



Approximate Site Extents

CONTEXT BASELINE VIEWPOINT 12

View north east from Long Distance Route Heart of England Way

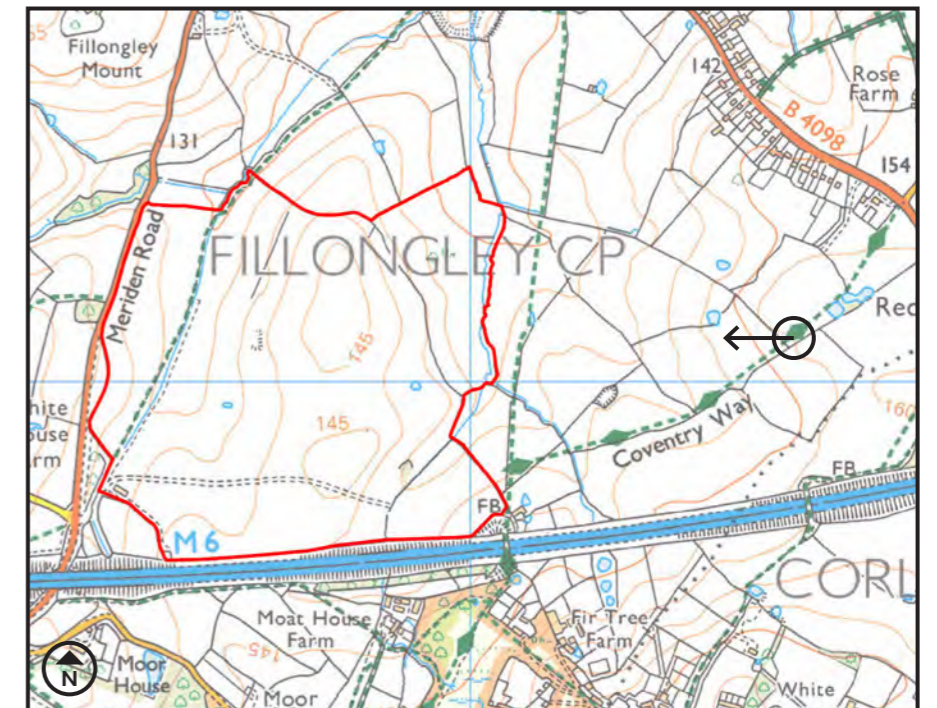


Camera make & model	- Canon EOS 6D Mark II, FFS	Viewpoint height (AOD)	- 171m
Date & time of photograph	- 03/10/2024 @ 14:00	Distance from site	- 1260m
OS grid reference	- 426027, 285258		





CONTEXT BASELINE VIEWPOINT 13
View west from Long Distance Route Coventry Way



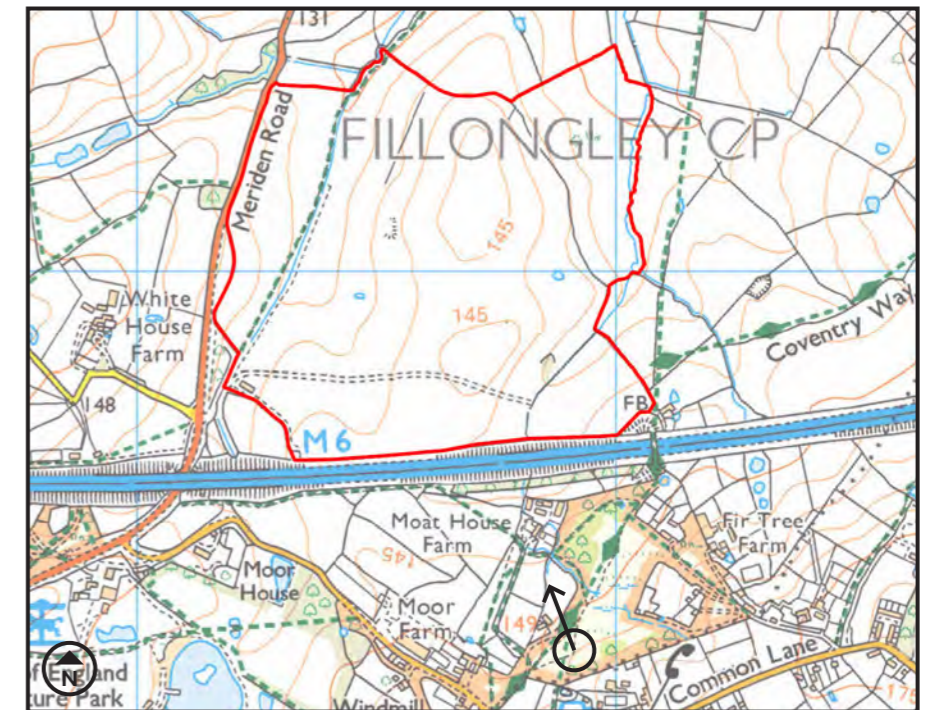
Camera make & model	- Canon EOS 6D Mark II, FFS	Viewpoint height (AOD)	- 156m
Date & time of photograph	- 03/10/2024 @ 11:24	Distance from site	- 655m
OS grid reference	- 428712, 286096		





CONTEXT BASELINE VIEWPOINT 14

View from within the Open Access Common Land north of Corley Moor



Camera make & model	- Canon EOS 6D Mark II, FFS	Viewpoint height (AOD)	- 156m
Date & time of photograph	- 03/10/2024 @ 13:32	Distance from site	- 445m
OS grid reference	- 427912, 285209		



