be preserved and enhanced for residents and visitors alike.

### **1.0.4 Monitoring and Review**

To be effective plans need to be kept up-to-date. Our neighbourhood plan is likely to require updating in whole or in part at least every 5 years. Reviews should be proportionate to the issues in hand. Once the Plan has been accepted the Parish Council will annually consider whether any major changes should be made to the Plan.

This process should ensure that the Plan remains current and relevant during its projected life.

The Plan will be reviewed formally on a five year cycle or to coincide with a review of NWBC Local Plan.

The review of the adopted FNP started in 2023. Within the first 5 years of the FNP, NWBC have altered their own policies and the Government-led specific number of properties to be built in Fillongley parish was withdrawn.

There are updates to building regulations and requirements also superceding, and sometimes coming into line, with the wishes of the community and very recently a new NPPF (2024). Planning Practice Guidance is yet to be reissued.

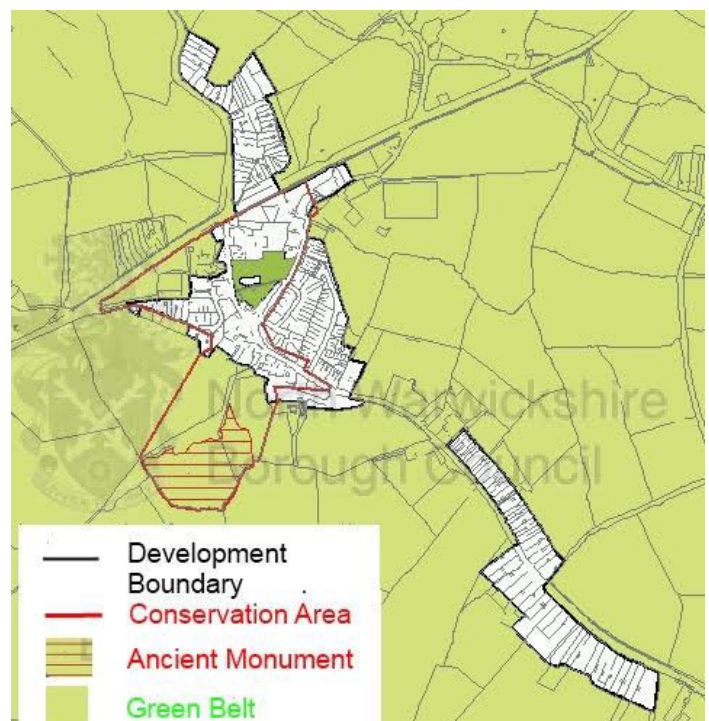
There are a number of areas where the Parish Council has had concerns that the policies are not worded strongly enough, and do not reflect well enough, the wishes of the Parishioners and the intentions of the Council. These were consulted on with the Parish in 2023. A number of policies have now been reworded. There have also been a further two new surveys, as part of the review, to understand the needs of the Parish. As these changes have been proposed, the Community is consulted to ensure that the Council are in sync with the Parishioners and that this remains a community driven document for the community, by the community.

### 1.0.5 MAP 2 : Fillongley Development Boundary and Conservation Area

Fillongley Parish has two separate “*Development Boundaries*” within which development is permitted (subject to NWBC and FNP policies). Outside of development boundaries all of the land lies within the Green Belt.

NWBC has reviewed the Boundaries (which were put in place prior to 1995) and there are no plans to alter these.

The Conservation area covers much of the centre of the village and includes Fillongley Castle which is a Scheduled Ancient Monument. There are further restrictions on properties and trees within the Conservation Area.

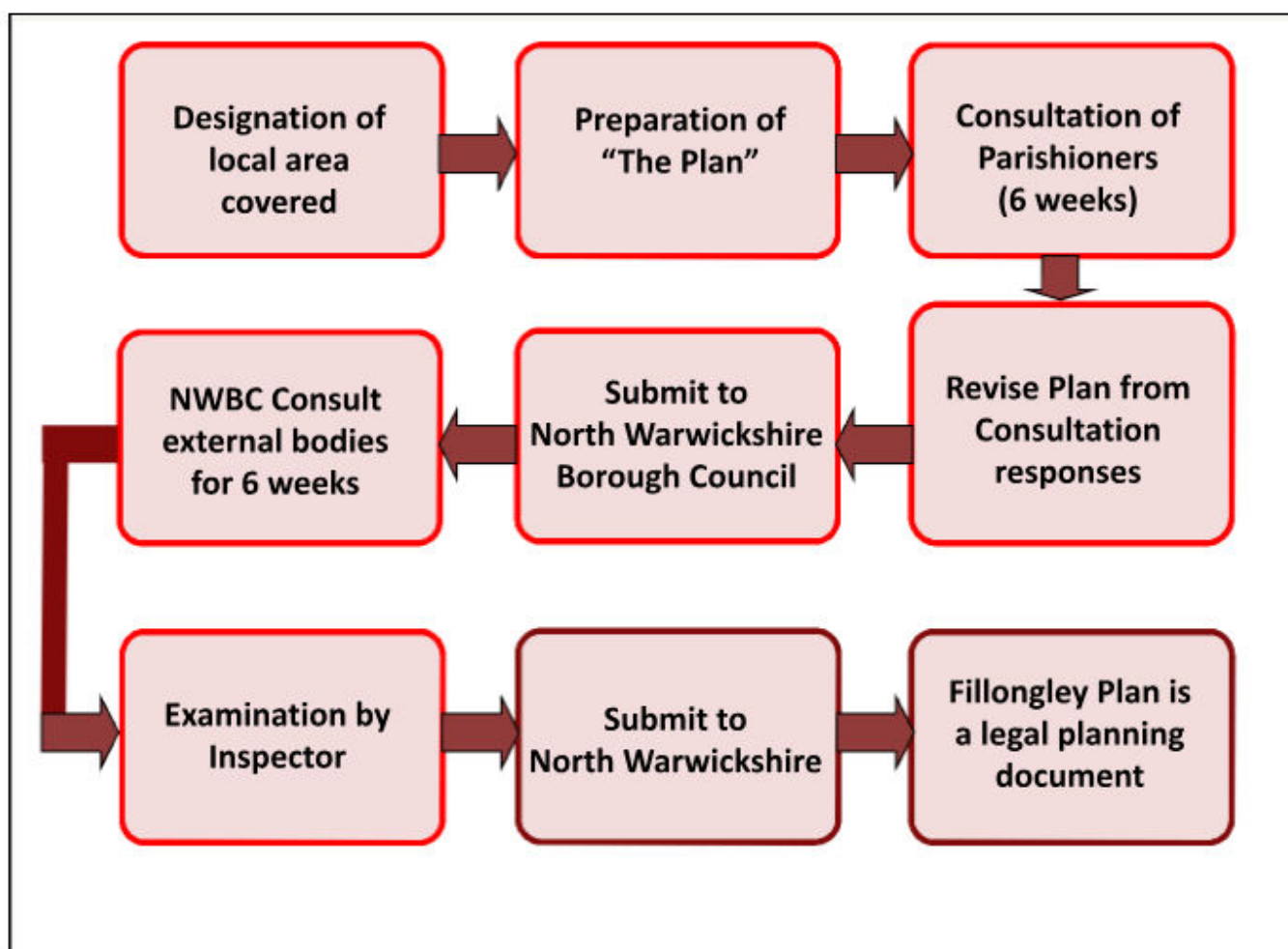


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Whilst, in theory, the laws and Policies already in place should protect our Green Belt, it has been shown that to bolster these laws with a robust Neighbourhood Plan can ensure that future development fits local wishes. Future development can be where we want it and what is needed within the Parish, ensuring a good mix of accommodation, making Fillongley attractive to all ages and ensuring its survival.

NWBC requires Fillongley to grow, helping the Borough to meet its housing requirements. However, as the majority of the Parish lies within the Green Belt we would expect most future developments to take place within the Development Boundary. Housing is likely to come forward on windfall sites through the re-use of brownfield sites or the conversion of rural buildings.

### 1.0.6 Neighbourhood Plan Preparation Process



Before the examination, and at a number of stages during the process, the Parish Council and Neighbourhood Planning Group (NP Group) had informally requested NWBC to check the plan for conformity, to minimise the risk of failure at the examination stage.

The Fillongley Neighbourhood Plan has been the subject of an independent examination where it was scrutinised. The Plan has been considered to be in conformity with local and national strategic planning policy as issues raised by the Inspector have been amended to comply.

If the plan is agreed by referendum, the Fillongley Neighbourhood Plan will form part of the development plan along with NWBC Local Plan, and will be used to assess the acceptability of planning applications in the Parish.

### **1.1.0 Preparation of the Original Plan**

#### **1.1.1 Scoping Survey and Analysis**

1.1.1.2 The NP Group devised a scoping survey to ascertain what was important to local people. It was decided that there would be more Community engagement if members of the NP group visited community groups discussing and handing out the survey and waiting for responses rather than just posting them to each household. Surveys were taken to Community Groups, (Golden Years, Gardening Club, Scouting units, Bournebrook School Pupils) asking what they liked and disliked about the Parish and what they would consider makes their community special and distinctive, by answering questions including what are you most proud of as a resident? In identifying the groups listed above, care was taken to ensure that these groups were representative of the wider community to provide a suitably balanced output. Identical surveys were also delivered to every farm and known business premises in the Parish together with stamped addressed envelopes for returns. Surveys were also left in the pubs with a box for returns.

