

Monks Kirby

Parish Plan



Updated May 2015

MONKS KIRBY PARISH PLAN 2015

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1. Request for Adoption of Revised Parish Plan

Monks Kirby Parish Council (MKPC) requests that the following documentation is accepted by Rugby Borough Council, so that the update of the 2006 Monks Kirby Parish Plan to the 2015 Monks Kirby Parish Plan (MKPP) is formally adopted by Rugby Borough Council (RBC) and that records are updated accordingly.

2. National & Local Government Context

Monks Kirby village is defined in the Rugby Borough Council Local Plan as a Local Needs Settlement surrounded by Green Belt, which comprises the rest of the Parish.

The village has a tightly defined village boundary and holds Village Conservation Area status.

Relevant policies include:

NPPF (National Planning Policy Framework) 2014 and Guidance (2014)

RBC Local Plan (adopted) Core Strategies, notably:

- CS1 – Development Strategy
- CS2 – Parish Plans
- CS20 – Local Housing Needs
- CS21 – Rural Exceptions Sites

These policies are all consistent with and supportive of the 2015 MKPP.

In updating the MKPP to 2015, it should be noted that MKPC and parishioners strongly support these definitions and policies which are reflected in the MKPP.

This updated Parish Plan is supported by the following additional documents which are included as annexes:

Monks Kirby Parish Plan 2006

Monks Kirby Parish Plan 2006 Action Grid (2015 Update)

Monks Kirby Village Design Statement (2015 Update) – Annex 3

Rugby Borough Council Conservation Area Appraisal for Monks Kirby (2010)

Monks Kirby Housing Needs Survey 2013

3. Background to Monks Kirby Parish Plan

Following extensive consultation over 2005-6 both within and beyond Monks Kirby Parish, by 2006 a Parish Plan was drawn up and submitted to RBC.

The process, as described in the Plan, had included a survey collecting views from all parishioners, a wide range of whom worked together to collect detailed evidence and to draft the Plan.

The most important finding of the Plan was that what parishioners valued was the stability and continuity of the community. While parishioners suggested a number of ideas for minor improvements the major thrust was to maintain and protect what the parish offered then and now: an area of rural community focused on a small village settlement.

The 2006 Plan also included evidence collected over a longer time period including both the 1999 Village Design Statement – VDS (revised and updated for inclusion in the MKPP) and a Local Housing Needs Survey (LHNS) undertaken specifically for inclusion in the Plan and replacing a previous LHNS, completed some years before. It is noteworthy that both of these LHNSs provided evidence of the consistency of a need for a small number of affordable dwellings. [The consistency of parishioners' views is further confirmed by the 2013 LHNS included in this updated MKPP which further evidences the community's consistency and strong desire for continuity and stability.]

The resulting MKPP was adopted by RBC in 2006.

All documents referred to above are available on the village website at www.monkskirby.org.uk

4. Changes & Additions for 2015 update of MKPP

- (i) In order to update the MKPP to 2015 status, extensive consultations with all parishioners have been undertaken and included:
- formal and informal meetings for on-going comment throughout the period 2006-15,
 - public participation sessions at all monthly Parish Council meetings
 - annual Parish meetings where all parishioners are invited and encouraged to contribute raise issues, comments and questions,
 - specific requests for comments on MKPP circulated to all houses in the parish (most recently in February 2015)
 - public meetings, a full parish survey, exhibition, etc undertaken for the Local Housing Needs survey of 2013.

The most significant response received was for the 2013 LHNS and it is interesting to note that the conclusions of this survey closely reflected parishioners' views given to the previous LHNS held in 2006 (see Annex 1, or www.monkskirby.org.uk)

From the collation of all responses, it is evident that parishioners do not want material changes to the 2006 Plan. Throughout the years it has been clear that the community remains committed to the Plan as originally compiled. Overwhelmingly,

the most valued aspect of the parish remains its stability and continuity.

