

FILLONGLEY NEIGHBOURHOOD PLAN

Basic Conditions Statement

June 2025

Fillongley Neighbourhood Plan - Basic Conditions

The draft plan is being submitted by a qualifying body

The qualifying body is Fillongley Parish Council.

What is being proposed is a neighbourhood development plan

The plan proposal relates to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

The proposed neighbourhood plan states the period for which it is to have effect

The Plan is intended to run from 2017-2034. The neighbourhood plan is likely to require updating in whole or in part at least every 5 years

The policies do not relate to excluded development

The neighbourhood plan proposal does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

The proposed neighbourhood plan does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the neighbourhood area.

The neighbourhood plan proposal relates to the Parish of Fillongley and to no other area. There are no other neighbourhood plans relating to the parish.

The Fillongley Neighbourhood Plan has appropriate regard to national policy

The Fillongley Neighbourhood Plan was written with regard to the National Planning Policy Framework. The NPPF provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

The Fillongley Plan is based on an extensive survey of the views of residents of the parish, who were then regularly consulted via the parish magazine, email and open meetings to ensure that they supported the policies contained in the Plan.

The National Planning Policy Framework must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions. The Fillongley Plan has been written in the context of the NPPF and the North Warwickshire Local Plan, and has been checked to ensure that it complements the objectives of the Local Plan.

There are no nationally significant infrastructure projects within the parish that need to be given special consideration.

With regard to the **Core Planning Principles** the Fillongley Plan has been devised to be 'genuinely plan-led, to empower local people to shape their surroundings; a succinct neighbourhood plan setting out a positive vision for the future of the area'.•

- Fillongley lies in the Green Belt and the areas within the development boundaries are intensively developed. Within those restrictions the Fillongley Plan seeks to 'set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities. FNP01, •
- The Plan 'seeks to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.' FNP05, FNP06•
- Because the policies in the Plan are taken from surveys of the residents of the parish their knowledge 'of the roles and character of different areas' and their commitment to 'the intrinsic character and beauty of the countryside' are strongly reflected in the Plan policies. The Fillongley Plan was originally undertaken as a way of developing and supporting a 'thriving rural community' and to 'contribute to conserving and enhancing the natural environment' FNP01, FNP06•
- The Plan advocates the use of brownfield land for development. FNP01•
- The Plan recognises Fillongley is shaped by its history, and the preservation of the different stages of development in the residential areas is an important part of the character of the parish. FNP07•
- The Plan takes account of the need for sustainability with regard to transport, walking and cycling when new developments are being considered. FNP08•

Contribute to the Achievement of Sustainable Development

The Fillongley Neighbourhood Plan starts with a vision statement. lists the challenges that need to be met in order '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.●

The Fillongley Plan takes account of the parish's place in the Green Belt and its tight development boundaries, but within that context seeks to encourage development that will allow Fillongley to continue to move forward as a community:●

FNP01 seeks to protect the countryside that the residents value so highly, while FNP03 and FNP06 stress the importance of safeguarding the links between the residential areas and the open countryside and maintaining the balance between the natural and built environment.

These policies preserve the features of rural life in the parish, but the Plan looks to future development to strengthen the community. FNP05 seeks to provide new houses that meet the needs of local people, while they are built to the highest standards. FNP07 asks that, where appropriate, new developments should contribute to improved infrastructure in the parish, FNP06 supports the Local Plan in preserving existing employment sites and encouraging flexible use of those sites in pursuit of more local employment. FNP06 Work towards further protection and enhancement of both the recorded assets of the parish.

Be in General Conformity with Strategic Local Policy

The Fillongley Neighbourhood Plan has been written within the context of the North Warwickshire Local Plan and has been checked to ensure that it complements the objectives of the Local Plan.

Be Compatible with EU Obligations

The Fillongley Neighbourhood Plan was written to be compatible with EU obligations around human rights, habitat protection and environmental impacts.

Fillongley Neighbourhood Plan

The Environmental Assessment of Plans and Programmes Regulations 2004

SEA Screening Statement

Introduction

The requirement for a Strategic Environmental Assessment to be undertaken on development plans and programmes that may have a significant environmental effect is outlined in European Union Directive 2001/42/EC. The Environmental Assessment of Plans and Programmes Regulations 2004 state that this is determined by a screening process, utilising a specified set of criteria which is outlined in Schedule 1 of the Regulations. The results of this process must be set out in an SEA Screening Statement, which must be publicly available.

As the responsible authority under Regulation 9 of the SEA Regulations 2004, North Warwickshire Borough Council have produced this Screening Assessment and consequentially do not believe that the Draft Fillongley Neighbourhood Plan (FNP) in its current form will have any significant negative effects on the environment. We are therefore of the belief that a full environmental assessment is not necessary. This determination has been reached by assessing the contents of the Draft NP against criteria provided in Schedule 1 of the 2004 Regulations.