1.1.1.3 The results were analysed and split into 2; business and residential. It was evident upon examination, that there were clearly responses from those who live outside the Parish but as they appear to be involved in Parish life through groups and organisations and so have positively contributed to the development of Fillongley Neighbourhood Plan. It was agreed that the number of non-residents completing the form would not have skewed the overall results.

1.1.1.4 The analysis of the survey gave us a wide range of likes and dislikes, desires for improvement and things to maintain as they are. There were some over-riding

issues which dominated the responses and as these are then obviously what matters to people, this is how we formulated the areas for the NP policies.

### **1.1.2 Recording and Fact Finding**

1.1.2.1 A group established key facts about the Parish from the Census etc, including population, age groups, where people worked etc.

1.1.2.2 A Housing Needs Survey was carried out with the guidance of North Warwickshire Borough Council to try and estimate future requirements.

1.1.2.3 WCC Ecology department mapped and recorded some of the key landscape and ecological sites in the Parish.

1.1.2.4 Separate groups researched existing documents in each area to gain as much insight into each sector and to ascertain existing “rules” that the NP would need to adhere to.

### **1.1.3 Sustainability Appraisal**

1.1.3.1 The NP Group prepared a draft Sustainability Appraisal to ascertain the viability of doing this for each site that may be put forward.

1.1.3.2 Sustainability Appraisals are not required as no site allocations for development are being proposed within the Neighbourhood Plan.

### **1.1.4 Consultation**

#### **1.1.4.1 The First Consultation—The Scoping Survey**

The initial survey consisted of very open questions to prompt discussion. This was delivered by members of the NPG to village groups including Bournebrook School, Golden Years, Scouts, Cubs, Gardening Club, sent to all local businesses (including farms), and left at central locations such as village pubs for collection.

#### **1.1.4.2 Fillongley Show**

This is an annual agricultural show that has been running in the parish since 1919. Fillongley Parish Council had a stand at the Fillongley Show and were actively promoting completion of the initial survey and participation in the Plan to as many of the Show’s 5000 visitors as possible.

### 1.1.4.3 “The Flyer”

At the end of 2015 we published the proposals for our Neighbourhood Plan in the form of an 8-page A4 document which was delivered to every household. It used the issues identified from the initial scoping survey which the Community felt needed tackling, together with the evidence base of existing parameters and local research to set out a vision for our community for the future.

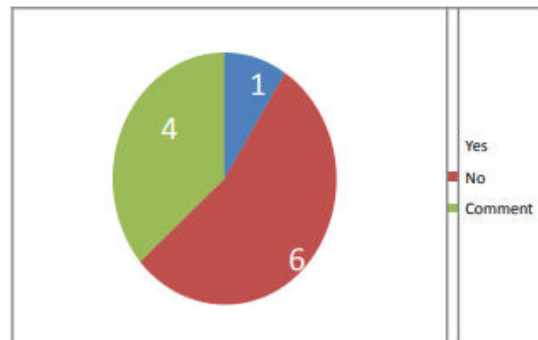
### 1.1.4.4 The Second Consultation Event

The flyer was followed up with an information packed drop-in afternoon at the village hall which had been well publicised (on the flyer, posters and Parish Magazine) and was well attended by a wide spectrum of the Community. There was a questionnaire for attendees to complete if they wished, giving people the opportunity to make further comment, ask questions, compliment or criticise any part of the proposals.

The Parish Council collated the information and responses.

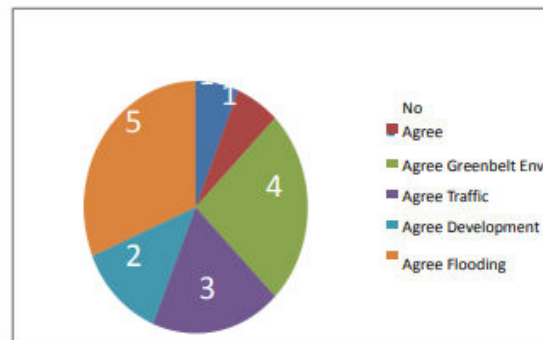
Do you strongly disagree with current proposals?

Yes	1
No	6
Comment	4



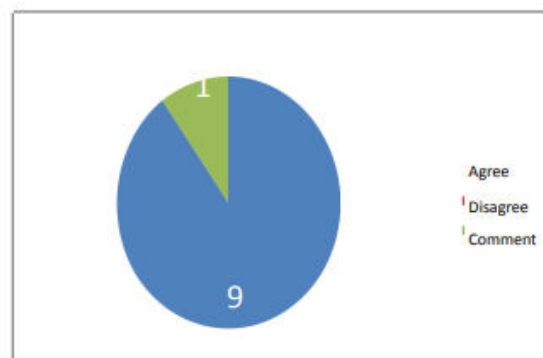
Do you agree with current proposals ?

No	1
Agree	1
Agree Greenbelt Env	4
Agree Traffic	3
Agree Development	2
Agree Flooding	5



Do you agree with proposed objectives and the future of the Parish?

Agree	9
Disagree	0
Comment	1



#### **1.1.4.5 Final consultation**

1.1.4.5.1 Being mindful of the fact that the Fillongley Neighbourhood Plan has to conform with both national and local planning policy, the Parish Council have informally consulted NWBC throughout the process to ensure that there are no obvious areas of conflict.

1.1.4.5.2 The final round of consultation was the publication of the draft Fillongley Neighbour-hood Plan. Full copies were delivered to every property in the village, statutory consultees and was also viewable/downloadable from the Parish Council website. Comments were returned to the Clerk to the Parish Council. Comments were then reviewed and amendments made where appropriate.

#### **1.1.5 Matching community needs and development**

Having assembled a wealth of information from national policy and from local responses to the consultation exercises, there was a need to try and make community desires/needs match up with established policies/laws. One example of this is housing;

1.1.5.1 The Housing Needs Survey evidence supplied by NWBC showed that there would be a future need for a variety of homes in the Parish. (EB 07/02 Fillongley Housing Needs Survey Jan 2014 - NP)

1.1.5.2 NWBC adopted Core Strategy required a minimum of 30 homes to be built in the Parish, however the current submitted Local Plan has removed any reference to require specific numbers.

1.1.5.3 There is no specific requirement from NWBC as to which type of homes these should be.

1.1.5.4 There were some sites allocated by NWBC in the Parish within the NWBC Site Allocations Plan 2014. None of these had wholehearted support from local people during discussions during public consultations and at PC meetings.

1.1.5.5 In 2014 NWBC Site Allocation plan, the sites provided 11 houses which was not the targeted number of 30 that were in the NWBC Core Strategy.

1.1.5.6 The village has a Development Boundary, with the remainder of the Parish being Green Belt, therefore, to comply with NWBC policy any proposed development should be within the Development Boundary. However, under the NPPF 2012 paragraph 89 there are exceptions to building within the Green Belt.

1.1.5.7 The landscape and ecological survey identified some sites that have high ecological value and should not be built on in order to protect the rural environment that people have said that they value highly.

1.1.5.8 As FNP must comply with NWBC policies this has created conflict. Following lengthy investigation it was decided that the most appropriate way forward is to rely on windfall sites (barn conversions etc) and brownfield sites to fulfil the requirement.

1.1.5.9 Some suggestions were however not put forward; a train line circling the village and a runway able to accommodate the Airbus A380 were found to be suggestions from younger children based on their current aspiration of “what you want to do when you’re older”, and were not indicative of general opinion and also did not comply with NWBC Core Strategy and the Draft Local Plan.

1.1.5.10 The Parish Council’s role in these exercises was to ensure that the NPG complies with other plans that form part of the Development Plan for the area, was representative of the community and that Parishioners were actively involved. It was important for them to take this overview as it was critical that the plan received the overall support of the Parish in a referendum.

1.1.5.11 Overall, there has been an overriding feeling that residents enjoy living here. Most see the need for some expansion, but do not want it to be to the detriment of the existing rural, peaceful village that we have. Many responses request the return of the Post Office, improved local shopping and improved bus services. We do not wish for large industries to come to the locality and change the nature of our Parish. We do not wish to have so many new houses that the natural gaps separating the hamlets from surrounding Parishes are filled. Protection of the Green Belt and our tranquil environment is predominant.

## **1.2 Update of the Plan**

### **1.2.1 Results of Housing Needs Survey 2023.**

This was the same questions as used by NWBC and contained direct questions regarding finances and current Need.

#### **1.2.1.1 “What is your current housing situation?” 64 responses**

- 65.6% Owner/occupier - No Mortgage
- 17.2% Owner/occupier - Mortgage
- 10.9 % Private Renting

- others, Rented Council House, Housing Association Rented and Housing Association shared ownership

1.2.1.2 94% of respondents lived in houses.