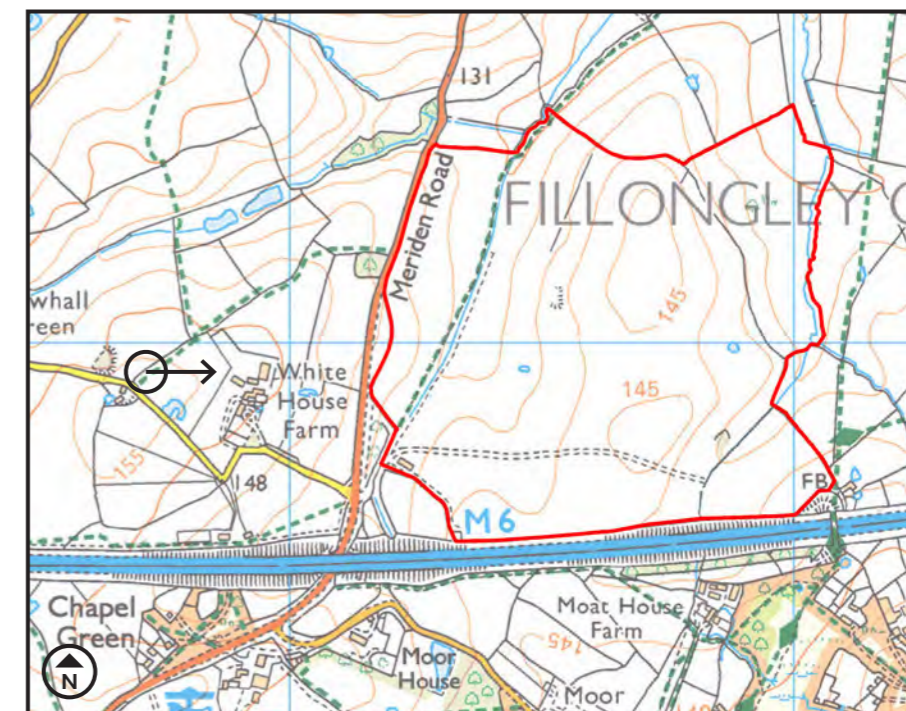




Approximate Site Extents

White House Farm

CONTEXT BASELINE VIEWPOINT 15
View from Public Right of Way M289a/1 looking east



Camera make & model	- Canon EOS 6D Mark II, FFS	Viewpoint height (AOD)	- 156m
Date & time of photograph	- 03/10/2024 @ 14:46	Distance from site	- 445m
OS grid reference	- 426715, 285944		

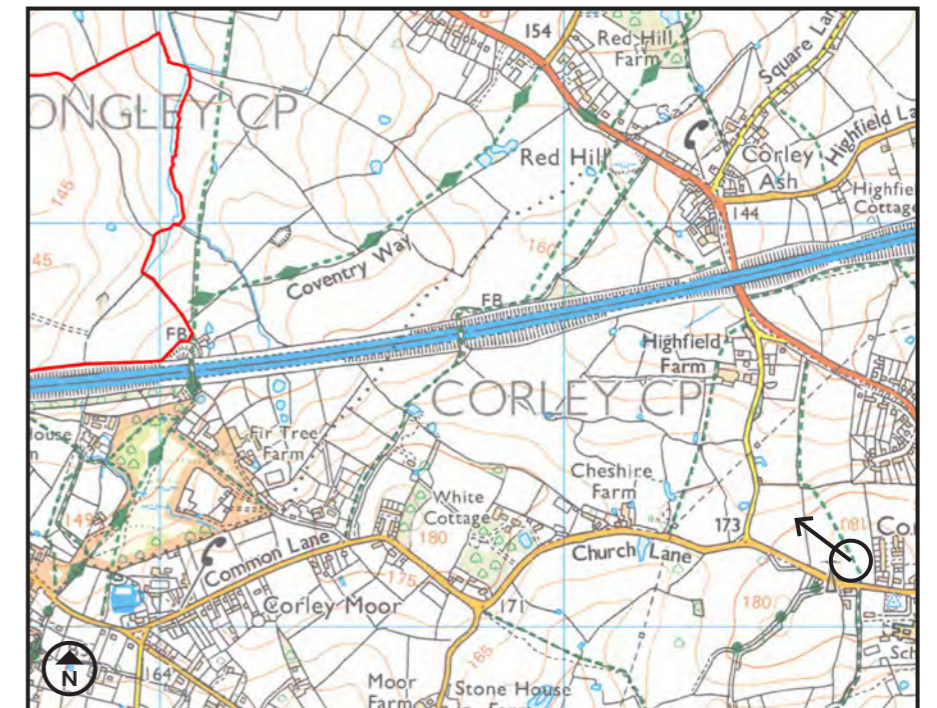




Approximate Site Extents

CONTEXT BASELINE VIEWPOINT 16

View from Public Right of Way M253/3 on the edge of Corley, looking northwest



Camera make & model	- Canon EOS 6D Mark II, FFS	Viewpoint height (AOD)	- 182m
Date & time of photograph	- 03/10/2024 @ 13:17	Distance from site	- 1730m
OS grid reference	- 429714, 285163		





APPENDIX 12: PEGASUS LVIA METHODOLOGY

Appendix 12

1. LANDSCAPE AND VISUAL IMPACT ASSESSMENT METHODOLOGY

- 1.1 The Analysis is based on this methodology which has been undertaken with regards to best practice as outlined within the following publications:
- Guidelines for Landscape and Visual Impact Assessment (3rd Edition, 2013) - Landscape Institute / Institute of Environmental Management and Assessment;
 - Visual Representation of Development Proposals (2019) - Landscape Institute Technical Guidance Note 06/19;
 - An Approach to Landscape Character Assessment (2014) - Natural England;
 - An Approach to Landscape Sensitivity Assessment - To Inform Spatial Planning and Land Management (2019) - Natural England.
 - Reviewing Landscape Visual Impact Assessments (LVIAs and Landscape and Visual appraisals (LVAs) Technical Guidance Note 1/20 Landscape Institute.
- 1.2 GLVIA3 states within paragraph 1.1 that "Landscape and Visual Impact Assessment (LVIA) is a tool used to identify and assess the significance of and the effects of change resulting from development on both the landscape as an environmental resource in its own right and on people's views and visual amenity."¹
- 1.3 GLVIA3 also states within paragraph 1.17 that when identifying landscape and visual effects there is a "need for an approach that is in proportion to the scale of the project that is being assessed and the nature of the likely effects. Judgement needs to be exercised at all stages in terms of the scale of investigation that is appropriate and proportional."²
- 1.4 GLVIA3 recognises within paragraph 2.23 that "professional judgement is a very important part of LVIA. While there is some scope for quantitative measurement of some relatively objective matters much of the assessment must rely on qualitative judgements"³ undertaken by a landscape consultant or a Chartered Member of the Landscape Institute (CMLI).
- 1.5 GLVIA3 notes in paragraph 1.3 that "LVIA may be carried out either formally, as part of an Environmental Impact Assessment (EIA), or informally, as a contribution to the 'appraisal' of development proposals and planning applications."⁴ Although the proposed development is not subject to an EIA requiring an assessment of the

¹ Para 1.1, Page 4, GLVIA, 3rd Edition

² Para 1.17, Page 9, GLVIA, 3rd Edition

³ Para 2.23, Page 21, GLVIA, 3rd Edition

⁴ Para 1.3, Page 4, GLVIA, 3rd Edition

likely significance of effects, this assessment is also titled as an LVIA rather than an 'appraisal' in the interests of common understanding with other planning consultants.