Fillongley Neighbourhood Plan

The Fillongley Neighbourhood Plan has been produced by Fillongley Parish Council with the aid of local residents; it plans for the future development and growth of the area up to the year 2034. The NP covers the Parish of Fillongley, North Warwickshire, as seen in Figure 1.

The objectives of the Fillongley Plan are expressed through the Vision listed at the start of the Plan. They are followed by policies which suggest practical ways of implementing the priorities of the residents of Fillongley expressed in several public consultations and surveys.

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.

Polices and Proposals

FNP01 Built Environment

Our overriding goal is to retain the peace and quiet countryside of the Parish of Fillongley together with its diversity of agricultural businesses and woodland.

- 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 should be allowed which adversely effects this harmony.
- Development proposals, as appropriate to their scale, nature and location, should ensure the designs of new buildings (including extensions) do not cause a detrimental change to the overall character to 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 Ref 05/03 National Character Assessment Area 97 Arden).
- 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 should 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 patterns;
 - 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.

Green Belt

The Greenbelt Policy set out in the NPPF and so no separate policy is required within this plan. FNP02 has been removed and is only commented on for completeness.

FNP02 Natural Environment

Development proposals, 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 open spaces that already exist within and on the edges of the developed areas of the Parish should be protected and enhanced (See maps on pages 18-20).
- Protect and increase, in accordance with Habitat Biodiversity Net Gain, current levels of biodiversity and interconnectivity by ensuring current wildlife corridors (using data from Biodiversity Interconnectivity Mapping EB05/01) are maintained, and increased.
- Any development should have regard to the Fillongley Ecological Report (Appendix 4, ref EB 05/01).
- Section 106 payments/CIL financial contributions, should go towards improvements to levels of biodiversity and interconnectivity using data from the Fillongley Ecological Report (Appendix 4, ref EB 05/01) in the locality of the development.
- Existing definitively mapped footpaths that criss-cross our Parish should be protected and enhanced.
- Existing habitats of native species should be protected (using data from Habitat Distinctiveness Area map).
- Protect traditional Arden landscaped hedges and native trees.
- Plans must include features to minimise light pollution.

FNP03 Flooding

- 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.
- 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
- 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 will incorporate SUDS. SUDS proposals will be managed in line with the Government 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)
- SUDS are to be designed in accordance with CIRIA 753 SUDS Manual
- 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.
- Surface water runoff rates in all new developments should be at greenfield rates for a 1% Annual Exceedance Probability event plus an allowance for climate change.
- Requirements set out in DEFRA's non-statutory technical standards for sustainable drainage will be adhered to.

FNP04 Housing.

- 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. This should include a mixture of ownership tenures to enable younger residents to stay in the Parish and purchase their own homes.
- 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.
- 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, new 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.

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.

FNP06 Heritage

- 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 the NPPF 2024 apply.
- Protection of non-designated heritage assets should be given due weight within the planning balance.
- 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 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. These are too many to be specifically identified but will be individually identified when development proposals come forward and need to be given considerable weight in the planning balance.

- 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
- 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. 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. Stone boundary walls should be protected.

FNP07 Traffic and Transport.

There is minimal public transport in Fillongley and as such most residents drive, and visitors also drive to properties. 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 2024, 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.