4% lived in a bungalow

2% lived in a flat

1.2.1.3 “Do you feel that the parish has a suitable range of housing?”

51% Yes

31% No

18% Don't know

1.2.1.4 There were then 5 people with needs identified for 5 properties. Of these 5, there were 6 responses asking for the most suitable type of housing for them.

3 Open market/private sale housing

1 Retirement housing

1 Affordable shared ownership housing

1 Affordable/Social rented housing

## 1.2.2 Results of Update Survey 2023

### 1.2.2.1 FNP01 Built Environment/FNP04 Housing

“Would you be in favour of a policy limiting the extension of bungalows into dormer bungalow/houses in order to maintain a stock of bungalows in the parish for those needing single storey living accommodation and those wishing to downsize? “

Yes 77.5%

Comments; “We NEED houses for the disabled and elderly. It is not fair for developers to buy bungalows, increase the size and move on for profit. It does not benefit those who want to live here.” “Single storey ground floor living is key for older people to maintain their independence and mobility, so it is really important to enable residents to stay in the village among their social and family communities with a stock of bungalow style housing, both new and old.” “I have difficulty with stairs and may need a bungalow myself. After 40 years don't want to leave Fillongley.” “If bungalows are built as a part of a social housing solution then stipulations should be that they remain as bungalows.”

“Would you be in favour of a policy minimising external lighting to ensure dark skies and minimal light pollution?”

73.2% Yes

#### **1.2.2.2 FNP02 Natural Environment.**

“FPC wish to introduce an amendment to the policy to restrict industrialisation where it affects the openness of the Parish and the loss of agricultural land. Would you be in favour of this proposal?

92.7% Yes

“FPC propose to include the grassed area on the junction of Eastlang Road and Coventry Road. Would you be in favour of this being included?”

88.1% Yes

#### **1.2.2.3 FNP03 Flooding**

FNP wishes to add to the flooding Policy wording to add that ANY development (not just housing) should not increase the flood risk to the Parish.

97.7% Yes

Comments “Bearing in mind Q4 hopefully limits new developments. ANYTHING having a detrimental impact on flood risks MUST be avoided given current weather trends.”

#### **1.2.2.4 FNP04 Housing/FNO7 Traffic & Transport**

Would you be in favour of a policy that requires residents to only be able to increase the number of bedrooms in their property if they could also increase the number of car parking spaces?

76.2% Yes

Would you be in favour of a policy that requires new properties to have a matching number of car parking spaces to bedrooms?

74.4% Yes

#### **1.2.2.5 FNP06 Heritage**

Is there anything that you would add to this policy? “ This should include old style stone boundary walls”

### 1.2.3 Results of Housing Needs Assessment 2025

This form was designed to reflect the wishes of the Parishioners, who may not have a Housing “Need” as defined by NWBC, but a desire to change their accommodation.

#### 1.2.3.1 “Do you own your own home (with or without a mortgage)?

72 responses. 86.1% yes, 13.9% no.

#### 1.2.3.2 “If you rent your home, which of the following do you rent from?”

- Private landlord 40%
- Local Authority 10%
- Parents 20%
- Employer 10%
- Tied accommodation 10%
- Live with parents 10%

#### 1.2.3.3 Question for those that rent; “Would you like to own your own home but cannot afford to buy one in Fillongley that suits your needs?

10 responses 80% Yes, 20% No

#### 1.2.3.4 “Is your home the right size for your current needs?”

59 responses 88% Yes, 12% no

#### 1.2.3.5 “Is your home the right size for your future needs?

60 responses 65% yes, 35% no.

#### 1.2.3.6 “Do you need/wish to move to a smaller/single storey accommodation either now or in the foreseeable future but are unable to do so because no suitable property is available or you cannot afford a suitable property?”

74 responses 34% Yes, 66% no

#### 1.2.3.7 “ If you answered yes to the above question (1.2.3.6) (26 responses). Do you need;

- Affordable property to release equity for retirement? 4%
- Single storey accommodation? 15%
- Quality, spacious, single storey accommodation but not as large as your current property? 69%
- First time buyer? 8%
- Affordable new housing? 4%

1.2.3.8 Do you think that Fillongley should develop any of the following over the next 20 years? (please choose all that apply) ( 70 responses)

- Shared equity and/or shared ownership priced below open market values 34%
- Social rented homes provided by Local Authority or Housing Association 33%
- Rented accommodation provided by landlords at open market rent levels 14%
- Rented accommodation provided by landlords at below market levels 7%
- None 43%
- other; Responses included; smaller (semi-detached) for starter homes, affordable (good quality) to buy outright, accommodation suitable for older residents that would release homes for younger people, smaller property people growing up in the village can afford.

1.2.3.9 Do you think that in the next 20 years, Fillongley should provide affordable homes for people, who do NOT live, work or have a family connection to the village?

71 responses. 27% Yes, 73% No.

1.2.3.10 Do you think that Fillongley should provide live/work units within the village (A live/work unit is a property that will incorporate a commercial space to allow you to run your business from home).

70 responses. 54% yes, 46% no.

## 1.2.4 Consultation 2025

A consultation on the updated plan will be distributed in January 2025 with a 6 week response period.

## 2.0 Policies and Proposals

### 2.1 Built Environment

#### 2.1.1 Key Facts

2.1.1 Fillongley Parish is made up of dispersed rural settlements including farms and barns with a distinct local style. The village centre includes a number of listed buildings; some showing the remains of 16th and 17th century timber framing. Most

‘traditional’ housing is mainly two storey, and of red brick or rendered construction with flat clay tiles or slate roofing and small vertical windows.

2.1.1.2 There is some ribbon development mainly radiating from the centre of the village, where dwellings have been built side by side on road frontages in typical suburban pre and post war style with further development taking place in the 1960s using tile clad front elevations and interlocking tile roofing.

2.1.1.3 A Conservation Area covers an area of the village centre.

2.1.1.4 NWBC have defined 2 Development Boundaries: this allows building within those areas. Land outside these areas is designated Green Belt.

2.1.1.5 There are several areas with parking issues; predominantly either where houses have no parking area (often due to the historic nature of the Parish) or where properties have been extended and numerous members of the household have multiple vehicles such that there is not enough space for all including on-street parking.

2.1.1.6 Experience since the adoption of the FNP, is of an increase in home extensions, particularly extending bungalows into larger houses. This reduces the options of those wishing to downsize but stay in the Parish.

2.1.1.7 Only 9% of properties are 1 bedroom, (compared to 11.6% nationally) and of these 5% are the flats in Eastlang Road which leaves only 4% of properties in the Parish as 1 bedroom properties away from Eastlang Road. 18% are 2 bedrooms; compared to a national average for England of 27.3% and 33.5% are 4+ bedrooms compared to a national average of 21.1%. This demonstrates that our parish is “top heavy”, with a lot of large homes and disproportionately fewer smaller homes available.

## **2.1.2 Survey Responses Indicated**

2.1.2.1 Desire to maintain geographical independence from Birmingham, Coventry and other settlements.

2.1.2.2 Limit development to small plots of land.

2.1.2.3 Preserve older houses and rural character of the village.

2.1.2.4 Maintain village atmosphere and strong sense of community.

2.1.2.5 Lack of parking spaces.

2.1.2.6 New builds 'not in keeping' with village.

2.1.2.7 Maximise and develop in and around the village centre.

2.1.2.8 Safe and friendly space for families and children to grow up in and businesses to thrive.

2.1.2.9 Policies to encourage sustainable development and renewable energy.

### **2.1.3 NP Objectives**

2.1.3.1 Ensure the designs of new buildings do not cause a detrimental change to the overall character of the village by encouraging developments that use the scale, shapes and forms of traditional Arden valley buildings, especially in or close to the 'Conservation Area'.

2.1.3.2 Encourage developments that follow the existing dispersed settlement pattern throughout the Parish and that blend with the natural features of the landscape.

2.1.3.3 Not to exacerbate existing parking issues or create new ones. Consider that cars driven in this rural Parish are predominantly large 4-wheel drive cars that require more space than many urban vehicles.