1.6 The effects on cultural heritage and ecology are not considered within this LVIA.

Study Area

1.7 The study area for this LVIA covers a 3km radius from the site. However, the main focus of the assessment was taken as a radius of 1km from the site as it is considered that even with clear visibility the proposals would not be perceptible in the landscape beyond this distance.

Effects Assessed

1.8 Landscape and visual effects are assessed through professional judgements on the sensitivity of landscape elements, character and visual receptors combined with the predicted magnitude of change arising from the proposals. The landscape and visual effects have been assessed in the following sections:

- Effects on landscape elements;
- Effects on landscape character; and
- Effects on visual amenity.

1.9 Sensitivity is defined in GLVIA3 as "a term applied to specific receptors, combining judgments of susceptibility of the receptor to a specific type of change or development proposed and the value related to that receptor."⁵ Various factors in relation to the value and susceptibility of landscape elements, character, visual receptors or representative viewpoints are considered below and cross referenced to determine the overall sensitivity as shown in Table 1:

Table 1, Overall sensitivity of landscape and visual receptors				
	VALUE			
		HIGH	MEDIUM	LOW
SUSCEPTIBILITY	HIGH	High	High	Medium
	MEDIUM	High	Medium	Medium
	LOW	Medium	Medium	Low

⁵ Glossary, Page 158, GLVIA, 3rd Edition

- 1.10 Magnitude of change is defined in GLVIA3 as “a term that combines judgements about the size and scale of the effect, the extent over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration.”⁶ Various factors contribute to the magnitude of change on landscape elements, character, visual receptors and representative viewpoints.
- 1.11 The sensitivity of the landscape and visual receptor and the magnitude of change arising from the proposals are cross referenced in Table 11 to determine the overall degree of landscape and visual effects.

2. EFFECTS ON LANDSCAPE ELEMENTS

- 2.1 The effects on landscape elements includes the direct physical change to the fabric of the land, such as the removal of woodland, hedgerows or grassland to allow for the proposals.

Sensitivity of Landscape Elements

- 2.2 Sensitivity is determined by a combination of the value that is attached to a landscape element and the susceptibility of the landscape element to changes that would arise as a result of the proposals – see pages 88-90 of GLVIA3. Both value and susceptibility are assessed on a scale of high, medium or low.
- 2.3 The criteria for assessing the value of landscape elements and landscape character is shown in Table 2:

Table 2, Criteria for assessing the value of landscape elements and landscape character	
HIGH	<p>Designated landscape including but not limited to World Heritage Sites, National Parks, Areas of Outstanding Natural Beauty considered to be an important component of the country’s character or non-designated landscape of a similar character and quality.</p> <p>Landscape condition is good and components are generally maintained to a high standard.</p> <p>In terms of seclusion, enclosure by land use, traffic and movement, light pollution and absence of major built infrastructure, the landscape has an elevated level of tranquillity.</p> <p>Rare or distinctive landscape elements and features are key components that contribute to the landscape character of the area.</p>

⁶ Glossary, Page 158, GLVIA, 3rd Edition

MEDIUM	<p>Undesignated landscape including urban fringe and rural countryside considered to be a distinctive component of the national or local landscape character.</p> <p>Landscape condition is fair and components are generally well maintained.</p> <p>In terms of seclusion, enclosure by land use, traffic and movement, light pollution and some major built infrastructure, the landscape has a moderate level of tranquillity.</p> <p>Rare or distinctive landscape elements and features are notable components that contribute to the character of the area.</p>
LOW	<p>Undesignated landscape including urban fringe and rural countryside considered to be of unremarkable character. Landscape condition may be poor and components poorly maintained or damaged.</p> <p>In terms of seclusion, enclosure by land use, traffic and movement, light pollution and significant major built infrastructure, the landscape has limited levels of tranquillity.</p> <p>Rare or distinctive elements and features are not notable components that contribute to the landscape character of the area.</p>

2.4 The criteria for assessing the susceptibility of landscape elements and landscape character is shown in Table 3:

Table 3, Criteria for assessing landscape susceptibility	
HIGH	<p>Scale of enclosure – landscapes with a low capacity to accommodate the type of development being proposed owing to the interactions of topography, vegetation cover, built form, etc.</p> <p>Nature of land use – landscapes with no or little existing reference or context to the type of development being proposed.</p> <p>Nature of existing elements – landscapes with components that are not easily replaced or substituted (e.g. ancient woodland, mature trees, historic parkland, etc).</p> <p>Nature of existing features – landscapes where detracting features, major infrastructure or industry is not present or where present has a limited influence on landscape character.</p>
MEDIUM	<p>Scale of enclosure – landscapes with a medium capacity to accommodate the type of development being proposed owing to the interactions of topography, vegetation cover, built form, etc.</p> <p>Nature of land use – landscapes with some existing reference or context to the type of development being proposed.</p>

	<p>Nature of existing elements – landscapes with components that are easily replaced or substituted.</p> <p>Nature of existing features – landscapes where detracting features, major infrastructure or industry is present and has a noticeable influence on landscape character.</p>
LOW	<p>Scale of enclosure – landscapes with a high capacity to accommodate the type of development being proposed owing to the interactions of topography, vegetation cover, built form, etc.</p> <p>Nature of land use – landscapes with extensive existing reference or context to the type of development being proposed.</p> <p>Nature of existing features – landscapes where detracting features or major infrastructure is present and has a dominating influence on the landscape.</p>

2.5 Various factors in relation to the value and susceptibility of landscape elements are assessed and cross referenced to determine the overall sensitivity as shown in Table 1.

