

**Fillongley
Neighbourhood Plan
2018—2034
(Adopted August 2019)
Revised 2025**

This page is intentionally blank

Fillongley Neighbourhood Plan - Contents

1.0 Background	5
1.0.1 Characteristics of Fillongley	6
1.0.2 History	6
1.0.3 Vision Statement	6
1.0.4 Monitoring and Review	6
1.0.5 Fillongley Development Boundary and Conservation Area	7
1.0.6 Neighbourhood Plan Preparation Process	8
1.1.0 Preparation of the Plan	8
1.1.1 Recording and Fact Finding	8
1.1.2 Sustainability Appraisal	8
1.1.3 Consultations for Revised Plan	8
1.1.3.2 Results of Housing Needs Survey 2023.	9
1.1.3.3 Results of Update Survey 2023	9
1.1.3.4 Results of Housing Needs Assessment 2024	9
1.1.3.5 Consultation 2025	9
2.0 Policies and Proposals	9
2.1 Built Environment	9
2.1.1 Key Facts	9
2.1.2 Original Survey (2014) Responses Indicated	10
2.1.3 NP Objectives	11
2.1.4 Further Evidence for FNP Revision	11
FNP01 Built Environment	13
2.2 Green Belt	14
2.2.1 Key Facts	14
2.2.2 Original Survey (2014) Responses Indicated	14
2.2.3 NP Objectives	14
2.2.4 Summary	14
2.3 Natural Environment	14
2.3.1 Key Facts	14
2.3.2 Original Survey (2014) Responses Indicated	15
2.3.3 NP Objectives	15
2.3.4 Further Evidence for FNP Revision	16
FNP02 Natural Environment	16
2.4 Open Spaces	17
2.5 Flooding	20
2.5.1 Key Facts	20
2.5.2 Original Survey (2014) Responses Indicated	21
2.5.3 NP Objectives	21
2.5.4 Further Evidence for FNP Revision	21
FNP03 Flooding	22

2.6 Housing	23
2.6.1 Key Facts	23
2.6.2 Original Survey (2014) Responses Indicated	23
2.6.3 Neighbourhood Plan Objectives	23
2.6.4 Further Evidence for FNP Revision	23
FNP04 Housing	25
2.7 Economy	26
2.7.1 Key Facts	26
2.7.2 Original Survey (2014) Responses Indicated	26
2.7.3 NP Objectives	26
2.7.4 Evidence for FNP Revision	27
FNP05 Economy	27
2.8 Heritage	28
2.8.1 Key Facts	28
2.8.2 Original Survey (2014) Responses Indicated	28
2.8.3 NP Objectives	28
2.8.4 Further Evidence for FNP Revision	29
FNP06 Heritage	30
2.9 Traffic and Transport	31
2.9.1 Key Facts	31
2.9.2 Original Survey (2014) Responses Indicated	31
2.9.3 NP Objectives	32
2.9.4 Further Evidence for FNP Revision	32
FNP07 Traffic and Transport	32
3.0 Community Aspiration	33
3.1.0 Key Facts	33
3.2.0 Original Survey (2014) Responses Indicated	33
3.3.0 NP Objectives	33
4.0 Appendices	36
Appendix 1 Housing Needs Survey 2023	38
Appendix 2 FNP Update Survey 2023	49
Appendix 3 Housing Needs Assessment 2025	64
Appendix 4 Fillongley Ecological Report EB 05/01	76
Appendix 5 Fillongley Parish Historic EnvirRecord Monuments (EB06/04)	120
Appendix 6 Monument Records (EB06/04a Monument_Records)	121
Appendix 7 Statement of Case - Keystone Heritage 2024	186
Appendix 8 The Landscape Character Assessment (ref EB 05/14)	290
Appendix 9 Flood Alleviation Report 2010 (ref EB 08/06)	314
5.0 References	383