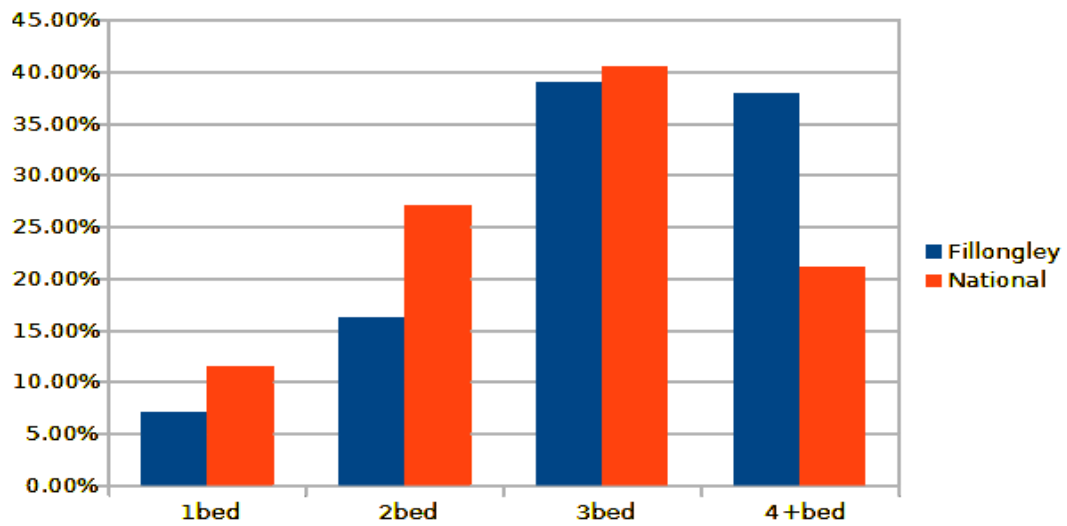
### **2.1.4 Further Evidence for FNP Updates**

2.1.4.1 In 2023, over 60% of respondents have lived in the Parish for 15+ years.

2.1.4.2 In 2023, 79.7% of survey respondents lived in a one or two person household. 2021 parish census data is that 64.8% of residents live in a one or two person household. This indicates that respondents were in similar proportion to the general population of the Parish.

2.1.4.3 2021 Census data; 23.2% of the Parish is comprised of 1 and 2 bedroom properties.

## Bedrooms per House



No	Fillongley	National
1bed	7.00%	11.40%
2bed	16.20%	27.10%
3bed	38.90%	40.43%
4+bed	37.90%	21.07%

2.1.4.4 2021 Census; Number of people in 1 and 2 household size was 64.9%

# Fillongley

## Household size

■ Fillongley | (England)

1 person in household **22.7%** (30.1%)



2 people in household **42.2%** (34.0%)



3 people in household **16.2%** (16.0%)



4 or more people in household  
**18.9%** (19.9%)



% of all households

## Number of bedrooms

■ Fillongley | (England)

1 bedroom **7.0%** (11.6%)



2 bedrooms **16.2%** (27.3%)



3 bedrooms **38.9%** (40.0%)



4 or more bedrooms **37.9%** (21.1%)



% of all households

## Tenure of household

■ Fillongley | (England)

Owns outright **47.9%** (32.5%)



Owns with a mortgage or loan or shared ownership **33.8%** (29.8%)



Social rented **7.1%** (17.1%)



Private rented or lives rent free  
**11.2%** (20.6%)



% of all households

## Occupancy rating for bedrooms

■ Fillongley | (England)

+2 or more **55.4%** (35.6%)



+1 **29.0%** (33.2%)



0 **14.8%** (26.8%)



-1 **0.8%** (3.6%)



-2 or less **0.0%** (0.7%)



% of all households

Source: Office for National Statistics - Census 2021

2.1.4.5 2021 Census; Occupancy rating of bedroom 2 or more was 55.4%

2.1.4.6 2021 Census; 16.6% of households are all over the age of 65.



**Source:** UK Office for National Statistics (web).

- The Parish's historic and rural character is well recognised, with the Church's setting and the broader rural landscape being particularly important. To preserve the balance of the entire landscape, no development will be allowed to disrupt this harmony.
- Development proposals, **as appropriate to their scale, nature and location, where possible** should ensure the designs of new buildings (including extensions) do not cause a detrimental change to the overall character to ~~the village~~, **the neighbourhood plan area**, the rural landscape of the parish and the setting of the Church through;
  - Encouraging developments that use the scale, shapes, forms of "traditional Arden Valley buildings", especially in or close to the Conservation Area.
  - Development should conserve the built character of Ancient Arden Landscape by ensuring that new development reflects vernacular features as stated in "Design Guidelines for Development in Ancient Arden" (WCC Character Guidelines 1993) (Evidence Base 05/03 National Character Assessment)
- Development that will affect the setting of the Church should be in accordance with the **Fillongley Neighbourhood Plan**, North Warwickshire Local Plan and the advice of Historic England.
- Development proposals, should be designed to take account of the landscape, the landscape character and topographical setting of the local area which contributes to the distinctive character of the Parish.
- The layout, scale and boundary treatment of any applicable development should seek to retain a sense of space, place and (where relevant) separation.
- Buildings must be designed in such a way so as to make a positive use of local landform, mature trees, hedgerows and other vegetation and for larger proposals has had a suitable regard to landscape setting and settlement pattern;
  - Seek to minimise the encroachment of development into visually exposed landscapes and where development is proposed on the edge of the village. Designs should not lead to inappropriate incursion into the surrounding countryside by reason of its siting, design, materials or use of landscaping.
  - As appropriate to its scale, nature and location, development proposals across the Parish should demonstrate they are sympathetic to the landscape setting as defined in the NWBC Landscape Character Assessment. All applicants shall show that they have taken into account the matters identified above.
- Designs must include features to minimise light pollution.

## 2.2

## Green Belt

### 2.2.1 Key Facts

The Green Belt has the purposes of safeguarding the countryside from encroachment and also protecting the setting of historic towns. It is an important planning policy designation and has a huge impact on Fillongley. Fillongley has two separate areas that are defined by a development boundary. The remainder of the Parish lies within the Green Belt.

2.2.1.2 National Planning Policy Framework (NPPF) 2012 states that Green Belt boundaries should only be altered in “exceptional circumstances”.

### 2.2.2 Survey Responses Indicated

2.2.2.1 Maintain geographical independence from Birmingham, Coventry and other settlements.

2.2.2.2 Protect Green Belt including area around village.

2.2.2.3 Protect Green Belt, restore Daw Mill to a green belt designated site as per 1996 planning consent.

### 2.2.3 NP Objectives

To protect the Green Belt

### 2.2.4 Summary

As per the NPPF 2012 Fillongley is in the Green Belt and inappropriate development will not be permitted unless very special circumstances can be demonstrated. The Greenbelt Policy is set out in the NPPF 2012 and so no separate policy is required within this plan. **The NPPF 2025 contains amendments with regard to the Green Belt.**

## 2.3 Natural Environment

### 2.3.1 Key Facts

2.3.1.1 The Landscape Character Assessment (reference EB 05/14) records the landscapes of Fillongley as Ancient Arden: Arden Valleys. This is a specialist description of the local character and distinctiveness of the area. The Neighbourhood Plan has collected new evidence of the ecology of the Parish—both the species that live here and the way they use the fields, woodland and hedgerows to move around. (This data is called Biodiversity Interconnectivity Mapping, reference EB 05/01).

2.3.1.2 There are many relatively small green open spaces around the Parish that contribute to the overall nature of the area and the well-being of the Community.

2.3.1.3 Experience since the development of FNP is that there are significant applications in the Borough for Solar Farms. At the time of the original survey, the trend was for wind generator applications. These were not wanted by respondents. The FNP already states the high value that residents put on being part of a rural, farming community.

2.3.1.4 FPC have received more complaints regarding properties installing exterior lighting. This has reduced the dark skies, especially since WCC have switched off street lighting late at night – it has made the exterior lighting more obvious and also more intrusive to other residents and wildlife.

### 2.3.2 Survey Responses Indicated

2.3.2.1 The rural environment is important for living & working

2.3.2.2 Countryside is valued

2.3.2.3 Want protection from wind turbine development

2.3.2.4 There is some existing trace noise pollution

2.3.2.5 Natural water sources are valued

2.3.2.6 Natural darkness is preferred to light pollution

2.3.2.7 Protect ancient woodland, hedges, trees, and wildlife

2.3.2.8 Enjoy walks in the countryside

2.3.2.9 Peaceful surroundings

### **2.3.3 NP Objectives**

2.3.3.1 To protect and enhance the natural environment.

2.3.3.2 To protect the visual appearance and important scenic aspects of the village centre (the setting) and other rural and natural features in the landscape.

2.3.3.3 Ensure new residential and commercial development meets the following criteria;

- Blends sympathetically with the landscape
- Does not spoil any scenic aspect of, or distract from, the visual appearance of the village centre or countryside
- Not unduly prominent
- Not create adverse impact on an area when added to existing buildings in that area
- Does not disturb the tranquillity of rural life

2.3.3.4 To protect the existing health and well-being of the local community.

2.3.3.5 To maintain the existing and traditional availability of farmland for food production and contribution towards food security.

2.3.3.5 To reduce light pollution in order to reduce the possibility of complaints to the Council due to issues for both residents and wildlife.