2.6 Sensitivity is defined in GLVIA3 as “a term applied to specific receptors, combining judgments of susceptibility of the receptor to a specific type of change or development proposed and the value related to that receptor.”⁷ The definitions for high, medium, low landscape sensitivity are shown in Table 4:

Table 4, Criteria for assessing landscape sensitivity	
HIGH	<p>Landscape element or character area defined as being of high value combined with a high or medium susceptibility to change.</p> <p>Landscape element or character area defined as being of medium value combined with a high susceptibility to change.</p>
MEDIUM	<p>Landscape element or character area defined as being of high value combined with a low susceptibility to change.</p> <p>Landscape element or character area defined as being of medium value combined with a medium or low susceptibility to change.</p> <p>Landscape element or character area defined as being of low value combined with a high or medium susceptibility to change.</p>

⁷ Glossary, Page 158, GLVIA, 3rd Edition

LOW	Landscape element or character area defined as being of low value combined with a low susceptibility to change.
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Magnitude of Change on Landscape Elements

2.7 Professional judgement has been used to determine the magnitude of change on individual landscape elements within the site as shown in Table 5:

Table 5, Criteria for assessing magnitude of change for landscape elements	
HIGH	Substantial loss/gain of a landscape element.
MEDIUM	Partial loss/gain or alteration to part of a landscape element.
LOW	Minor loss/gain or alteration to part of a landscape element.
NEGLIGIBLE	No loss/gain or very limited alteration to part of a landscape element.

3. EFFECTS ON LANDSCAPE CHARACTER

3.1 Landscape character is defined as the “distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.”⁸

3.2 The assessment of effects on landscape character considers how the introduction of new landscape elements physically alters the landform, landcover, landscape pattern and perceptual attributes of the site or how visibility of the proposals changes the way in which the landscape character is perceived.

Sensitivity of Landscape Character

3.3 Sensitivity is determined by a combination of the value that is attached to a landscape and the susceptibility of the landscape to changes that would arise as a result of the proposals – see pages 88-90 of GLVIA3. Both value and susceptibility are assessed on a scale of high, medium or low.

3.4 The criteria for assessing the value of landscape character is shown in Table 2.

⁸ Glossary, Page 157, GLVIA, 3rd Edition

3.5 The criteria for assessing the susceptibility of landscape character is shown in Table 3.

3.6 The overall sensitivity is determined through cross referencing the value and susceptibility of landscape character as shown in Table 1.

Magnitude of Change on Landscape Character

3.7 Professional judgement has been used to determine the magnitude of change on landscape character as shown in Table 6:

HIGH	Introduction of major new elements into the landscape or some major change to the scale, landform, landcover or pattern of the landscape.
MEDIUM	Introduction of some notable new elements into the landscape or some notable change to the scale, landform, landcover or pattern of the landscape.
LOW	Introduction of minor new elements into the landscape or some minor change to the scale, landform, landcover or pattern of the landscape.
NEGLIGIBLE	No notable or appreciable introduction of new elements into the landscape or change to the scale, landform, landcover or pattern of the landscape.

4. EFFECTS ON VISUAL AMENITY

4.1 Visual amenity is defined within GLVIA3 as the “overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area.”⁹

4.2 The effects on visual amenity considers the changes in views arising from the proposals in relation to visual receptors including settlements, residential properties, transport routes, recreational facilities and attractions; and

⁹ Page 158, Glossary, GLVIA3

representative viewpoints or specific locations within the study area as agreed with the Local Planning Authority.

Sensitivity of Visual Receptors

4.3 Sensitivity is determined by a combination of the value that is attached to a view and the susceptibility of the visual receptor to changes in that view that would arise as a result of the proposals – see pages 113-114 of GLVIA3. Both value and susceptibility are assessed on a scale of high, medium or low.

4.4 The criteria for assessing the value of views are shown in Table 7:

Table 7, Criteria for assessing the value of views	
HIGH	Views with high scenic value within designated landscapes including but not limited to World Heritage Sites, National Parks, Areas of Outstanding Natural Beauty, etc. Likely to include key viewpoints on OS maps or reference within guidebooks, provision of facilities, presence of interpretation boards, etc.
MEDIUM	Views with moderate scenic value within undesignated landscape including urban fringe and rural countryside.
LOW	Views with unremarkable scenic value within undesignated landscape with partly degraded visual quality and detractors.

4.5 The criteria for assessing the susceptibility of views are shown in Table 8:

Table 8, Criteria for assessing visual susceptibility	
HIGH	Includes occupiers of residential properties and people engaged in recreational activities in the countryside using public rights of way (PROW).
MEDIUM	Includes people engaged in outdoor sporting activities and people travelling through the landscape on minor roads and trains.
LOW	Includes people at places of work e.g. industrial and commercial premises and people travelling through the landscape on major roads and motorways.

4.6 Sensitivity is defined in GLVIA3 as “a term applied to specific receptors, combining judgments of susceptibility of the receptor to a specific type of change or development proposed and the value related to that receptor.”¹⁰ The definitions for high, medium, low visual sensitivity are shown in Table 9:

Table 9, Criteria for assessing visual sensitivity	
HIGH	Visual receptor defined as being of high value combined with a high or medium susceptibility to change. Visual receptor defined as being of medium value combined with a high susceptibility to change.
MEDIUM	Visual receptor defined as being of high value combined with a low susceptibility to change. Visual receptor defined as being of medium value combined with a medium or low susceptibility to change. Visual receptor defined as being of low value combined with a high or medium susceptibility to change.
LOW	Visual receptor defined as being of low value combined with a low susceptibility to change.

Magnitude of Change on Visual Receptors

4.7 Professional judgement has been used to determine the magnitude of change on visual receptors as shown in Table 10:

Table 10, Criteria for assessing magnitude of change for visual receptors	
HIGH	Major change in the view that has a substantial influence on the overall view.
MEDIUM	Some change in the view that is clearly visible and forms an important but not defining element in the view.
LOW	Some change in the view that is appreciable with few visual receptors affected.
NEGLIGIBLE	No notable change in the view.