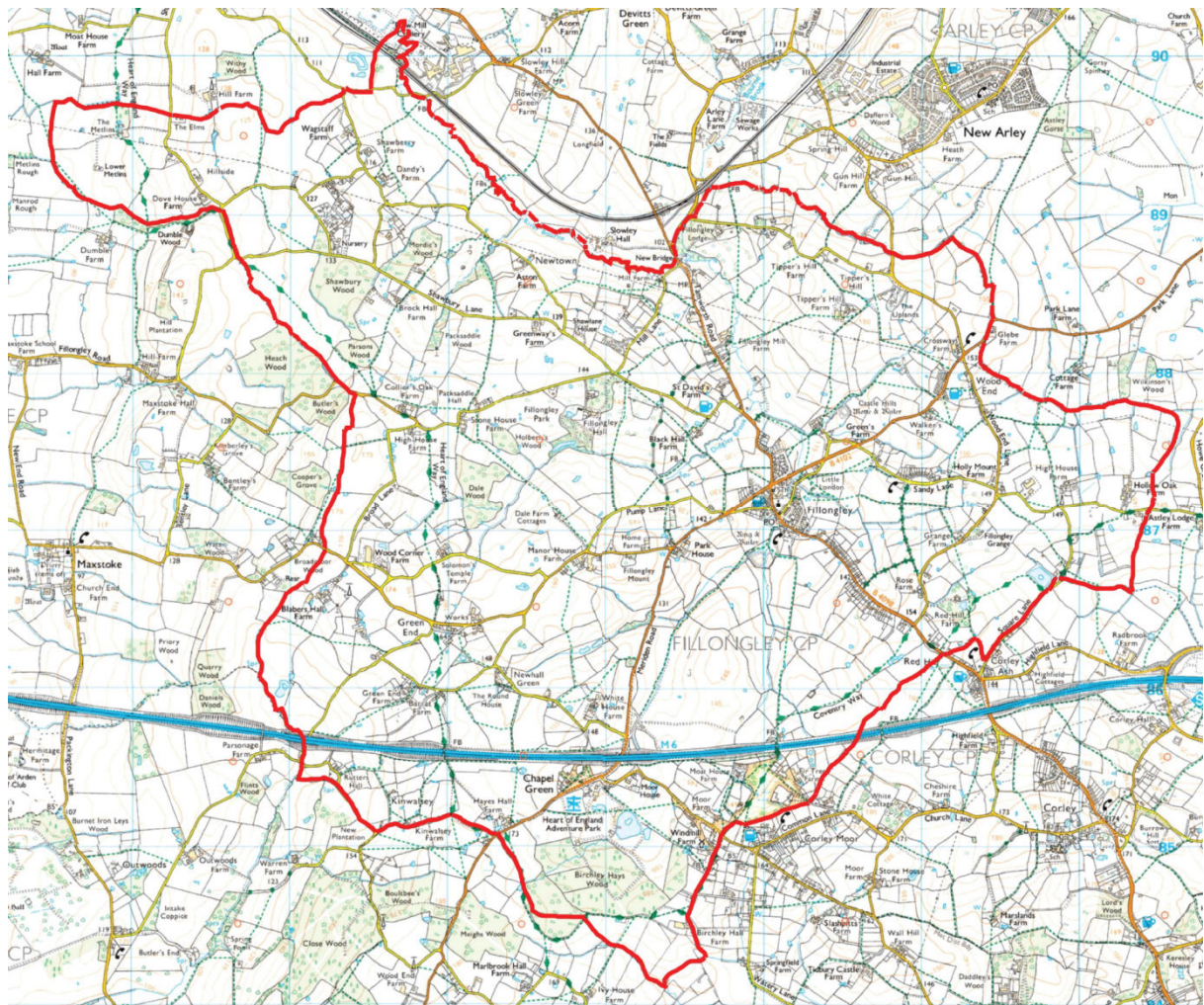


Figure 1: Fillongley Parish

1d Environmental problems relevant to the plan or programme.	No	The effects the FNP will have on the environment will be positive. This is due to the policies in the Plan which aim to protect and enhance environmental assets and the environment in general through good management and the promotion of sustainable development.
1e The relevance of the plan or programme for the implementation of Community legislation on the environment	No	The FNP is in compliance with the Local Plan which has taken into account the existing European and National legislative framework for environmental protection; it will therefore have a positive effect on compliance with regards to relevant legislation and programmes.
2a The probability, duration, frequency and reversibility of the effects.	No	<p>It is very unlikely that there will be any irreversible damaging environmental impacts associated with the FNP. The policies within the Plan seek to ensure new development is sustainably built and promotes the enhancement and protection of environmental assets.</p> <p>The timescales of the FNP is intended to be the same as that of the Local Plan; therefore the duration of any effects will be up to the year 2033.</p> <p>Should any unforeseen significant effects on the environment arise as a result of the FNP, the intention is to monitor and amend/update the Plan every 5 years; this will allow these effects to be addressed and reversed.</p>
2b The cumulative nature of the effects.	No	It is considered that the policies contained in the FNP will have minimal negative effects on the environment and will have moderate positive effects. It is considered that all effects will be at a local level.
2c The trans boundary nature of the effects	No	Effects will be local with no expected impacts on neighbouring areas.

2d The risks to human health or the environment (for example, due to accidents).	No	No obvious risks have been identified, as the FNP's overall aim is to focus on the enhancement and protection of the environmental assets in the FNP area to provide for local residents and enhance social wellbeing.
2e The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected).	No	The FNP area relates to an area of approximately 2000 acres. The resident population of the FNP area is 1200 on the latest electoral roll.
2f The value and vulnerability of the area likely to be affected due to: (i) Special natural characteristics or cultural heritage; (ii) exceeded environmental quality standards or limit values; or (iii) Intensive land-use.	No	<p>The FNP will not have an adverse effect on the value and vulnerability of the area in relation to its natural and cultural heritage. It will provide greater support to enhance the setting and identity of the area by supporting the enhancement of its non-designated heritage assets, environmental and community assets.</p> <p>The FNP provides additional guidance on design and sustainable development to ensure that any new developments enhance existing residential areas. It is important to local people that any new development remains in keeping with the area and maintains the balance between the natural and built environment.</p> <p>The FNP does not provide specific policies in relation to intensive land uses.</p>
2g The effects on areas or landscapes that have a recognised national, Community or international protection status.	No	It is considered that the FNP will not adversely affect areas of landscape which have recognised community, national or international protection as the ANP aims to enhance and protect local assets.

As a result of this assessment, it is North Warwickshire Borough Council's opinion that there are no clear, significant negative impacts on the environment as a result of the contents contained of the Fillongley Neighbourhood Plan. Therefore it is considered that a full SEA is not required.