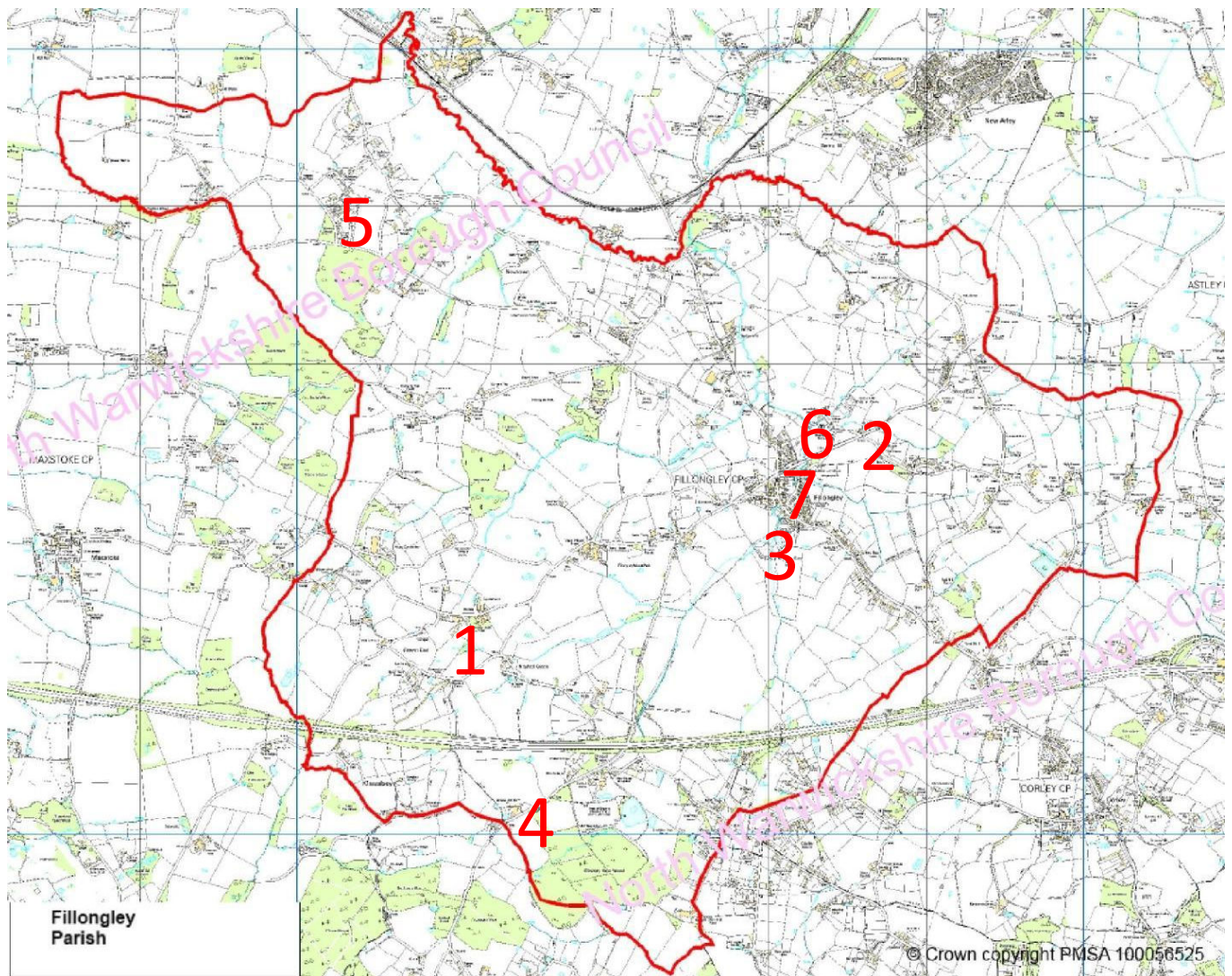
### **2.3.4 Further Evidence for FNP Updates**

2.3.4.1 Comments from the FNP update consultation 2023 “The extent of light pollution is terrible”, “The increase in external lighting on residential properties is a blight on the area and completely unnecessary”, “in favour of motion sensors or just down lights, but those that light up and down are pretty but pointless and cost money to run, wasting electricity, money, adding to carbon footprints and not helping wildlife”.

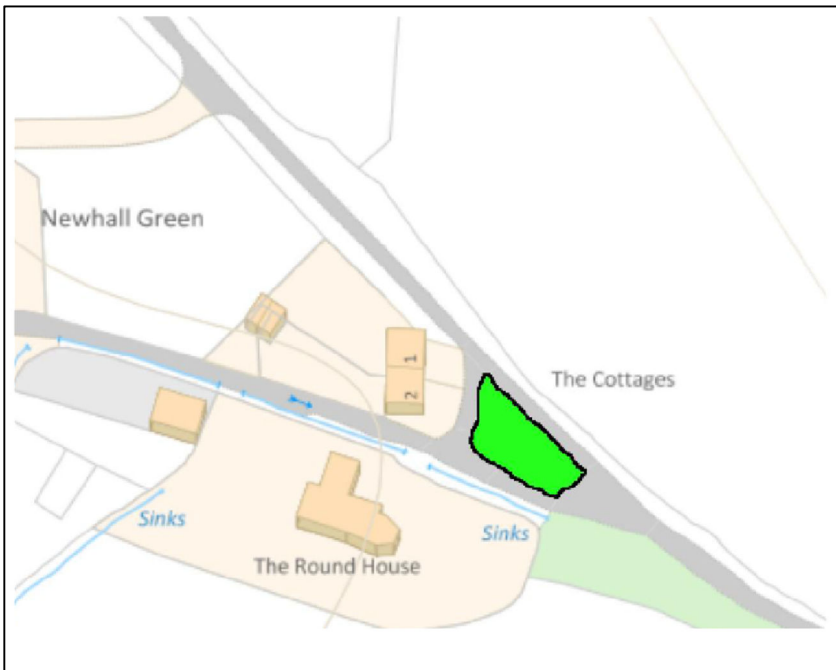
- Development proposals should wherever possible should seek to enhance and conserve the Natural Environment. Proposals will be supported in principle providing they meet the following considerations;
- No adverse impacts on the visual appearance and important scenic aspects of the village centre (the setting) and other rural and natural features in the landscape. Existing greenspaces that already exist within and on the edges of the developed areas of the Parish should be protected and enhanced wherever possible (See maps on pages 17-19).
- Protect and increase, in accordance with Habitat Biodiversity Net Gain, ~~where possible,~~ current levels of biodiversity and interconnectivity by ensuring current wildlife corridors (using data from Biodiversity Interconnectivity Mapping) are maintained, and increased ~~where practicable.~~
- Any development should have regard to the Habitat Biodiversity Audit (EB 05/01)
- Section 106 payments/CIL financial contributions, should ~~wherever possible~~ go towards improvements to levels of biodiversity and interconnectivity using data from the Habitat Biodiversity Audit in the locality of the development (Reference EB 05/01)
- Existing definitively mapped footpaths that criss-cross our Parish should be protected and enhanced ~~wherever possible.~~
- Existing habitats of native species should be protected ~~wherever possible~~ (using data from Habitat Distinctiveness Area map).
- Protect traditional Arden landscaped hedges and native trees ~~wherever possible.~~
- **Plans must include features to minimise light pollution.**

## Fillongley Parish

### 2.4 Open Spaces



1. Newhall Green (Outside the cottages)
2. Sandy Lane (between the main road and the crescent)
3. Butts Field (surrounding your Village Hall)
4. Chapel Green "Godcake" opposite the entrance to the Heart of England Centre
5. Shawbury (outside no 12 + others Shawbury Lane, Shustoke)
6. Recreation Ground
7. Corner of Eastlang Road/Junction with Coventry Road



**Newhall Green (Outside the cottages)**



**Sandy Lane (between the main road and the crescent)**

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**Butts Field (surrounding your Village Hall)**



**Chapel Green “Godcake”  
opposite the entrance to the  
Heart of England Centre**

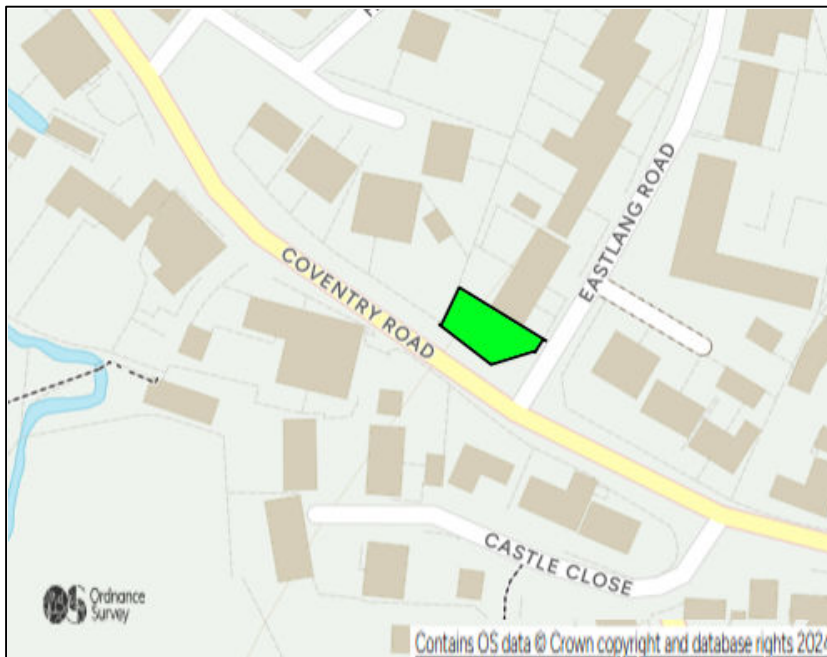


**Shawbury (outside no  
12+others) Shawbury Lane  
Shustoke**

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**Recreation Ground**



**Corner of Eastlang  
Road/Junction with  
Coventry Road**

## 2.5 Flooding

### 2.5.1 Key Facts

2.5.1.1 The village centre and some properties downstream have a history of periodic flash flooding of the Bourne Brook.

2.5.1.2 Severn Trent has said that some foul and storm water sewers in the village are not currently adequate and could exacerbate flooding with contaminated water.