¹⁰ Glossary, Page 158, GLVIA, 3rd Edition

5. SIGNIFICANCE OF LANDSCAPE AND VISUAL EFFECTS

- 5.1 The likely significance of effects is dependent on all of the factors considered in the sensitivity and the magnitude of change upon the relevant landscape and visual receptors. These factors are assimilated to assess whether or not the proposed development will have a likely significant or not significant effect. The variables considered in the evaluation of the sensitivity and the magnitude of change is reviewed holistically to inform the professional judgement of significance.
- 5.2 Within Table 11 below, the major effects highlighted in grey are considered to be significant in terms of the EIA Regulations. It should be noted that whilst an individual effect may be significant, it does not necessarily follow that the proposed development would be unacceptable in the planning balance. The cross referencing of the sensitivity and magnitude of change on the landscape and visual receptor determines the significance of effect as shown in Table 11:

Table 11, Significance of landscape and visual effects				
		Sensitivity		
		HIGH	MEDIUM	LOW
Magnitude of Change	HIGH	Major	Major	Moderate
	MEDIUM	Major	Moderate	Minor
	LOW	Moderate	Minor	Minor
	NEGLIGIBLE	Negligible	Negligible	Negligible

6. TYPICAL DESCRIPTORS OF LANDSCAPE EFFECTS

6.1 The typical descriptors of the landscape effects are detailed within Table 12:

Table 12, Typical Descriptors of Landscape Effects	
MAJOR BENEFICIAL	Substantially: <ul style="list-style-type: none"> - enhance the character (including value) of the landscape; - enhance the restoration of characteristic features and elements lost as a result of changes from inappropriate management or development; - enable a sense of place to be enhanced.
MODERATE BENEFICIAL	Moderately: <ul style="list-style-type: none"> - enhance the character (including value) of the landscape; - enable the restoration of characteristic features and elements partially lost or diminished as a result of changes from inappropriate management or development; - enable a sense of place to be restored.
MINOR BENEFICIAL	Slightly: <ul style="list-style-type: none"> - complement the character (including value) of the landscape; - maintain or enhance characteristic features or elements; - enable some sense of place to be restored.
NEGLIGIBLE	The proposed changes would (on balance) maintain the character (including value) of the landscape and would: <ul style="list-style-type: none"> - be in keeping with landscape character and blend in with characteristic features and elements; - Enable a sense of place to be maintained.
NO CHANGE	The proposed changes would not be visible and there would be no change to landscape character.
MINOR ADVERSE	Slightly: <ul style="list-style-type: none"> - not quite fit the character (including value) of the landscape; - be a variance with characteristic features and elements; - detract from sense of place.
MODERATE ADVERSE	Moderately: <ul style="list-style-type: none"> - conflict with the character (including value) of the landscape; - have an adverse effect on characteristic features or elements; - diminish a sense of place.
MAJOR ADVERSE	Substantially: <ul style="list-style-type: none"> - be at variance with the character (including value) of the landscape; - degrade or diminish the integrity of a range of characteristic features and elements or cause them to be lost; - change a sense of place.

7. TYPICAL DESCRIPTORS OF VISUAL EFFECTS

7.1 The typical descriptors of the visual effects are detailed within Table 13:

MAJOR BENEFICIAL	Proposals would result in a major improvement in the view.
MODERATE BENEFICIAL	Proposals would result in a clear improvement in the view.
MINOR BENEFICIAL	Proposals would result in a slight improvement in the view.
NEGLIGIBLE	The proposed changes would be in keeping with, and would maintain, the existing view or where (on balance) the proposed changes would maintain the general appearance of the view (which may include adverse effects which are offset by beneficial effects for the same receptor) or due to distance from the receptor, the proposed change would be barely perceptible to the naked eye.
NO CHANGE	The proposed changes would not be visible and there would be no change to the view.
MINOR ADVERSE	Proposals would result in a slight deterioration in the view.
MODERATE ADVERSE	Proposals would result in a clear deterioration in the view.
MAJOR ADVERSE	Proposals would result in a major deterioration in the view.

8. NATURE OF EFFECTS

8.1 GLVIA3 includes an entry that states "*effects can be described as positive or negative (or in some cases neutral) in their consequences for views and visual amenity.*"¹¹ GLVIA3 does not, however, state how negative or positive effects should be assessed, and this therefore becomes a matter of professional judgement supported by site specific justification within the LVIA.

¹¹ Para 6.29, Page 113, GLVIA 3rd Edition



APPENDIX 13: SUMMARY OF VISUAL EFFECTS SCHEDULE

Appendix 13: Summary of Visual Effects based on Viewpoints
 Effects are assessed as adverse unless otherwise stated.

Viewpoint	Receptor	Value	Susceptibility	Sensitivity	Magnitude – Year 1	Effect – Year 1	Magnitude – Year 15	Effect – Year 15
1	PRoW	Medium	High	High	High	Major	Low	Moderate
2	PRoW	Medium	High	High	High	Major	Low	Moderate
3	PRoW	Medium	High	High	No change	No change	No change	No change
4	PRoW	Medium	High	High	Negligible	Negligible	Negligible	Negligible
5	PRoW	Medium	High	High	Low	Moderate	Low	Moderate
6	PRoW	Medium	High	High	Medium	Major	Negligible	Negligible
7	PRoW	Medium	High	High	Low	Moderate	Low	Moderate
8	Highway	Medium	Medium	Medium	Negligible	Negligible	Negligible	Negligible
9	Highway	Medium	Medium	Medium	Negligible	Negligible	Negligible	Negligible
10	PRoW	Medium	High	High	Negligible	Negligible	Negligible	Negligible
11	PRoW	Medium	High	High	Low	Moderate	Low	Moderate
12	PRoW	Medium	High	High	No change	No change	No change	No change
13	PRoW	Medium	High	High	Low	Moderate	Low	Moderate
14	Recreational/common land	Medium	High	High	No change	No change	No change	No change
15	PRoW	Medium	High	High	No change	No change	No change	No change
16	PRoW	Medium	High	High	No change	No change	No change	No change

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Appendix 7 Fillongley Neighbourhood Plan Basic Conditions Statement

FILLONGLEY NEIGHBOURHOOD PLAN

Basic Conditions Statement

February 2019

Fillongley Neighbourhood Plan - Basic Conditions

The 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. (NPPF Intro. 1)

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. (NPPF Intro. 2) 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. (NPPF Intro. 2)

- With regard to the **Core Planning Principles** in the NPPF (para.17) 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’.
- By consulting the residents of the parish at every stage the Plan was intended to be ‘a creative exercise in finding ways to enhance and improve the places in which people live their lives’.
- 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, FNP02
- Fillongley lies in the Green Belt and the draft plan had a separate Policy regarding the Green Belt. The national Greenbelt Policy is set out in the NPPF and so no separate policy is permitted within this plan. The previous policy was removed, and remaining policies renumbered.
- The Plan ‘seeks to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.’ FNP01, FNP03, FNP04.
- 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, FNP05
- The Plan advocates the use of brownfield land for development. FNP01, FNP02.
- 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. FNP06
- The Plan takes account of the need for sustainability with regard to transport, walking and cycling when new developments are being considered. FNP07.