However, the Parish Council has implemented many of the proposals in the 2006 MKPP. A summary of these can be found in the commentary column of Annex 2, or www.monkskirby.org.uk

In addition to this commentary (column), it should be noted that the combined Post Office and shop has closed and that both that building and the convent buildings have been converted to residential use. Furthermore, the 2005-6 LHNS is replaced by the 2013 LHNS (see Annex 5, or www.monkskirby.org.uk)

- (ii) RBC's 'Monks Kirby Conservation Area Appraisal' (June 2010) reiterates and confirms the findings of the VDS (2006) – see Annex 4 or RBC website

The following demographic information on the Parish of Monks Kirby is taken from the 2011 Census:

Monks Kirby: Demographics	Count
Population	445
Males	224
Females	221
Area (Ha)	1841
Population density (persons per Ha)	0.2

Age group	%
Age 0 to 4	3.8
Age 5 to 7	2.9
Age 8 to 9	1.8
Age 10 to 14	3.6
Age 15	2.0
Age 16 to 17	4.5
Age 18 to 19	1.6
Age 20 to 24	2.0
Age 25 to 29	3.1
Age 30 to 44	13.5
Age 45 to 59	30.1
Age 60 to 64	8.1
Age 65 to 74	15.3
Age 75 to 84	6.3
Age 85 to 89	0.9
Age 90 and Over	0.4
Average Age	45.8

Ethnic Group	Count
White; English/Welsh/Scottish/Northern Irish/British	413
White; Irish	8
White; Gypsy or Irish Traveller	4
White; Other White	10
Mixed/Multiple Ethnic Groups; White and Black Caribbean	3
Mixed/Multiple Ethnic Groups; White and Black African	0
Mixed/Multiple Ethnic Groups; White and Asian	0
Mixed/Multiple Ethnic Groups; Other Mixed	0
Asian/Asian British; Indian	3
Asian/Asian British; Pakistani	0
Asian/Asian British; Bangladeshi	0
Asian/Asian British; Chinese	0
Asian/Asian British; Other Asian	0
Black/African/Caribbean/Black British; African	0
Black/African/Caribbean/Black British; Caribbean	3
Black/African/Caribbean/Black British; Other Black	1
Other Ethnic Group; Arab	0
Other Ethnic Group; Any Other Ethnic Group	0

Length of Residence in the UK	Count
Born in the UK	417
Resident in UK; Less than 2 Years	4
Resident in UK; 2 Years or More but Less Than 5 Years	4
Resident in UK; 5 Years or More but Less Than 10 Years	1
Resident in UK; 10 Years or More	19

Sex (of those aged 16 and over: 382 residents)	%
Single	21.2
Married	61.0
In a Registered Same-Sex Civil Partnership	0.5
Separated	2.1
Divorced or Formerly in a Same-Sex Civil Partnership which is Now Legally Dissolved	8.6
Widowed or Surviving Partner from a Same-Sex Civil Partnership	6.5

Employment (of those aged 16-74: 348 residents)	%
Higher Managerial, Administrative and professional Occupations	19.82
Large Employers and Higher Managerial and Administrative Occupations	5.72
Higher Professional Occupations	14.12
Lower Managerial, Administrative and Professional Occupations	28.22
Intermediate Occupations	8.62
Small Employers and Own Account Workers	11.52
Lower Supervisory and Technical Occupations	4.02
Semi-Routine Occupations	10.32
Routine Occupations	6.62
Never Worked and Long-Term Unemployed	4.02
Never Worked	3.22
Long-Term Unemployed	0.92
Not Classified	6.92
Full-Time Students	6.92
Not Classifiable for Other Reasons	0.02

Annex 1

Monks Kirby Parish Plan 2006

Monks Kirby

Parish Plan



March 2006

1 Executive summary, conclusions and recommendations

Plan background

The Plan has been developed through 2003–2006, with the support of the Countryside Agency, as a response to encouragement from local and national government. It aims to identify to its inhabitants and others what is important about the parish, together with directions for further improvement. It will also contribute both to Rugby Borough Council's relationship with the parish and to gaining Quality Parish Council status for Monks Kirby.