2.5.1.3 Severn Trent are unable to object to additional housing; they have a duty to ensure water services are provided.

2.5.1.4 Global warming predictions indicate more frequent incidences of flooding in the future.

2.5.1.5 A NWBC Hydrology study has predicted village flood zones and some properties at possible risk of flooding after rainfall events.

2.5.1.6 Use of Sustainable Urban Drainage Systems (SUDS) can reduce the frequency and/or severity of flooding if the scale and size of the measures can accommodate larger rainfall events. On a smaller scale it can also be designed to slow water down (attenuate) before it enters a watercourse, provide areas for water storage in natural contours, and can be used to allow water to soak (infiltrate) into the

ground, be evaporated from surface water and/or transpired from vegetation (known as evapotranspiration). It can also provide or enhance biodiverse ecological habitats.

## **2.5.2 Survey Responses Indicated**

2.5.2.1 Improve flood defences.

2.5.2.2 Better drainage needed.

2.5.2.3 Improve drainage through road gullies.

2.5.2.4 Reduce storm water flow through village culvert and improve downstream watercourse.

2.5.2.5 Request for balancing ponds to slow the flow of water in heavy rain periods.

2.5.2.6 A specific proposal to reduce flooding before any further planning proposals are considered.

## **2.5.3 NP Objectives**

2.5.3.1 To minimise flood risk within the village.

## **2.5.4 Further evidence for FNP Update**

2.5.4.1 Comments from FNP Update consultation; “Anything having a detrimental impact on flood risks must be avoided given current weather trends”, “this is common sense”, “flood prevention is very important”, “no building should take place to impact this”.

2.5.4.2 Report from hydrologist; Clive Young of Edenvale Young Associates regarding water flowing into the centre of the village.

- Development should minimise flood risk within the village whilst maintaining balance with other policies. Any developments will ameliorate flood risks by providing SUDS (Sustainable Drainage Systems) as required in consultation with the Fillongley Flood Group or other entity nominated by FPC and the lead local flood authority.
- Development within flood zone 3 will be required to show no increase to the site and to others in line with the requirements of the NPPF 2025, and where possible a reduction in flood risk to the site and others should also be encouraged.
- Surface water management strategies should demonstrate how site-specific guidance in the Strategic Flood Risk Assessment has been implemented and should be in accordance with Drainage Hierarchy (Planning Practice Guidance 80)
- Drainage systems should maintain or, where applicable, enhance the aesthetic, recreational and ecological quality of the area and be available, where appropriate, as recreational space.
- Development should incorporate SUDS. SUDS proposals should be managed in line with the Governments Water Strategy. In particular SUDS proposals should;
  - Provide multifunctional benefits (eg enhance biodiversity by providing natural flood management and mitigation through the improvement or creation of green infrastructure such as ponds, wetlands, woodlands and swales).
  - Take account of advice from Warwickshire County Council as the Lead Flood Authority, the Environment Agency and Severn Trent Water (as the sewage management company)
- Proposals will be supported to include the replacement of tarmac or equivalent non-porous surface with a SUDS scheme in the area identified as Flood Zone 3.

### 2.6.1 Key Facts

2.6.1.1 Fillongley Parish currently (2015) has a population of around 1500 persons in 654 dwellings. Approximately 20% of households have age groups under 20, 43% over 50 and 14% over 70 years old.

2.6.1.2 Census 2021 Fillongley Parish currently has a population of 1083 people in approximately 640 households.

2.6.1.3 Census 2021 Fillongley Parish currently has 20% of its population under 20 years of age, 26% are aged 50 – 70 years and 17% are over 70 years old. The number of older people as a percentage of the population is above average for England.

2.6.1.4 There are approximately 23% of one person households, with around half (11%) being single people aged over 65, and 2.7% are lone parents.

2.6.1.5 Census 2021 There are approximately 22.7% of one person households.

2.6.1.6 Approximately 72% of households in Fillongley are owned outright or with a mortgage by the occupants.

2.6.1.7 Census 2021 Approximately 81.7% of households in Fillongley are owned outright or with a mortgage by the occupants.

2.6.1.8 Less than 1% have shared ownership. 17% are rented households, with less than 10% being socially rented accommodation.

2.6.1.9 Census 2021 11% are privately rented households, with 7% being socially rented accommodation.

2.6.1.10 NWBC Core Strategy required a minimum of 30 new houses to be built in Fillongley by 2029 and over half have already been built /planning permissions granted. However the current submitted Local Plan has removed any reference to require specific numbers.

2.6.1.11 Evidence shows that since the plan was out for consultation (January 2018) to date (December 2024) permission has been granted for 23 new dwellings and 43 extensions in the parish.

## **2.6.2 Survey Responses Indicated**

2.6.2.1 The Parish Council, together with NWBC, commissioned a Housing Needs Survey throughout the Parish and the results are :

Your home is not the right size for your current needs ?	4 responses
Your home is not the right size for your future needs ?	18 responses
You will need smaller accommodation within the next 20 years?	34 responses

## **2.6.3 Neighbourhood Plan Objectives**

Any limited new development should encourage a broad mix of housing types including smaller starter home and retirement dwellings and some provision for “Affordable Housing” for local people.

## **2.6.4 Further evidence for Neighbourhood Plan**

### **2.6.4.1 Housing Needs Survey 2023**

Do you feel that the Parish suffers from a lack of adequate housing?  
61 responses. No - 47.5%, Yes - 29.5%, Don't know 23%.

“Yes” submitted varying needs response; affordable housing/affordable housing for local people/ starter homes/single storey retirement accommodation.

### **2.6.4.2 Housing Needs Survey 2023**

Do you think the current mix of housing fulfils your familys housing needs?  
61 responses. Yes - 65.6%, 23%, No, 11.5% Don't Know

### **2.6.4.3 Housing Needs Survey 2023**

Do you think that the Parish has a suitable range of housing?  
61 responses: Yes – 50.8%, No – 31.1%, Don't know – 18%

### **2.6.4.4 Housing Needs Assessment 2025**

This survey was intended to reflect less on residents' imminent “Need” and to remove the requirement to complete financial details, in an effort to encourage residents to participate. It includes wishes and aspirations, whether to downsize or move to an independent property etc and thoughts as to the balance of the properties in the Parish.

#### 2.6.4.5 Housing Needs Assessment 2025

(If you currently rent your home) Would you like to own your own home, but cannot afford to buy one in Fillongley that suits your needs?

10 responses 80% yes, 20% no

#### 2.6.4.6 Housing Needs Assessment 2025

Do you need to move to a larger accommodation, either now or in the foreseeable future, but are unable to do so because no suitable property is available or you cannot afford a suitable property?

70 responses 7% Can't afford, 1% not available, 5% yes, 87% No

#### 2.6.4.7 Housing Needs Assessment 2025

Do you need/wish to move to a smaller/single storey accommodation either now or in the foreseeable future, but are unable to do so because no suitable property is available or you cannot afford a suitable property?

73 responses 33% yes, 67% no

#### 2.6.4.8 Housing Needs Assessment 2025

If you answered Yes to the above question: Do you need?

- Affordable property to release equity for retirement 4%
- Single storey accommodation 12%
- Sheltered accommodation 0 %
- Quality, spacious, single storey accommodation but not as large as your current property 72%
- first time buyer 4%
- affordable new housing 4%

- ~~All new developments should encourage a broad mix of housing types including smaller starter homes and retirement dwellings together with provision for 'Affordable Housing' for local people as per NWBC requirements.~~
- Proposals for residential development will be expected to contribute to the objective of creating a mixed and balanced community.
- To achieve this objective, new residential development should seek to include in their housing mix a majority (greater than 50%) of 1 bedroom and 2 bedroom dwellings. These should provide for a range of needs including; homes for those with mobility issues; homes for older people; homes for young people. Where possible this should include a mixture of ownership tenures to enable younger residents to stay in the Parish and purchase their own homes.
- There is currently (2024) a disproportionately low number of bungalows to the number of residents over 60.
- Development proposals for housing will be required to demonstrate that they take into account the most up to date published independent evidence of housing needs in Fillongley parish.
- Where possible, affordable housing should be made available to eligible households with a local connection to the Parish in the first instance.
- The affordable dwellings should include a mix of affordable home ownership and affordable dwellings for rent.
- Proposals for new dwellings which incorporate flexible layouts (to facilitate home working and/or adaptations required by the occupiers over their lifetime) will be supported if the required housing mix is achieved.
- Subject to viability assessment, homes that are accessible and adaptable (as defined in the Building Regulations) will be supported where they otherwise comply with development plan policies.
- Development proposals will be required to demonstrate that residents and visitors parking requirements can be accommodated off street to facilitate traffic flow and accessibility for service and emergency vehicles. Proposals should ensure that enough off-street parking is integrated into the layout of the scheme or provided off site.
- New developments should include sufficient amenity space to serve the needs of the development and its users.