Contribute to the Achievement of Sustainable Development

The NPPF defines sustainability as ‘meeting the needs of the present without compromising the ability of future generations to meet their own needs’. (NPPF Intro) The Fillongley Neighbourhood Plan starts with a vision statement and 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 NPPF (para.7) lists three dimensions to sustainable development: economic, social and environmental, and stresses that growth can secure higher standards and improve the lives of people and communities (para.8). 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:

The original FNP01 sought to protect the countryside that the residents value so highly. This is now left to the NPPF. FNP01, FNP02 and FNP04 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. FNP04 seeks to provide new houses that meet the needs of local people, while they are built to the highest standards. FNP02 asks that, where appropriate, new developments should contribute to improved infrastructure in the parish, FNP05 supports the Local Plan in preserving existing employment sites and encouraging flexible use of those sites in pursuit of more local employment. FNP06 Works towards further protection and enhancement of 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.

Under Regulation 9 of the SEA Regulations 2004, North Warwickshire Borough Council have consulted Statutory Consultees with regard to the necessity for an SEA. Consultees have responded (Appendix 1); the result of which is that in the opinion of NWBC no SEA is required. 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

Ensure the designs of new buildings (including extensions) 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. This may result in mixed style buildings which are highly characteristic of the area. However each would need to be judged on its own merits to avoid inappropriate juxtapositions.

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*' (*Evidence Base 05/03 National Character Assessment Area 97 Arden*).

This policy applies to all types of development both housing and commercial sector. The historic and rural nature of the Parish is recognised and the setting of the Church is significant, as is the balance of the rural landscape. Development that will affect the setting should be in accordance with the North Warwickshire Local Plan and the advice of Historic England.

This is our overriding goal. To retain the peaceful and quiet countryside of the Parish of Fillongley together with its diversity of agricultural businesses and woodland.

Green Belt

The Greenbelt Policy is 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. Other polices are now renumbered so that there is no gap.

FNP02 Natural Environment

To protect and enhance the environment, ensuring the tranquil, rural nature of the Parish.

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

To protect the green spaces that already exist within and on the edges of the developed areas of the Parish as these contribute to the history, the rural nature, to residents well-being and the bio-diversity of the Parish.

To protect and increase, 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 (Fillongley Ecological Report 2015 EB DOC no. 05/01).

Section 106 payments/CIL financial contributions, will go towards improvements to levels of biodiversity and interconnectivity using data from the Habitat Biodiversity Audit in the locality of the development ((Fillongley Ecological Report 2015 EB DOC no. 05/01).

To protect all existing definitively mapped footpaths that criss-cross our Parish and ensure that they are there for future generations to enjoy.

To protect existing habitats of native species (using data from Habitat Distinctiveness Area map).

To protect traditional Arden landscaped hedges and native trees.

FNP03 Flooding

To minimise flood risk within the village whilst maintaining balance with other policies. Any developments will ameliorate flood risks by providing SUDS as required in consultation with the lead flood authority.

FNP04 Housing

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.

FNP05 Economy

Support development of new rural businesses/rural employment opportunities when they are not to the detriment of existing residents. Ensure that new employment developments provide/ensure sustainable transport provision such as car share, cycle provision etc.

FNP06 Heritage

Work towards further protection and enhancement of both the recorded assets of the parish, and other locally identified heritage features. (Fillongley Neighbourhood Plan Appendix 2_2_ EB06/04 Fillongley Parish Historic EnvirRecord Monuments.PDF)

FNP07 Traffic and Transport

To promote safe vehicular access, parking/garaging and turning provisions for new developments without detriment to existing residents and the street scene as per current NPPF, NWBC and WCC guidelines. To ensure that number of car parking spaces be related to the size of the new and extended properties.