It has been written under the auspices of the Parish Council, many of whose members have contributed directly to it.

Summary

The Plan does not attempt to cover all aspects of the life of the parish, which consists of Monks Kirby village (a Village Conservation Area) set in a large Green Belt area of farms, woodland, shallow valleys and some scattered hamlets. The plan is focused on the issues identified by parishioners as important to them and in need of development. The sections and recommendations reflect this. Thus the Village Design Statement (already adopted by Rugby Borough Council as Supplementary Planning Guidance) has needed no basic revision. Newly articulated issues, elicited during a full consultation process including all parishioners, are unsurprising. They concern planning, building development, our heritage, environment and leisure provision for the youth of the parish.

By and large Monks Kirby is satisfied with its current situation – it does not want major change. Indeed, most responses throughout have aimed to protect what we have and to avoid unnecessary change. This is particularly true of planning and housing issues.

Main recommendations

With the exceptions stated in the reports, Monks Kirby parish rejoices in its existence as a small rural community. Significant change will not be welcome.

Local housing needs

In order to provide balance of provision:

- there is a need for the provision of a limited number of affordable housing units for local people
- some development of housing catering for special needs, especially the elderly, would be acceptable
- there should be no further new-build of larger or high-cost housing

Village Design Statement

Proper regard must be given to the Village Design Statement as Supplementary Planning Guidance, and particular attention paid to sight lines, height and mass of any application for planning permission and the effect on the existing village scene.

Parish backcloth: the rural scene

The existing policy of restraint that presumes against development in Green Belt or outside the Village Envelope must be maintained and implemented consistently, including its implications for the maintenance of existing landscape features and avoidance of suburbanisation.

Heritage and environment

- The Parish Council must strive to protect our environment wherever possible, with particular regard to the adverse effects of inappropriate or intrusive use of transport (road and air) and of pollution.
- We should celebrate our heritage and environment, and offer visitors a greater understanding of the parish by use of a Parish Map and contributions to the local press.

Youth and leisure

We recommend that leisure facilities for youth be developed as:

- a youth club
- organised activities, including sports, sometimes beyond the parish

2 Background and process

Background

Monks Kirby is a Warwickshire parish a few miles to the north-west of Rugby, generally regarded as an exceptionally attractive place. The village is accessible but lies off the district's major roads. The parish covers a large area and is irregularly shaped. Buildings comprise Monks Kirby village – which is a Village Conservation Area, some small hamlets, scattered farms and a few isolated houses. The land is agricultural and woodland. Apart from the village, the whole is included in the Green Belt. Landscape features are gentle with shallow valleys, draining into the Avon, and land rising slightly at the northern end of the parish. Traditionally employment has been agriculturally based, though this has been overtaken numerically by a population which commutes to the surrounding towns or further afield. There is also a proportion of people who work from where they live. The village maintains sustainable facilities including two churches, two pubs, a combined Post Office/shop and a school. There is a large and active village hall.

Monks Kirby Parish Council has a commitment to fostering community involvement. It has also a long tradition of up-take on national and local initiatives, and has consistently submitted responses whenever opportunities to do so arise from national and local government. The parish's contribution to Local Plans is notable, and it was the first parish in the area to have its Village Design Statement accepted by Rugby Borough Council as Supplementary Planning Guidance. The Parish Council has also taken many opportunities to involve and consult its electorate. The idea of developing a Parish Plan in response to national and local initiatives and encouragement was therefore considered with enthusiasm. Local circumstances delayed the process, which was undertaken in 2003.