### 2.7.1 Key Facts

2.7.1.2 69% of population (who are of working age) are employed.

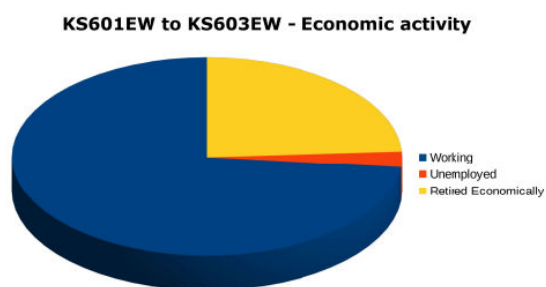
2.7.1.2 In 2021 Census 60% of population (who are of working age) are employed. Of these, 22% are self employed, mainly rural (farms) and small businesses.

2.7.1.3 1% are unemployed

2.7.1.4 In 2021 Census 1% are unemployed.

2.7.1.5 30% are economically inactive (retired/students etc)

2.7.1.6 In 2021 Census 39% are economically inactive (retired/students etc).



Working	805
Unemployed	28
Retired Economically Not Contributing	264

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2.7.1.7 A wide range of local employers with local and national businesses

2.7.1.8 There are 26 working farms

2.7.1.9 A wide variety of rural businesses serving existing residents

2.7.1.10 30% of Fillongley residents travel less than 3 miles to work.

2.7.1.11 Inconsistent broadband speed throughout Parish

### 2.7.2 Survey Responses Indicated

2.7.2.1 Enjoy having the facilities of local pub

2.7.2.2 Enjoyed having a local shop (since closed)

2.7.2.3 Would like to see a Post Office re-open

2.7.2.4 Improve broad band connection

2.7.2.5 Improve mobile phone signal

2.7.2.6 Recognition that employment & residential occupation need to be considered together

2.7.2.7 Flexibility to create employment/business

2.7.2.8 Wish to be a centre for rural business

2.7.2.9 To support local businesses

2.7.2.10 Lack of public transport

2.7.2.11 Support for more sustainable business practices

### **2.7.3 NP Objectives**

2.7.3.1 Support development of new rural businesses/rural employment opportunities when they are not to the detriment of existing residents.

2.7.3.2 Ensure that new employment developments provide/ensure sustainable transport provision.

2.7.3.3 Support digital infrastructure provision. Support local business/amenities such as shops/pubs.

## **FNP05**

## **Economy**

- Proposals for the development of new rural businesses and rural employment opportunities will be supported in principle, provided that;
  - there would be no adverse impact on the amenities of neighbouring businesses or residential properties, for example in relation to factors such as noise and disturbance; and
  - the development is supported by sufficient car parking and access arrangements to meet its needs
  - it is accessible by other sustainable transport means (walking, cycling, car-share and public transport).
- Business development will be supported when it is a) on brownfield sites or b) where small scale employment uses already exist in a suitable location, or c) as part of mixed-use schemes.
- All new development should be provided with appropriate street ducting to allow connection to any superfast broadband service which may be (or become) available.

**2.8.1 Key Facts**

2.8.1.1 The Historic Environment Record shows the extent to which Fillongley is rich in built and natural heritage, of both local and national importance.

- 50 listed structures
- Ridge and furrow fields
- Parkland surrounding manor houses
- WW2 defence remains

2.8.1.2 Written records relating to Fillongley refer back to the year 900 showing significant settlements then.

2.8.1.3 Two moated sites from Norman and earlier times, and related parkland in the central location form part of the evidence of the steady development of a settlement throughout the centuries.

2.8.1.4 Strong sense of Community with numerous extended families having resided within the Parish for generations.

2.8.1.5 Wide variety of community activities throughout the Parish aimed at all ages of Parishioners.

**2.8.2 Survey Responses Indicated**

2.8.2.1 Value the character and atmosphere of the village

2.8.2.2 Protect the castle remains

2.8.2.3 Value the Church

2.8.2.4 Value the Ancient woodland

2.8.2.5 The strong sense of history matters in the living, working and leisure environment.

2.8.2.6 Protect the village, keeping it's 'feel'.

### **2.8.3 NP Objectives**

2.8.3.1 Work towards further protection and enhancement of both the recorded assets of the parish, and other locally identified heritage features.

2.8.3.2 Work towards building on existing 'Design Guidelines for development in Ancient Arden' and for 'Fillongley Conservation Area' which describe local distinctiveness, character, and historic context.

2.8.3.3 Encourage maintenance of existing community spirit.

2.8.3.4 Further Evidence for FNP Updates

2.8.3.5 New work by Keystone Heritage discovering further historic information about the Parish

2.8.3.6 Response from FNP Update Survey 2023 suggested including sandstone boundary walls as protected heritage features

- Development should protect, enhance and respect the local built, historic and natural heritage assets or any other locally identified heritage features of the village (Appendix EB06/04 Fillongley Parish Historic EnvirRecord Monuments)
- Applications for development that will harm designated and non-designated heritage assets will be refused unless the circumstances that would permit approval specified in the appropriate part of ~~paragraphs 133 to 135 of the NPPF (2012)~~ apply.
- **Development should demonstrate an understanding of the history of the area.** Proposals for development, including change of use that involve a designated heritage asset, or the setting of a designated heritage asset will be expected to
  - conserve, enhance or better reveal those elements which contribute to the heritage significance and/or its setting;
  - respect any features of special architectural interest, including where relevant the historic curtilage or context, its value with a group and/or its setting, such as the importance of a street frontage, traditional roofscape or traditional shopfronts;
  - be sympathetic in terms of its siting, size, scale, height, alignment, proportions, design and form, building techniques, materials and detailing, boundary treatments and surfacing, or are of a high quality contemporary or innovative nature which complements the local vernacular, in order to retain the special interest that justifies its designation;
  - ensure significant views away from, through, towards, and associated with the heritage asset(s) are conserved or enhanced.
- Proposals that will lead to substantial harm or total loss of significance to a designated heritage asset will be dealt with in accordance with Para 208 of the NPPF 2025 (208. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.)
- Proposals that would result in less than substantial harm to the significance of a designated heritage asset (including their setting) will only be supported where it can be demonstrated that the public benefits will outweigh any harm identified.
- The restoration of Listed Buildings on Historic England's Heritage at Risk register, will be supported where the proposal is compatible with the designation provide that the proposal; a) recognises the significance of the heritage asset as an integral part of the proposal and its design and layout, b) recognises the significance of the heritage asset as a central part of the design and layout, c) has special regard to the desirability of preserving the asset and its setting and any features of special architectural or historic interest, and d) removes or seeks to remove the risk to the heritage asset.
- The former drovers' lanes are narrow country lanes and have a historic and rural landscape character being mainly single width carriageways which are sunken and with mature, high hedges in place. Where possible, proposals should demonstrate they have regard to this historic rural landscape character in the proposals for the movement of vehicles, pedestrians and cyclists along them.

**2.9.1 Key Facts**

2.9.1.1 As the origin of the Parish is scattered settlements, a large number of the houses in the Parish are on single track roads with high banked hedges obscuring forward vision.

2.9.1.2 Fillongley Village centre is set on two main roads. The B4098 from Coventry to Tamworth and the B4102 from Meriden to Nuneaton.

2.9.1.3 The village has a pinch point near the church which makes it difficult for HGV's to pass oncoming traffic.

2.9.1.4 The pavements in the village are in places extremely narrow and somewhat uneven and in some places non-existent.

2.9.1.5 There is a school, church and a public house in the centre of the village, which generate between them the majority of the pedestrian traffic .

2.9.1.6 The use of cycles by the village residents is low.

2.9.1.7 The village is poorly supported by public transport; villagers mainly use private cars to commute to and from work.

2.9.1.8 There are future threats on our roads from potential developments from; UK Central, at Meriden (Coleshill South), 800 Housing Development Keresley, Daw Mill Colliery development application.

**2.9.2 Survey Responses Indicated**

2.9.2.1 The volume of traffic travelling through the village has been highlighted as a concern to many residents.

2.9.2.2 The speed of traffic through the village causes concern.

2.9.2.3 Better public transport would be welcomed.

2.9.2.4 HGV's travelling through the village are a nuisance to the community, including at night time.

2.9.2.5 Crossroads need to be made safer.

2.9.2.6 Would like road safety measures to be introduced.

2.9.2.7 There have previously been requests for traffic lights at the crossroads.

2.9.2.8 Lack of Car Parking.

2.9.2.9 Concerns regarding “rat running” through Church Lane and Ousterne Lane.

### 2.9.3 NP Objectives

2.9.3.1 To promote good vehicular access, parking/garaging and turning provisions for new developments without detriment to existing residents and the street scene.