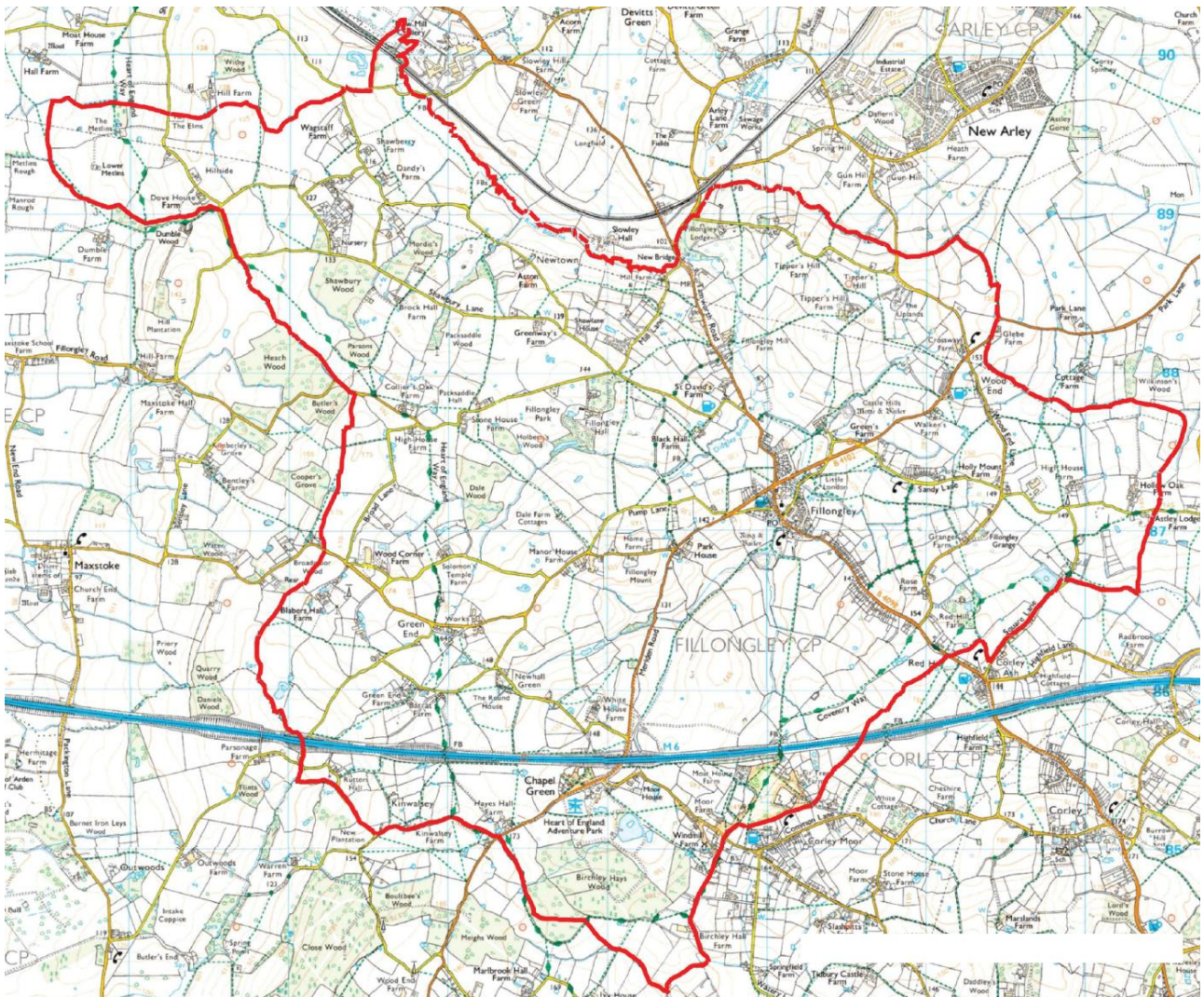
Fillongley Neighbourhood Plan

1.0 Background

In 2013 the Parish Council asked the local community for volunteers to work on the neighbourhood plan for Fillongley. The community were involved throughout the process and the Fillongley Neighbourhood Plan (FNP) was adopted in August 2019. Since 2023 Fillongley Parish Council have been reviewing the original plan. Locally and nationally there are new policies which affect our own (such as the NPPF 2024 and NWBC Local plan 2021).

There were a number of areas where the Parish Council had concerns that the policies were not worded strongly enough, and do not reflect well enough, the wishes of the Parishioners and the intentions of the Parish Council. These were consulted on with the Parish in 2023. A number of policies have now been reworded. There have also been a further two new surveys (2023 and 2025), as part of the review, to understand the needs of the Parish.

MAP1 : Fillongley Parish



© Crown copyright PMSA 100056525

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

1.0.1 Characteristics of Fillongley

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

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

1.0.2 History

Fillongley has 2 Scheduled Monuments; a 12th century ring & bailey called Castle Yard that lies 80m south west of Castle Farm (in the centre of the village) and an 11th century motte & bailey castle called Castle Hills 700m north east of St Mary and All Saints Church. The origins of a settlement can be traced further back, but through the ages, the area has been a peaceful, rural, predominantly farming community.

1.0.3 Vision Statement

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

1.0.4 Monitoring and Review

To be effective plans need to be kept up-to-date. Our neighbourhood plan is likely to require updating in whole or in part at least every 5 years. Reviews should be proportionate to the issues in hand. Once the Plan has been accepted the Parish Council will consider whether any major changes should be made to the Plan. This process should ensure that the Plan remains current and relevant during its projected life.

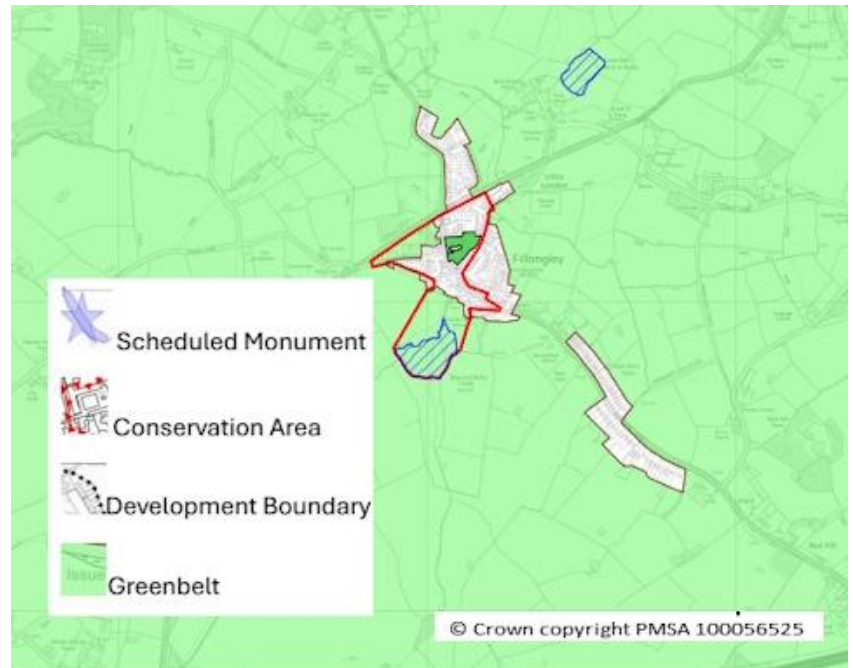
The Plan will be reviewed formally on a five year cycle or to coincide with a review of NWBC Local Plan.