Purpose

The aims of developing a Parish Plan for Monks Kirby include:

- to identify and celebrate aspects of the parish that parishioners value
- to articulate a vision for the future of the parish, owned by parishioners

- to secure further the parish's relationship with Rugby Borough Council by providing supplementary guidance to the Local Plan
- to contribute to reaching Quality Parish status
- to develop an implementation strategy for the recommendations

Process

- 1 The Parish Council resolved to draw up a Parish Plan consistent with advice from national and local government. Two Parish Councillors volunteered to take the idea forward.
- 2 Relevant government agencies and Warwickshire Association of Local Councils were contacted for their advice and support.
- 3 Monks Kirby Parish Plan Steering Group – made up of volunteers covering a wide range of ages, interests and experience, both from the village and the rural area and including representatives from the Parish Council – has worked to produce a Parish Plan under the auspices of the Parish Council since March 2004.
- 4 In order to maximise parishioner involvement, all meetings throughout the process have been publicised and open to the public. All households have received individual invitations to a selection of them.
- 5 An initial general meeting was held for all parishioners from which areas of interest were identified. They were added to by means of publicly available suggestion boxes, word of mouth and a range of additional methodologies.
- 6 A Steering Group and subsequent Sub-Groups were initiated.
- 7 In order to ensure groups were inclusive, the membership of each included all those who expressed an interest and/or attended meetings. Membership of the groups thus varied throughout the process.
- 8 The Steering Group and all Sub-Groups worked to agreed Terms Of Reference and/or a Service Level Agreement (see Appendix i).
- 9 In general, Sub-Groups took the whole parish as their area of interest. The exception was the Village Design Statement Sub-Group which, on the advice of Rugby Borough Council, addressed the village and rural areas separately (see Appendix ii: maps).

- 10 A general survey and local housing needs survey were developed from suggestions made by parishioners and outside bodies, including Rugby Borough Council and Warwickshire Association of Local Councils. Expertise from other parishes was also drawn on (see Appendices iv, v).
- 11 A grant from the Countryside Agency to undertake the work was applied for and granted. Monks Kirby is grateful to the Agency for its support.
- 12 Parishioners were thoroughly consulted at all stages.
- 13 The Sub-Groups' areas of interest were:
 - Local housing needs
 - Heritage and environment
 - Village Design Statement (update)
 - Youth and leisure
- 14 Regular meetings were held, all publicised and open to the public. Public opinion was also canvassed through personal and postal surveys, suggestion boxes etc to allow people to contribute anonymously.
- 15 The groups have now reported (see Sections 4 - 8), and their recommendations approved by the Steering Group.
- 16 Outcomes were discussed with Rugby Borough Council, Warwickshire Association of Local Councils and other interested bodies.
- 17 The report and plan were approved by Monks Kirby Parish Council in February 2006.

3 Report on General Survey

(see Appendix iv for result statistics)

Response rate 37%.

Base satisfaction level greater than 63%.

Demographic profile reflects that given elsewhere with a noticeably lower level of 15-25 year olds than nationally.

Community safety 90% had not felt unsafe nor been the victims of crime. Of the others, over three quarters had contacted the police. Half of these were unsatisfied with the response, saying it was either slow or non-existent.

Education and training Fewer than 5% would like additional provision. No specific suggestion had sufficient support to justify a local input. Over 80% of families with children of primary school age said they attend the Revel School.

Emergency services 7% had called an emergency service. Responses were satisfactory except in the case of the police (see above).

Health and social services There was considerable praise for local services, especially the Revel Medical Practice. No dissatisfaction was expressed. There were no concerted suggestions for improvements.

Housing Responses had been given in the local housing needs survey. There were no additional comments.

Information and communication Round The Revel was outstandingly held to be valuable. Other significant methods were word of mouth and notices (especially in the PO). 96% felt current means are adequate but a small group (3%) would like to see a village website.

Local government services 92% were confident over how to make contact but only 2% had done so. Of these, fewer than 1% had not found the contact helpful but 2 respondents urged better communication with parishioners.

Planning 4 comments were received, 2 of which concerned implementation of planning controls.

Religion 72% had attended a religious service within the last year but only 18% claimed involvement in the religious life of the parish. Comments did not present any significant agreement on concerns.