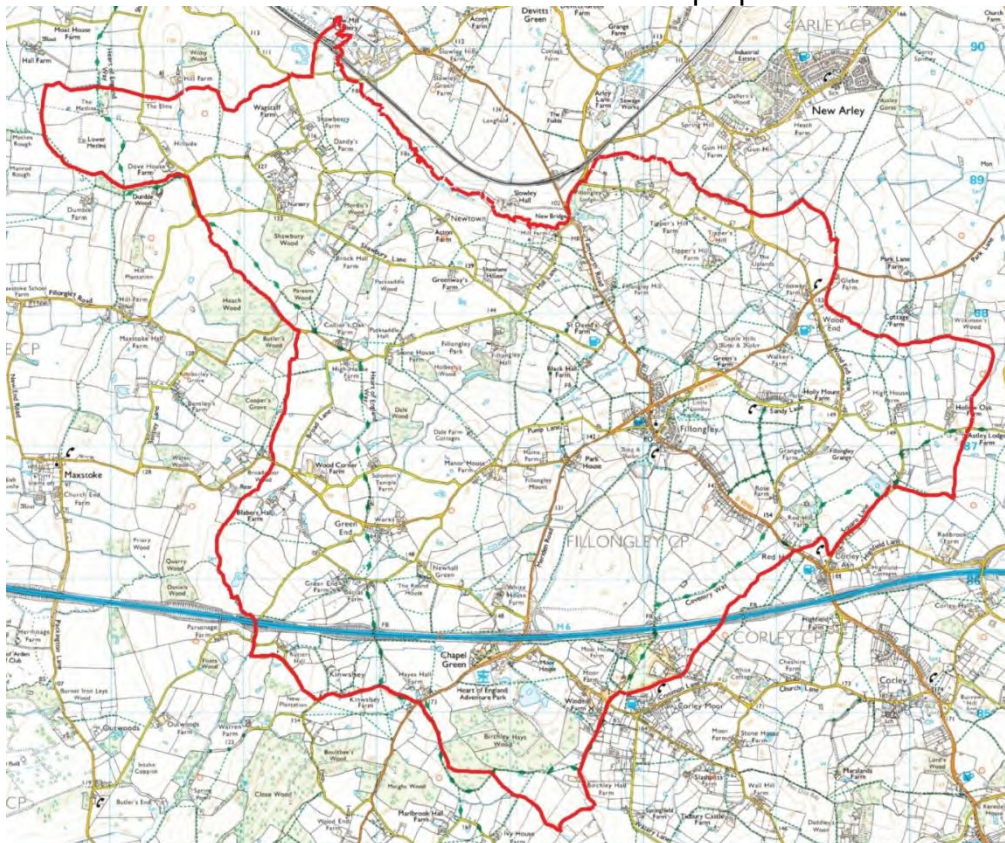


Figure 1: Fillongley Parish

Criteria for determining the likely significance of effects (Annex II SEA Directive)	Will the NDP have significant environmental effects?	Will the NDP have significant environmental effects?
<p>1a The degree to which the plan or programme sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources.</p>	<p>No</p>	<p>The FNP sets out vision for the parish of Fillongley and provides a framework for proposals for development. It seeks to protect and improve the environment, to encourage a strong and vibrant community by giving priority to high quality housing that meets local needs, maintain and improve village infrastructure and community assets and facilities and improve employment opportunities.</p> <p>The FNP is considered to be in general conformity with North Warwickshire Local Plan Core Strategy 2014. It is also considered to be in general conformity with the National planning policy framework (NPPF).</p>
<p>1b The degree to which the plan or programme influences other plans and programmes including those in a hierarchy.</p>	<p>No</p>	<p>The FNP, where possible, will respond to rather than influence other plans and programmes. A NP can only provide policies within the designated NP area it covers but can provide policies to help development control determine planning applications within the context of the NWBC Local Plan.</p> <p>None of the policies contained in the FNP have a direct impact on other plans in the neighbouring areas.</p>
<p>1c The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development.</p>	<p>No</p>	<p>The FNP sets out and promotes sustainable development within the neighbourhood plan area whilst balancing environmental, social and economic needs. Residents have stressed the importance of keeping the rural feel of the village, but still allowing the development of appropriate housing and the development of existing industrial areas.</p> <p>The FNP will have an impact on the local environment and community assets and facilities valued by local people. These policies will have a positive impact on the local environment by protecting, enhancing and improving the local environment and encouraging sustainable development.</p>

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.
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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.
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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>
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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.
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2c The trans boundary nature of the effects	No	Effects will be local with no expected impacts on neighbouring areas.
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<p>2d The risks to human health or the environment (for example, due to accidents).</p>	<p>No</p>	<p>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.</p>
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<p>2e The magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected).</p>	<p>No</p>	<p>The FNP area relates to an area of approximately 2000 acres. The resident population of the FNP area is 1300 on the latest electoral roll.</p>
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<p>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.</p>	<p>No</p>	<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>
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<p>2g The effects on areas or landscapes that have a recognised national, Community or international protection status.</p>	<p>No</p>	<p>It is considered that the FNP will not adversely affect areas of landscape which have recognised community, national or international protection as the FNP aims to enhance and protect local assets.</p>
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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.

Appendix 10 NPS EN3 Extracts

Appendix National Policy Statement for Renewable Energy Infrastructure (EN-3)

- *“2.3.5 It is for applicants to decide what applications to bring forward.*
- *2.3.6 When considering applications for CNP Infrastructure in sites with nationally recognised designations (such as SSSIs, National Nature Reserves, National Parks, the Broads, Areas of Outstanding Natural Beauty, Registered Parks and Gardens, and World Heritage Sites), the Secretary of State will take as the starting point that the relevant tests in Sections 5.4 and 5.10 of EN-1 have been met, and any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by the urgent need for this type of infrastructure.*
- *2.3.8 In considering the impact on the historic environment as set out in Section 5.9 of EN-1 and whether the Secretary of State is satisfied that the substantial public benefits would outweigh any loss or harm to the significance of a designated heritage asset, the Secretary of State should take into account the positive role that large-scale renewable projects play in the mitigation of climate change, the delivery of energy security and the urgency of meeting the net zero target.*
- *2.3.9 As most renewable energy resources can only be developed where the resource exists and where economically feasible, and because there are no limits on the need established in Part 3 of EN-1, the Secretary of State should not use a consecutive approach in the consideration of renewable energy projects (for example, by giving priority to the re-use of previously developed land for renewable technology developments).*
- *2.10.9 The government has committed to sustained growth in solar capacity to ensure that we are on a pathway that allows us to meet net zero emissions by 2050. As such, solar is a key part of the government’s strategy for low-cost decarbonisation of the energy sector.*
- *2.10.10 Solar also has an important role in delivering the government’s goals for greater energy independence. The British Energy Security Strategy⁷⁹ states that government expects a five-fold increase in combined ground and rooftop solar deployment by 2035 (up to 70GW). It sets out that government is supportive of solar that is “co-located⁸⁰ with other functions (for example, agriculture, onshore wind generation, or storage) to maximise the efficiency of land use”. 2.10.11 The Powering Up Britain: Energy Security Plan⁸¹ states that government seeks large scale ground-mount solar deployment across the UK, looking for development mainly on brownfield, industrial and low and medium*

grade agricultural land. It sets out that solar and farming can be complementary, supporting each other financially, environmentally and through shared use of land, and encourages deployment of solar technology that delivers environmental benefits, with consideration for ongoing food production or environmental improvement.