1.0.5 Fillongley Development Boundary and Conservation Area

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

NWBC has reviewed the Boundaries as part of the work for the NWLP2021 (which were put in place prior to 1995) and no alterations were made

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



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

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

1.0.6 Neighbourhood Plan Preparation Process

The Revised Fillongley Neighbourhood Plan is being consulted on for 6 weeks (Regulation 14). Then FPC will review suggested/requested amendments from the results of the consultation and submit to NWBC for a second, Regulation 16 consultation. After this it will be the subject of an independent examination where it will be checked to ensure that it conforms with current local and national strategic planning policy-

The independent Inspector will decide if the changes proposed warrant a further referendum or not, and if the Inspector decides so, there will be a referendum.

If no referendum is necessary and the Inspector is happy that the contents comply with other Policies, the Fillongley Neighbourhood Plan will form part of the development plan along with NWBC Local Plan, and will be used as part of the assessment of planning applications in the Parish.

1.1.0 Preparation of the Plan

1.1.1 Recording and Fact Finding

1.1.1.1 Key facts about the Parish from the Census etc, including population, age groups, where people worked etc.

1.1.1.2 Housing Needs Surveys were carried out in 2023 and 2025 to try and estimate future requirements. These have informed policy FNP04.

1.1.1.3 WCC Ecology department mapped and recorded some of the key landscape and ecological sites in the Parish in June 2015.

1.1.2 Sustainability Appraisal

1.1.2.1 A sustainability appraisal is not required as no site allocations for development are being proposed within the Neighbourhood Plan.

1.1.3 Consultations for Revised Plan

1.1.3.1 A number of public consultation surveys were distributed to every home in the Parish to ensure that the resulting plan concurred with the wishes of the community.

These were;

- Housing Needs Survey 2023
- Update Survey 2023
- Housing Needs Assessment 2025

1.1.3.2 Results of Housing Needs Survey 2023.

This was the same questions as used by NWBC and contained direct questions regarding finances and current Need. Results in Appendix 1.

1.1.3.3 Results of Update Survey 2023

This was circulated to ensure that the proposals to amend the plan still accord with the community. For results please see Appendix 2.

1.1.3.4 Results of Housing Needs Assessment 2025

This was different to the survey of 2023 in that there was no requirement of immediate need but indication of future need to steer development towards housing stock that is lacking in the parish. Appendix 3.

1.1.3.5 Consultation 2025

Regulation 14 Public Consultation on the updated plan begins on Monday 5th May until Sunday 5th June 2025 (inclusive).

2.0 Policies and Proposals

2.1 Built Environment

2.1.1 Key Facts

2.1.1.1 Fillongley Parish is made up of dispersed rural settlements including farms and barns with a distinct local style. The village centre includes a number of listed buildings; some showing the remains of 16th and 17th century timber framing. Most 'traditional' housing is mainly two storey, and of red brick or rendered construction with flat clay tiles or slate roofing and small vertical windows.

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

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

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

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

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

2.1.1.7 Only 9% of properties are 1 bedroom, (compared to 11.6% nationally) and of these 5% are the flats in Eastlang Road.

This leaves only 4% of properties in the Parish as 1 bedroom properties away from Eastlang Road.

18% of properties are 2 bedrooms; compared to a national average for England of 27.3%.

33.5% of properties are 4+ bedrooms compared to a national average of 21.1%.

This demonstrates that our parish is “top heavy”, with a lot of large homes and disproportionately fewer smaller homes available.

2.1.2 Original Survey (2014) Responses Indicated

- Desire to maintain geographical independence from Birmingham, Coventry and other settlements
- Limit development to small plots of land
- Preserve older houses and rural character of the village
- Maintain village atmosphere and strong sense of community
- Lack of parking spaces
- New builds ‘not in keeping’ with village
- Maximise and develop in and around the village centre
- Safe and friendly space for families and children to grow up in and businesses to thrive
- Policies to encourage sustainable development and renewable energy

2.1.3 NP Objectives

The original objectives of the plan are below and have not changed since the plan’s inception.