2.9.3.2 To ensure that the number of car parking spaces be related to the size of the property.

2.9.3.3 To support accessibility and the use of public transport.

#### FNP07

#### Traffic and Transport

- Proposals for development should;
- provide safe vehicular access, parking/garaging and turning provisions without detriment to the amenity of existing residents
- comply with current NPPF 2012, NWBC and WCC Guidelines, and
- ensure that the number of car parking spaces be related to the size of the new and extended properties.
- All development proposals will be required to demonstrate that residents’ and visitors’ parking requirements can be accommodated off street to facilitate traffic flow and accessibility for service and emergency vehicles. Proposals should ensure that off-street parking is integrated into the layout of the scheme or provided off site.

**3.1.0 Key Facts**

- 3.1.1 Strong sense of Community with numerous extended families having resided within the Parish for generations.
- 3.1.2 Wide variety of community activities throughout the Parish aimed at all ages of Parishioners.
- 3.1.3 Maintenance of definitive footpaths in the locality.
- 3.1.4 Support digital infrastructure provision such as mobile phone/broadband.
- 3.1.5 Support local business/amenities such as shops/pubs.

**3.2.0 Survey Responses Indicated**

- 3.2.1 Protect the village keeping it's 'feel'.
- 3.2.2 Great community spirit
- 3.2.3 Friendly place to live

**3.3.0 NP Objectives**

Whilst it is recognised that these are valued parts of Fillongley it is not practical to embody them in a Policy, however, Parishioners would wish the spirit of their sentiments to be acknowledged when shaping the future of the Parish.

- 3.3.1 Encourage maintenance of existing community spirit to protect the health and wellbeing of the local community.
- 3.3.2 Encourage developments that follow the existing dispersed settlement pattern throughout the Parish and that blend with the natural features of the landscape.
- 3.3.3 To support accessibility and the use of public transport.
- 3.3.4 Encouragement will be given to land owners and developers to reduce/minimise flood risk within the village whilst maintaining balance with other policies. This could be by a range of provisions such as additional ditches, ponds etc.
- 3.3.5 Work towards building on existing 'Design Guidelines for development in Ancient Arden' and for 'Fillongley Conservation Area' which describe local distinctiveness, character, and historic context .

## 4.0 References

References to relevant policies to our plan, this is not an exhaustive list and there may be others that are also relevant.

### **FNP01: Built Environment**

NPPF 2024 132. “Plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area’s defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers”.

NPPF 2024 134. “Design guides and codes can be prepared at an area-wide, neighbourhood or site specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents. Landowners and developers may contribute to these exercises, but may also choose to prepare design codes in support of a planning application for sites they wish to develop. Whoever prepares them, all guides and codes should be based on effective community engagement and reflect local aspirations for the development of their area, taking into account the guidance contained in the National Design Guide and the National Model Design Code. These national documents should be used to guide decisions on applications in the absence of locally produced design guides or design codes”.

NPPF 2024 135. “Planning policies and decisions should ensure that developments: c) are sympathetic to local character and history, including the surrounding built environment and landscape setting”.

NPPF 2024 139. “Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.”

NPPF 2024 124. “makes as much use as possible of previously-developed or ‘brownfield’ land”

~~NPPF 28 Core Planning Principles ‘always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings’.~~

~~NPPF56— The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.~~

~~NPPF64— Permission should be refused for development of poor design that fails to take available opportunity for improving the character and quality of an area and the way it functions~~

~~NWLP CS 4.6 Strategic Objectives ‘To deliver high quality developments based on sustainable and inclusive designs’.~~

~~NPPF 17— Core Planning Principles ‘encourage the effective use of land by reusing land that has previously been developed (brownfield land)’~~

~~NWLP CS NW10 Development Considerations 1. ‘be targeted at using brownfield land etc’.~~

**NWBC LP 01 Sustainable Development**

**NWBC LP14 Landscape**

**NWBC LP29 Development Considerations**

**NWBC LP30 Built Form**

**NWBC LP34 Parking**

## **Greenbelt**

~~NPPF 85— Defining Green Belt Boundaries~~

**NPPF 2024 145. “Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified through the preparation or updating of plans”.**

~~NWLP CS 2.2 Spatial Portrait ‘the rural nature of the Borough is very important’~~

~~NWLP CS 4.1 Strategic Objectives ‘rural character reflected in development’~~

~~NWLP CS 7.1 Core Policies ‘the maintenance of the Green Belt’~~

## **FNP02: Natural Environment**

~~NWLP CS 4.8 Strategic Objectives ‘maintain a network of accessible, good quality Green Infrastructure etc.’~~

~~NWLP CS 7.76 Green Infrastructure ‘strategically planned and delivered network of high quality green spaces etc.’~~

~~NWLP CS NW10 Development Considerations 8 ‘not lead to the loss unless a site of equivalent quality and accessibility can be provided, or shown that it is surplus to needs’.~~

~~NWLP CS; — North Warwickshire Local Plan Core Strategy 2014~~

NWBC LP 01 Sustainable Development

NWBC LP14 Landscape

NWBC LP 15 Historic Environment

NWBC LP16 Natural Environment

NWBC LP20 Green Spaces

NWBC LP21 Open Spaces and Recreational Provision

NWBC LP29 Development Considerations

NPPF 2024 106. “The designation of land as Local Green Space through local and neighbourhood plans allows communities to identify and protect green areas of particular importance to them.” “ Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.”

NPPF 2024135. “Planning policies and decisions should ensure that developments: c) are sympathetic to local character and history, including the surrounding built environment and landscape setting”.

NPPF 2024 139 “Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.”

NPPF 2024 187. “Planning policies and decisions should contribute to and enhance the natural and local environment by: b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland”.

## **FNP03: Flooding**

~~NPPF100. 'Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere'.~~

NWBC LP14 Landscape

NWBC LP29 Development Considerations

NWBC LP33 Water and Flood Risk Management

NPPF 2024 162. Plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk,

NPPF 2024 170. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future

NPPF 2024 181. When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere.

~~NWLP CS7.48 despite flood alleviation works in some parts of the Borough, a significant amount of residential and employment land along and near these corridors is at risk of flooding.~~

~~NWLP CS7.49 The Council seeks to reduce this risk by minimising surface water run-off~~

## **FNP04: Housing**

NWBC LP7 Housing Development

NWBC LP9 Affordable Housing Provision

NWBC LP13 Rural Employment

NWBC LP29 Development Considerations

NWBC LP30 Built Form

NWBC LP34 Parking

NPPF 2024 63 "housing needed for different groups in the community should be assessed and reflected in planning policies. These groups should include (but are not limited to) those who require affordable housing (including Social Rent); families with children; looked after children; older people (including those who require retirement

housing, housing with-care and care homes); students; people with disabilities; service families; travellers”

NPPF 2024 65 “Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer)”.

~~NPPF 50 ‘Identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand’.~~

~~NWLP CS 7.9 ‘The Borough Council is seeking to provide a variety of types and tenures of housing throughout the Borough, but will specifically seek the type and tenure to reflect the local settlement’.~~

## **FNP05: Economy**

NWBC LP11 Economic Regeneration

NWBC LP13 Rural Employment

~~NPPF 28 Core Planning Principles ‘promote the retention and development of local services and facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship’.~~

~~NWLP CS 7.31 Core Policies ‘The Borough Council wants to work with the private sector to create long lasting local employment opportunities as well as mi gate any adverse impacts and enhance the rural character of the Borough’.~~

## **FNP06: Heritage (AND COMMUNITY)**

NWBC LP 01 Sustainable Development

NWBC LP 15 Historic Environment

NPPF 2024 208. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset’s conservation and any aspect of the proposal.

~~NPPF 28 Core Planning Principles ‘promote the retention and development of local services and facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship’.~~

~~NPPF 70 ‘guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day to day needs’.~~

~~NWLP CS NW10 Development Considerations 3 ‘maintain and improve the provision of accessible local and community services, unless it can be demonstrated that they are no longer needed by the community they serve’.~~

## **FNP07: Traffic and Transport**

NWBC LP 01 Sustainable Development

NWBC LP7 Housing Development

NWBC LP13 Rural Employment

NWBC LP34 Parking

~~NPPF 162 ‘assess the quality and capacity of infrastructure for transport, water supply, wastewater and its treatment, energy (including heat), telecommunications, utilities, waste, health, social care, education, flood risk and coastal change management, and its ability to meet forecast demands.’~~

NPPF 2024 109. “This should involve: b) ensuring patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places”

NPPF 2024 112. “If setting local parking standards for residential and non-residential development, policies should take into account: a) the accessibility of the development; b) the type, mix and use of development; c) the availability of and opportunities for public transport; d) local car ownership levels; and e) the need to ensure an adequate provision of spaces for charging plug-in and other ultra-low emission vehicles”.

~~NWLP CS NW22 Infrastructure ‘Provision of necessary services, facilities and infrastructure to meet the demands of new development and communities to include Green Infrastructure, open space, sports and recreation and transport’.~~

## **Key:**

NPPF; National Planning Policy Framework, December 2024

LP; North Warwickshire Borough Council Local Plan 2021