- *2.10.13 Solar farms are one of the most established renewable electricity technologies in the UK and the cheapest form of electricity generation.*
- *2.10.14 Solar farms can be built quickly and, coupled with consistent reductions in the cost of materials and improvements in the efficiency of panels, large-scale solar is now viable in some cases to deploy subsidy-free.*
- *2.10.15 Solar farm proposals are currently likely to consist of solar panel arrays, mounting structures, piles, inverters, transformers and cables.*
- *2.10.16 Associated infrastructure may also be proposed and may be treated, on a case by case basis, as associated development, such as energy storage, electrolysers associated with the production of low carbon hydrogen, or security arrangements (which may encompass flood defences, fencing, lighting and surveillance).*
- *2.10.17 Along with associated infrastructure, a solar farm requires between 2 to 4 acres for each MW of output. A typical 50MW solar farm will consist of around 100,000 to 150,000 panels and cover between 125 to 200 acres. However, this will vary significantly depending on the site, with some being larger and some being smaller. This is also expected to change over time as the technology continues to evolve to become more efficient. Nevertheless, this scale of development will inevitably have impacts, particularly if sited in rural areas.*
- *2.10.18 The key considerations involved in the siting of a solar farm are likely to be influenced by factors set out in the following paragraphs, in addition to considerations specific to individual projects.*
- *2.10.19 Irradiance will be a key consideration for the applicant in identifying a potential site as the amount of electricity generated on site is directly affected by irradiance levels. Irradiance of a site will in turn be affected by surrounding topography, with an uncovered or exposed site of good elevation and favourable south-facing aspect more likely to increase year-round irradiance levels. This in turn affects the carbon emission savings and the commercial viability of the site.*
- *2.10.20 In order to maximise irradiance, applicants may choose a site and design its layout with variable and diverse panel types and aspects, and panel arrays may also follow the*

movement of the sun in order further to maximise the solar resource.

- *2.10.22 Many solar farms are connected into the local distribution network. The capacity of the local grid network to accept the likely output from a proposed solar farm is critical to the technical and commercial feasibility of a development proposal.*
- *2.10.24 In either case the connection voltage, availability of network capacity, and the distance from the solar farm to the existing network can have a significant effect on the commercial feasibility of a development proposal.*
- *2.10.25 To maximise existing grid infrastructure, minimise disruption to existing local community infrastructure or biodiversity and reduce overall costs, applicants may choose a site based on nearby available grid export capacity.*
- *2.10.27 Utility-scale solar farms are large sites that may have a significant zone of visual influence. The two main impact issues that determine distances to sensitive receptors are therefore likely to be visual amenity and glint and glare. These are considered in Landscape, Visual and Residential Amenity (paragraphs 2.10.93-2.10.101) and Glint and Glare (paragraphs 2.10.102 – 2.10.106) impact sections below.*
- *2.10.30 Whilst the development of ground mounted solar arrays is not prohibited on Best and Most Versatile agricultural land, or sites designated for their natural beauty, or recognised for ecological or archaeological importance, the impacts of such are expected to be considered and are discussed under paragraphs 2.10.73 – 92 and 2.10.107 – 2.10.126.*
- *2.10.31 It is recognised that at this scale, it is likely that applicants' developments will use some agricultural land. Applicants should explain their choice of site, noting the preference for development to be on suitable brownfield, industrial and low and medium grade agricultural land.*
- *2.10.32 Where sited on agricultural land, consideration may be given as to whether the proposal allows for continued agricultural use and/or can be co-located with other functions (for example, onshore wind generation, storage, hydrogen electrolyzers) to maximise the efficiency of land use.*
- *2.10.33 The Agricultural Land Classification (ALC) is the only approved system for grading agricultural quality in England and Wales and, if necessary, field surveys should be used to establish the ALC grades in accordance with the current, or any successor to it, grading criteria⁸⁶ and identify the soil types to inform soil management at the construction, operation, and decommissioning phases in line with the Defra Construction Code.⁸⁷*

- *2.10.35 Applicants will need to consider the suitability of the access routes to the proposed site for both the construction and operation of the solar farm with the former likely to raise more issues.*
- *2.10.36 Given that potential solar farm sites are largely in rural areas, access for the delivery of solar arrays and associated infrastructure during construction can be a significant consideration for solar farm siting.*
- *2.10.39 Applications should include the full extent of the access routes necessary for operation and maintenance and an assessment of their effects.*
- *2.10.40 Proposed developments may affect the provision of public rights of way networks.*
- *2.10.41 Public rights of way may need to be temporarily closed or diverted to enable construction, however, applicants should keep, as far as is practicable and safe, all public rights of way that cross the proposed development site open during construction and protect users where a public right of way borders or crosses the site.*
- *2.10.42 Applicants are encouraged to design the layout and appearance of the site to ensure continued recreational use of public rights of way where possible during construction, and in particular during operation of the site.*
- *2.10.43 Applicants are encouraged where possible to minimise the visual impacts of the development for those using existing public rights of way, considering the impacts this may have on any other visual amenities in the surrounding landscape.*
- *2.10.44 Applicants should consider and maximise opportunities to facilitate enhancements to the public rights of way and the inclusion, through site layout and design of access, of new opportunities for the public to access and cross proposed solar development sites (whether via the adoption of new public rights of way or the creation of permissive paths), taking into account, where appropriate, the views of landowners.*
- *2.10.46 Security of the site is a key consideration for developers. Applicants may wish to consider not only the availability of natural defences such as steep gradients, hedging and rivers but also perimeter security measures such as fencing, electronic security, CCTV and lighting, with the measures proposed on a site-specific basis.*
- *2.10.47 Applicants should assess the visual impact of these security measures, as well as the impacts on local residents, including for example issues relating to intrusion from CCTV and light pollution in the vicinity of the site.*
- *2.10.48 Applicants should consider the need to minimise the impact on the landscape and*

the visual impact of security measures.

- *2.10.49 Applications for solar farms are likely to comprise a number of elements including solar panel arrays, piling, inverters, mounting structures, cabling, earthworks, and measures associated with site security, and may also include associated infrastructure such as energy storage and electrolyzers associated with the production of low carbon hydrogen.*
- *2.10.59 Applicants should consider the criteria for good design set out in EN-1 Section 4.7 at an early stage when developing projects.*
- *2.10.60 As set out above applicants will consider several factors when considering the design and layout of sites, including proximity to available grid capacity to accommodate the scale of generation, orientation, topography, previous land-use, and ability to mitigate environmental impacts and flood risk.*
- *2.10.65 Applicants should consider the design life of solar panel efficiency over time when determining the period for which consent is required. An upper limit of 40 years is typical, although applicants may seek consent without a time-period or for differing time-periods of operation.*
- *2.10.66 Time limited consent, where granted, is described as temporary because there is a finite period for which it exists, after which the project would cease to have consent and therefore must seek to extend the period of consent or be decommissioned and removed.”*