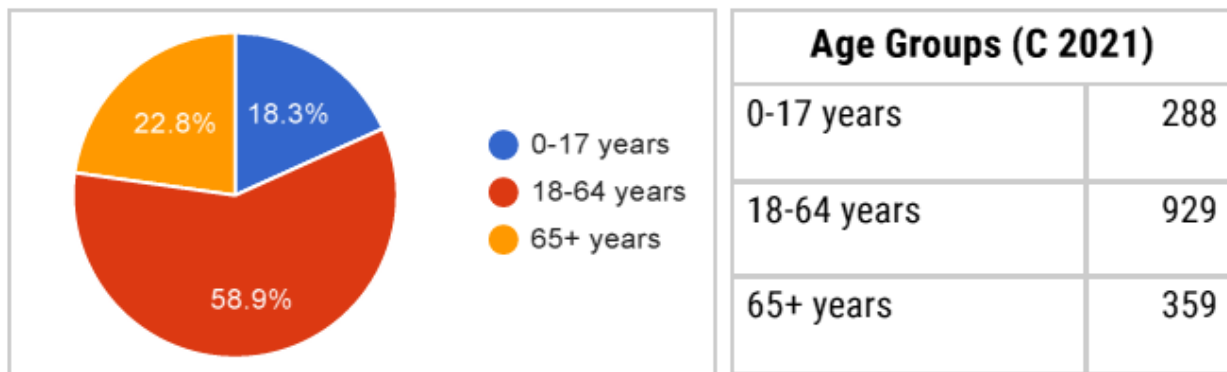
- Ensure the designs of new buildings do not cause a detrimental change to the overall character of the village by encouraging developments that use the scale, shapes and forms of traditional Arden valley buildings, especially in or close to the 'Conservation Area'
- Encourage developments that follow the existing dispersed settlement pattern throughout the Parish and that blend with the natural features of the landscape
- Not to exacerbate existing parking issues or create new ones. Consider that cars driven in this rural Parish are predominantly large 4-wheel drive cars that require more space than many urban vehicles

2.1.4 Further Evidence for FNP Revision

2.1.4.1 Further evidence was gathered from the Housing Needs Survey 2023. Please see Appendix 1.

2.1.4.2 Further evidence has been gathered from the 2021 census;

- 23.2% of the Parish is comprised of 1 and 2 bedroom properties
- Number of people in 1 and 2 household size was 64.9%
- Occupancy rating of bedroom 2 or more was 55.4%
- 16.6% of households are all over the age of 65



Source: UK Office for National Statistics (web).

Fillongley

Household size

■ Fillongley | (England)

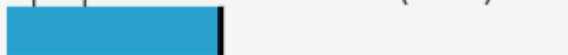
1 person in household **22.7%** (30.1%)



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



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



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

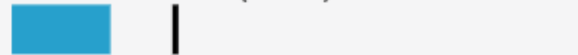


% of all households

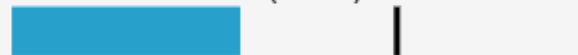
Number of bedrooms

■ Fillongley | (England)

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



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



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



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



% of all households

Tenure of household

■ Fillongley | (England)

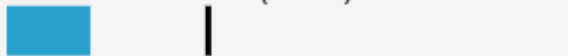
Owns outright **47.9%** (32.5%)



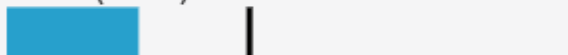
Owns with a mortgage or loan or shared ownership **33.8%** (29.8%)



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



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



% of all households

Occupancy rating for bedrooms

■ Fillongley | (England)

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



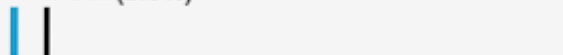
+1 **29.0%** (33.2%)



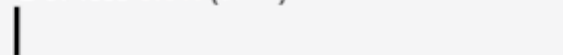
0 **14.8%** (26.8%)



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



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



% of all households

Source: Office for National Statistics - Census 2021

- 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 to disrupt 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 pattern;
 - Seek to minimise the encroachment of development into visually exposed landscapes and where development is proposed on the edge of the village. Designs should not lead to inappropriate incursion into the surrounding countryside by reason of its siting, design, materials or use of landscaping.
 - As appropriate to its scale, nature and location, development proposals across the Parish should demonstrate they are sympathetic to the landscape setting as defined in the NWBC Landscape Character Assessment. All applicants shall show that they have taken into account the matters identified above.
- Designs must include features to minimise light pollution.

2.2

Green Belt

2.2.1 Key Facts

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

2.2.1.2 National Planning Policy Framework (NPPF) 2024 states that Green Belt boundaries should only be altered in “exceptional circumstances”.

2.2.2 Original Survey (2104) 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

2.2.3 NP Objectives

To protect the Green Belt

2.2.4 Summary

As per the NPPF 2012 Fillongley is in the Green Belt and inappropriate development will not be permitted unless very special circumstances can be demonstrated.-The Greenbelt Policy is set out in the NPPF 2024 and so no separate policy is required within this plan.

2.3

Natural Environment

2.3.1 Key Facts

2.3.1.1 The Landscape Character Assessment (Appendix 8, ref EB 05/14) records the landscapes of Fillongley as Ancient Arden: Arden Valleys. This is a specialist description of the local character and distinctiveness of the area. The Neighbourhood Plan has collected evidence of the ecology of the Parish—both the species that live here and the way they use

the fields, woodland and hedgerows to move around. (Appendix 4 Biodiversity Interconnectivity Mapping, ref EB 05/01).

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

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

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

2.3.2 Original Survey (2104) Responses Indicated

- The rural environment is important for living & working
- Countryside is valued
- Want protection from wind turbine development
- There is some existing trace noise pollution
- Natural water sources are valued
- Natural darkness is preferred to light pollution
- Protect ancient woodland, hedges, trees, and wildlife
- Enjoy walks in the countryside
- Peaceful surroundings

2.3.3 NP Objectives

The original objectives of the plan are below and have not changed since the plan's inception.

