

Current FNP01 Built Environment

Development proposals where possible should ensure the designs of new buildings (including extensions) do not cause a detrimental change to the overall character of the village, , 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 build character of the Ancient Arden Landscape by ensuring that new development reflects vernacular features as stated in “Design Guidelines for Development in Ancient Arden” (WCC Arden Character Guidelines 1993)*
- *Development that will affect the setting of the Church should be in accordance with the North Warwickshire Local Plan, and advice of Historic England.*

Proposed FNP01 Built Environment

The Parish's historic and rural character is well recognized, 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 that disrupts this harmony.

Development proposals 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 of the village, the neighbourhood 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 build character of the Ancient Arden Landscape by ensuring that new development reflects vernacular features as stated in “Design Guidelines for Development in Ancient Arden” (WCC Arden Character Guidelines 1993)
- Development that will affect the setting of the Church should be in accordance with the Fillongley Neighbourhood Plan, the North Warwickshire Local Plan, and advice of Historic England.

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 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 Neighbourhood Area 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.

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.

Designs must include features to minimise light pollution.

Current FNP02 Natural Environment

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 – 18)*
- *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 (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.*

Proposed FNP02 Natural Environment

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 – 18)

- Protect, and increase in accordance with Habitat Biodiversity Net Gain legislation, current levels of biodiversity and interconnectivity by ensuring current wildlife corridors (using data from biodiversity Interconnectivity Mapping) are maintained and increased.
- 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 also enhanced wherever possible.
- Existing habitats of native species should be protected (using data from Habitat Distinctiveness Area map)
- Protect traditional Arden landscaped hedges and native trees

Current FNP 03 Flooding

Development should minimise flood risk within the village whilst maintaining the balance with other policies. Any developments will ameliorate flood risks by providing SuDs in consultation with the lead flood authority”.

Proposed FNP 03 Flooding

Development should minimise flood risk within the village whilst maintaining the balance with other policies. Any developments will ameliorate flood risks by providing SuDs (Sustainable Drainage Systems) as required in consultation with 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 in flood risk to the site **and to others** in line with the requirements of the NPPF and the Warwickshire County Council Local Flood Risk Management Strategy (April 2016) or subsequent revision, 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 (Strategic Flood Risk Assessment downloads | North Warwickshire (northwarks.gov.uk)) 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 Sustainable Drainage Systems (SuDS). SuDS proposals should be managed in line with the Government’s Water Strategy. In particular SuDS proposals should; a) provide multifunctional benefits (for example enhancing biodiversity) by providing natural flood management and mitigation through the improvement or creation of green infrastructure (for example ponds and wetlands, woodland and swales); and b) take account of advice from the Warwickshire County Council as the Lead Local Flood Authority,

the Environment Agency and Severn Trent Water (as the sewage management company) and the Fillongley Flood Group evidence.

Proposals will be supported that include the replacement of tarmac or an equivalent non-porous surface with a SuDS scheme in the area identified as Flood Zone 3

Current FNP 04 Housing

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.

Proposed FNP 04 Housing

Proposals for residential development will be expected to contribute to the objective of creating a mixed and balanced community. There is currently (2024) a disproportionately low number of bungalows to the number of residents over 60.

To achieve the objective, new residential development should seek to include in their housing mix a majority (>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 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.

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 homeworking 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 homes (as defined in the Building Regulations) will be supported where they also 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.

Current FNP 05 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)*

Proposed FNP 05 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.

All new development should be provided with appropriate street ducting to allow connection to any superfast broadband service which may be, (or may become), available.

Current 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 paragraphs 133 – 135 of the NPPF (2012) apply.

Proposed 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 paragraphs 133 – 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 or historic interest, including where relevant the historic curtilage or context, its value within 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 technique(s), 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 Paragraph 201 of the NPPF.

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 local 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 provided that the proposal;

- recognises the significance of the heritage asset as an integral part of the proposal and its design and layout,
- recognises the significance of the heritage asset as a central part of the design and layout,
- 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 places. 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.

Current 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, NWBC and WCC Guidelines, and*
- *Ensure that the number of car parking spaces be related to the size of the new and extended properties.*

Proposed 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, 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 for development should ensure that off-street parking is integrated into the layout of the scheme or provided off-site.

Original FNP08 Green Belt

b. FNP02 Green Belt

i 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 huge impact on Fillongley. Fillongley has two separate areas that are defined by a development boundary. The whole of the rest of the Parish is Green Belt.

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



ii Survey Responses Indicated

Maintain geographical independence from Birmingham, Coventry and other settlements.

Protect Green Belt including area around village.

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

iii NP Objectives

To protect the Green Belt

Original FNP document

FPC were advised that the NPPF adequately protects the Green Belt and therefore FNP should remove the Greenbelt policy. Due to the readjustment of the policy numbers it will now need to become FNP08.

Proposed FNP08 Green Belt

Fillongley is “washed over” by the Green Belt and inappropriate development will not be permitted unless “very special circumstances” can be demonstrated.