- To protect and enhance the natural environment
- To protect the visual appearance and important scenic aspects of the village centre (the setting) and other rural and natural features in the landscape
- Ensure new residential and commercial development meets the following criteria;
 - Blends sympathetically with the landscape
 - Does not spoil any scenic aspect of, or distract from, the visual appearance of the village centre or countryside
 - Not unduly prominent
 - Not create adverse impact on an area when added to existing buildings in that area
 - Does not disturb the tranquillity of rural life

- To protect the existing health and well-being of the local community
- To maintain the existing and traditional availability of farmland for food production and contribution towards food security
- To reduce light pollution in order to reduce the possibility of complaints to the Council due to issues for both residents and wildlife

2.3.4 Further Evidence for FNP Revision

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

FNP02

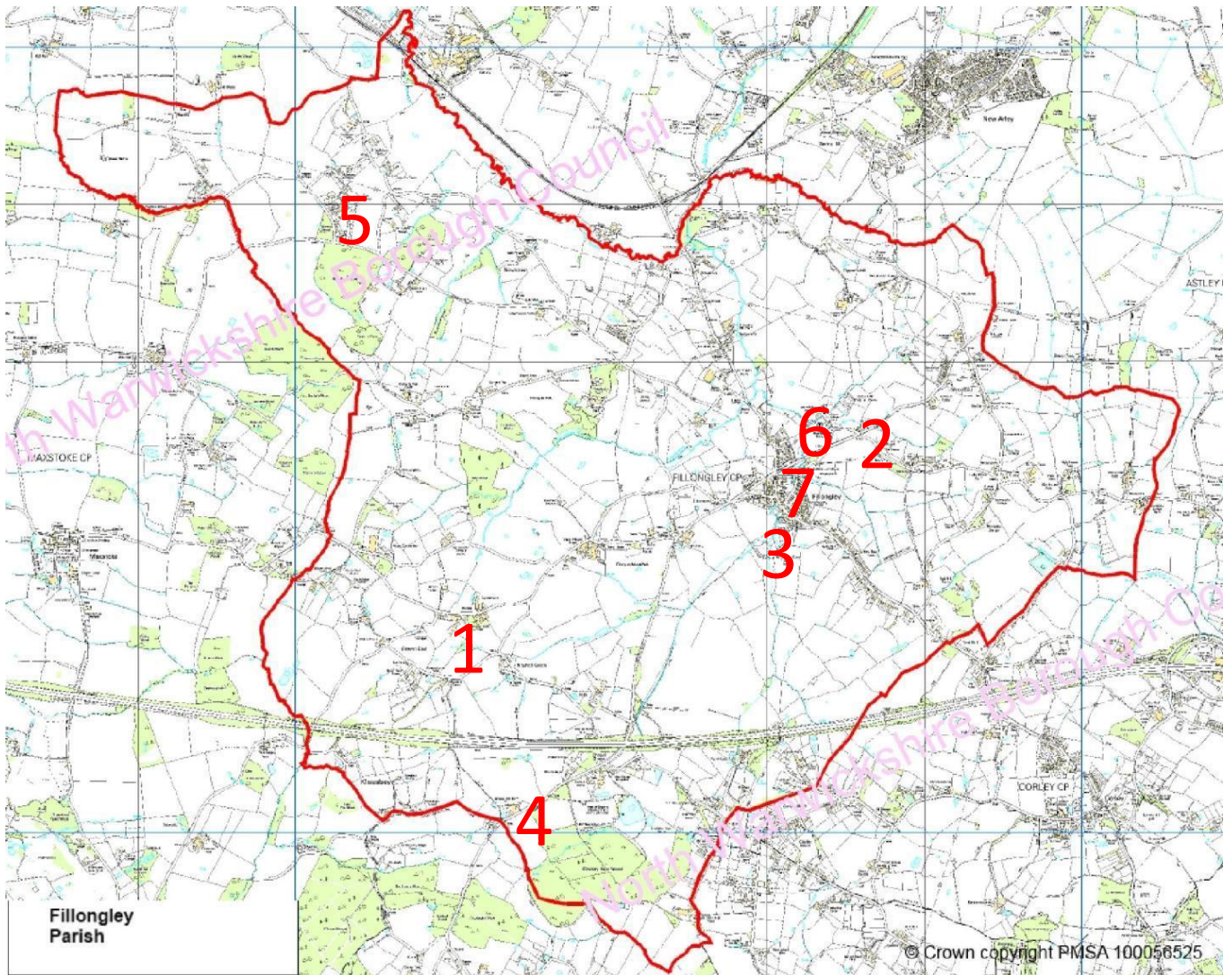
Natural Environment

Development proposals, should seek to enhance and conserve the Natural Environment. Proposals will be supported in principle providing they meet the following considerations;

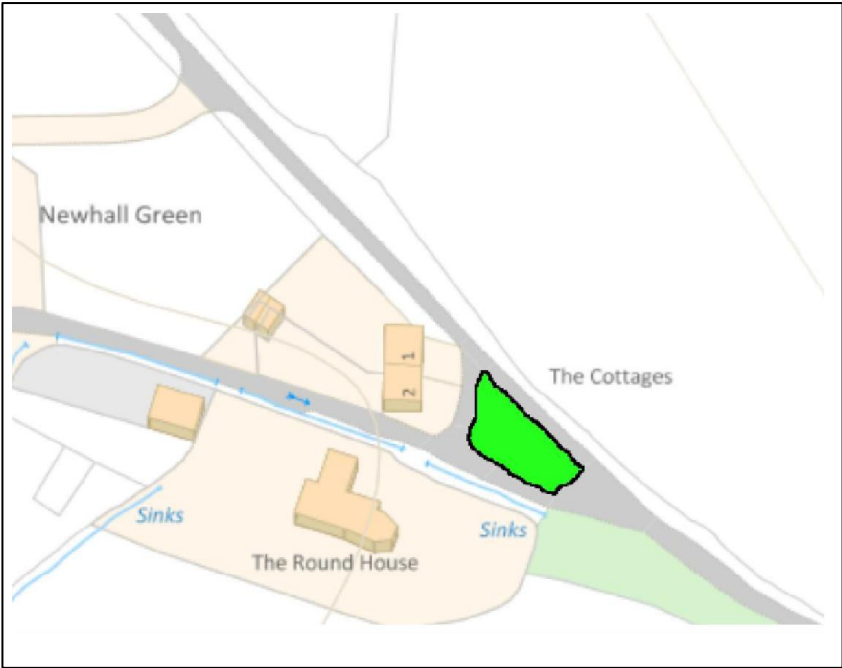
- No adverse impacts on the visual appearance and important scenic aspects of the village centre (the setting) and other rural and natural features in the landscape.
- Existing open spaces that already exist within and on the edges of the developed areas of the Parish should be protected and enhanced (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.

Fillongley Parish

2.4 Open Spaces



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



Newhall Green (Outside the cottages)



Sandy Lane (between the main road and the crescent)

© Crown copyright PMSA 100056525



Butts Field (surrounding your Village Hall)



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



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

© Crown copyright PMSA 100056525



Recreation Ground



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

2.5 Flooding

2.5.1 Key Facts

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

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

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

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

2.5.1.5 ' has predicted village flood zones and properties at possible risk of flooding after rainfall events.

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

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

2.5.2 Original Survey (2104) Responses Indicated

- Improve flood defences
- Better drainage needed
- Improve drainage through road gullies
- Reduce storm water flow through village culvert and improve downstream watercourse
- Request for balancing ponds to slow the flow of water in heavy rain periods
- A specific proposal to reduce flooding before any further planning proposals are considered

2.5.3 NP Objectives

The original objectives of the plan are below and have not changed since the plan's inception.

To minimise flood risk within the village.

2.5.4 Further evidence for FNP Revision

2.5.4.1 Comments from FNP Revision 2023 consultation; "Anything having a detrimental impact on flood risks must be avoided given current weather trends", "this is common sense", "flood prevention is very important", "no building should take place to impact this".

2.5.4.2 2023 Report from hydrologist; Clive Young of Edenvale Young Associates regarding water flowing into the centre of the village (Evidence Base ref EB/02/05).

- Development should minimise flood risk within the village whilst maintaining balance with other policies. Any developments will ameliorate flood risks by providing SUDS (Sustainable Drainage Systems) as required in consultation with the Fillongley Flood Group or other entity nominated by FPC and the Lead Local Flood Authority.
- Development within flood zone 3 will be required to show no increase to the site and to others in line with the requirements of the NPPF 2024, and a reduction in flood risk to the site and others should also be encouraged.
- Surface water management strategies should demonstrate how site-specific guidance in the Strategic Flood Risk Assessment has been implemented and should be in accordance with Drainage Hierarchy (Planning Practice Guidance 80).
- Drainage systems should maintain or, where applicable, enhance the aesthetic, recreational and ecological quality of the area and be available, where appropriate, as recreational space.
- Development should incorporate SUDS. SUDS proposals should be managed in line with the 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 Local Flood Authority, the Environment Agency and Severn Trent Water (as the sewage management company).
- Proposals will be supported to include the replacement of tarmac or equivalent non-porous surface with a SUDS scheme in the area identified as Flood Zone 3.
- Surface water runoff rates in all new developments to be not in excess of 2L/s.

2.6.1 Key Facts

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

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

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

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

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

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

2.6.2 Survey Responses

Please see Appendix 1 and Appendix 3 for results from the Housing Surveys of 2023 and 2025.

2.6.3 Neighbourhood Plan Objectives

The original objective of the plan was to encourage a mix of housing. Development since the adoption of the FNP show that encouragement has not worked, and more large homes have been built rather than the ones identified as needed. Therefore, whilst the objective remains broadly the same, the policy is reworded to ensure that the policy can be enforced.

2.6.4 Further evidence for FNP Revision

There is currently (2024) a disproportionately low number of bungalows to the number of residents over 60.

2.6.4.1 Housing Needs Survey 2023

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

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

2.6.4.2 Housing Needs Assessment 2024

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

2.6.4.3 Housing Needs Assessment 2024 Result

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

10 responses 80% yes, 20% no

2.6.4.4 Housing Needs Assessment 2024 Result

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

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

2.6.4.5 Housing Needs Assessment 2024 Result

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

73 responses 33% yes, 67% no

2.6.4.6 Housing Needs Assessment 2024 Result

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

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

- 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.

2.7.1 Key Facts

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

2.7.1.2 In 2021 Census 1% are unemployed.

2.7.1.3 In 2021 Census 39% are economically inactive (retired/students etc). This has increased by 9% since the previous census.

2.7.1.4 There are 26 working farms

2.7.1.5 A wide variety of rural businesses serving existing residents

2.7.1.6 Inconsistent broadband speed throughout Parish

KS601EW to KS603EW - Economic activity



Working	805
Unemployed	28
Retired Economically Not Contributing	264

ONS Crown Copyright Reserved [from Nomis on 16 December 2024]

2.7.2 Original Survey (2104) Responses Indicated

- Enjoy having the facilities of local pub
- Enjoyed having a local shop (since closed)
- Would like to see a Post Office re-open
- Improve broad band connection
- Improve mobile phone signal
- Recognition that employment & residential occupation need to be considered together
- Flexibility to create employment/business
- Wish to be a centre for rural business
- To support local businesses
- Lack of public transport
- Support for more sustainable business practices

2.7.3 NP Objectives

The original objectives of the plan are below and have not changed since the plan's inception.

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

2.7.4 Further Evidence for FNP Revision

The result was that 84.6% of respondents felt that there was nothing to add to the original policy. Comments made referred to online businesses, not permitting development of agricultural or green belt land for businesses, housing being built on agricultural land, flooding and noise pollution. Almost all of these refer to other policies. Original responses have also contributed to the strengthening of the policy.

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.

2.8.1 Key Facts

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

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

2.8.1.2 Written records relating to Fillongley refer back to the year 900 showing significant settlements then. In the Domesday book in 1086 Fillongley had a recorded population of 38 households putting it in the largest 20% of settlements recorded in Domesday. Parts of the Church are from the 12th Century.

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

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

2.8.2 Original Survey (2104) Responses Indicated

- Value the character and atmosphere of the village
- Protect the castle remains
- Value the Church
- Value the Ancient woodland
- The strong sense of history matters in the living, working and leisure environment.
- Protect the village, keeping it's 'feel'

2.8.3 NP Objectives

The original objectives of the plan are below and have not changed since the plan's inception.

- Work towards further protection and enhancement of both the recorded assets of the parish, and other locally identified heritage assets
- Work towards building on existing 'Design Guidelines for development in Ancient Arden' and for 'Fillongley Conservation Area' which describe local distinctiveness, character, and historic context
- Encourage maintenance of existing community spirit

2.8.4 Further Evidence for FNP Revision

- Statement of Case by Keystone Heritage discovering further historic information about the Parish (Appendix 7 EB 06/12)
- Response from FNP Revision Survey 2023 requested including old style stone boundary walls as protected heritage assets.

- 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.
- Development should demonstrate an understanding of the history of the area. Proposals for development, including change of use that involve a designated heritage asset, or the setting of a designated heritage asset will be expected to
 - conserve, enhance or better reveal those elements which contribute to the heritage significance and/or its setting;
 - respect any features of special architectural interest, including where relevant the historic curtilage or context, its value with a group and/or its setting, such as the importance of a street frontage, traditional roofscape or traditional shopfronts;
 - be sympathetic in terms of its siting, size, scale, height, alignment, proportions, design and form, building techniques, materials and detailing, boundary treatments and surfacing, or are of a high quality contemporary or innovative nature which complements the local vernacular, in order to retain the special interest that justifies its designation;
 - ensure significant views away from, through, towards, and associated with the heritage asset(s) are conserved or enhanced.
- Proposals that will lead to substantial harm or total loss of significance to a designated heritage asset will be dealt with in accordance with Para 208 of the NPPF 2025
- 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.

2.9.1 Key Facts

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

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

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

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

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

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

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

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

2.9.2 Original Survey (2014) Responses Indicated

- The volume of traffic travelling through the village has been highlighted as a concern to many residents
- The speed of traffic through the village causes concern
- Better public transport would be welcomed
- HGV's travelling through the village are a nuisance to the community, including at night time
- Crossroads need to be made safer
- Residents would like road safety measures introduced
- There have previously been requests for traffic lights at the crossroads
- Lack of Car Parking
- Concerns regarding "rat running" through Church Lane and Ousterne Lane

2.9.3 NP Objectives

The original objectives of the plan are below and have not changed since the plan's inception.

- To promote good vehicular access, parking/garaging and turning provisions for new developments without detriment to existing residents and the street scene
- To ensure that the number of car parking spaces be related to the size of the property
- To support accessibility and the use of public transport

2.10 Further Evidence for FNP Revision

FNP update 2023 (Appendix 2) demonstrates that the above issues have not gone away and are still relevant today.

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 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.

3.1.0 Key Facts

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

3.2.0 Original Survey (2014) Responses Indicated

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

3.3.0 NP Objectives

The original objectives of the plan are below and have not changed since the plan's inception.

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

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

4.0 Appendices

Appendix 1 Results of Housing Needs Survey 2023

Appendix 2 Results of FNP Update Survey 2023

Appendix 3 Results of Housing Needs Assessment 2025

Appendix 4 Biodiversity Interconnectivity Mapping (Fillongley Ecological Report EB 05/01).

Appendix 5 Fillongley Parish Historic EnvirRecord Monuments (EB06/04)

Appendix 6 Monument Records (EB06/04a Monument_Records)

Appendix 7 Statement of Case - Keystone Heritage 2024

Appendix 8 National Landscape Character Assessment Area 97 Arden (ref EB 05/03)

Appendix 9 Flood Alleviation Report 2010 (ref EB 08/06)

5.0 References

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

FNP01: Built Environment

EB01/04 Footpaths Fillongley Parish Definitive Map

EB 01/05 Settlement and Hamlet Areas

EB 05/01 Fillongley Ecological Report 2015

EB 05/02 Fillongley Landscape Study

EB 05/03 National Character Assessment

EB05/04 DEFRA Land Use Fillongley

EB 05/05 Tranquility Map England

EB 05/06 Light Pollution and Dark Skies

EB 05/07 Agricultural Land Qualification Data

EB 05/08 DEFRA Soilscape

EB 05/09 Warwickshire Landscapes Project

EB 05/10 Assessment of Green Spaces on FNP

EB 06/02 Extensive Urban Survey

EB 06/06 Fillongley Historic Landscape Characterisation

EB 06/10 Fillongley Historic Character Assessment

EB 06/12 Keystone Heritage Report

EB 07/03 Parish Planning Applications Dwellings

EB 07/11 Number of bedrooms ONS

EB 08/06 Fillongley Flood Alleviation Report

NWBC LP 01 Sustainable Development

NWBC LP14 Landscape

NWBC LP29 Development Considerations

NWBC LP30 Built Form

NWBC LP34 Parking

NPPF 2024 Specifically 124, 132, 134, 135, 139

Greenbelt

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

FNP02: Natural Environment

EB01/04 Footpaths Fillongley Parish Definitive Map

EB 01/05 Settlement and Hamlet Areas

EB 05/01 Fillongley Ecological Report 2015

EB 05/02 Fillongley Landscape Study

EB 05/03 National Character Assessment

EB05/04 DEFRA Land Use Fillongley

EB 05/05 Tranquility Map England
EB 05/06 Light Pollution and Dark Skies
EB 05/07 Agricultural Land Qualification Data
EB 05/08 DEFRA Soilscape
EB 05/09 Warwickshire Landscapes Project
EB 05/10 Assessment of Green Spaces on FNP
EB 06/03 Fillongley Historic Environment Record Events
EB 06/06 Fillongley Historic Landscape Characterisation
EB 06/08 Fillongley Ridge and Furrow
EB 06/09 Fillongley Scheduled Monuments
EB 06/12 Keystone Heritage Report
NWBC LP 01 Sustainable Development
NWBC LP14 Landscape
NWBC LP 15 Historic Environment
NWBC LP16 Natural Environment
NWBC LP20 Green Spaces
NWBC LP21 Open Spaces and Recreational Provision
NWBC LP29 Development Considerations
NPPF 2024 Specifically 106, 135, 139, 187

FNP03: Flooding

EB 08/01 Surface Water
EB 08/02 Flood Zones
EB 08/03 EA Data Map

NPPF 2024 162, 170, 181

FNP04: Housing

EB 01/05 Settlement and Hamlet Areas

EB 06/06 Fillongley Historic Landscape Characterisation

EB 06/10 Fillongley Historic Character Assessment

EB 07/03 Parish Planning Applications Dwellings

EB 07/04 Housing Needs Assessment Questionnaire 2025

EB 07/05 Summary of Responses Housing Needs Assessment 2025

EB 07/06 Fillongley Housing Needs Survey 2023

EB 07/07 Fillongley Housing Needs Survey Summary of Responses 2023

EB 07/11 Number of bedrooms ONS

EB 08/01 Surface Water

EB 08/02 Flood Zones

EB 08/03 EA Data Map

EB 08/06 Fillongley Flood Alleviation Report

NWBC LP07 Housing Development

NWBC LP09 Affordable Housing Provision

NWBC LP13 Rural Employment

NWBC LP29 Development Considerations

NWBC LP30 Built Form

NWBC LP34 Parking

NPPF 2024 63 and 65

FNP05: Economy

EB 03/07 Economic Activity

EB 04/D01 Public Transport

EB04/01 Map of Parish Road and Rail Links

NWBC LP11 Economic Regeneration

NWBC LP13 Rural Employment

FNP06: Heritage (AND COMMUNITY)

EB 01/05 Settlement and Hamlet Areas

EB 05/03 National Character Assessment

EB 05/06 Light Pollution and Dark Skies

EB 06/02 Extensive Urban Survey

EB 06/03 Fillongley Historic Environment Record

EB 06/04 Fillongley Parish Historic Environment Record Monuments

EB 06/05 Fillongley village Historic Environment Records Monuments

EB 06/06 Fillongley Historic Landscape Characterisation

EB 06/07 Fillongley Listed Buildings

EB 06/08 Fillongley Ridge and Furrow

EB 06/09 Fillongley Scheduled Monuments

EB 06/10 Fillongley Historic Character Assessment

EB 06/11 British Museum Portable Antiquities Scheme - Fillongley Sites

EB 06/12 Keystone Heritage Report 2024

NPPF 2024 208

FNP07: Traffic and Transport

EB 04/03 Fillongley Village Traffic Plan 2008

EB 04/04 Fillongley Road Safety Assessment 2011

NWBC LP01 Sustainable Development

NWBC LP07 Housing Development

NWBC LP13 Rural Employment

NWBC LP34 Parking

NPPF 2024 109 and 112

Key:

NPPF; National Planning Policy Framework, December 2024

NWBC; North Warwickshire Borough Council Local Plan 2021

EB; FPC Evidence Base