Retail and other facilities Fewer than 1% said they do not use local retail outlets, though nearly a quarter said they also use delivery services from further afield. Only 2% said they experience difficulties of access but these were unspecified. No financially viable suggestions were made for additional facilities.

Social, entertainment, sport, leisure In the last year over three quarters of respondents used the pubs, with the village hall and the churches running at 61% and 53% respectively. A children's area was the only addition to be significantly supported (7%). Only 1% of parishioners said they might be prepared to contribute to seeking this (and several of these did not identify themselves).

Transport and highways Some issues with speed and parking were acknowledged but the only area where concern was at the 5% level was to say that parishioners do not want change by way of additional traffic calming measures.

Conclusions and recommendations

- The general satisfaction level of parishioners with the current situation lies at over 60%.
- In all cases where information was requested on specific issues, satisfaction lies at over 90%.
- The only area where there was any significant suggestion for a new facility was a children's [play] area (7%) - see Section 8, Youth and Leisure.

4 Local housing needs

Monks Kirby Housing Needs Survey – summary of findings

A housing needs survey was undertaken in Monks Kirby as part of the Parish Planning process, with fieldwork taking place late in 2004 and the analysis during 2005, with the results being published during Quarter 1 of 2006.

167 surveys were issued and 156 were returned, a 93% return rate, giving rise to a survey of great statistical significance.

Key findings – general

- 77% of the properties in Monks Kirby have 3 or more bedrooms
- 75% of properties in Monks Kirby are Owner Occupied, with a further 20% being rented
- Almost half the population of Monks Kirby has lived in its current house for less than 10 years

Key findings – housing need

From the survey response of 156, there was a total of 27 responses (17%) which stated a housing need; within those expressing housing need, 22 stated a need for existing inhabitants of Monks Kirby, whilst an additional 5 expressed a need for family members who had moved away from Monks Kirby. Of those who expressed a housing need, more than half (14) cited affordability as their main requirement, and a further quarter needed to move somewhere smaller, or more suitable for elderly people.

The following table contains details of the type of housing need specified and the rough timescale corresponding to the need:

Type of Housing	Timescale for Housing Need		
	Now	<2 years	3-5 years
2 Bedroom Bungalow	0	0	0
3 Bedroom Bungalow	1	1	1

2 Bedroom House	5	4	5
3 Bedroom House	6	0	1
Flat	0	1	0
No Preference	1	0	1
TOTAL	13	6	8

It would be reasonable to apply a discounting factor to the housing needs figures, to take account of people moving away for new employment, natural convection in housing, changes in income, other changes in circumstances and aspirational responses.

Of these specified housing needs, 21 respondents expressed a preference for owner occupied housing, with 4 of these also stating that shared ownership would be an acceptable option. Only 2 respondents expressed a preference for rented housing, whilst the remainder didn't express a preference. However, 9 respondents with housing need did specify the amount of rent they could afford, which indicates an acceptance (although not preference) of the renting option.

Of those expressing a housing need, 10 respondents specified the reason for the need as 'unable to afford' and 6 specified 'no suitable property available'. In addition, 7 respondents specified both affordability and availability as reasons for the need. Where affordability was the stated need, two thirds of the respondents had a household income of less than £25,000 per annum.

Comments offered by respondents

Additional comments were offered by over one third of respondents (on 54 questionnaires). These comments were varied, but a small number of themes were common to many of them:

- 37 comments in favour of moderated development in the parish, including many supporting affordable housing
- 14 comments were made that there should be no further development at all in Monks Kirby; a further 6 comments were specifically against the addition of larger and more expensive properties. There were also 2 comments specifically against provision of affordable housing

- 4 comments specifically mentioned the need for accommodation suitable for the elderly

Conclusions

The survey clearly identifies and quantifies local housing need. Monks Kirby Parish Council will use this information in assessing future development applications in the parish of Monks Kirby, and Rugby Borough Council have stated they will also use local housing need as a key input to the planning process.

Where there is a stated housing need, the two primary needs are affordability and suitability for the aged. Where affordability is identified, in most cases the potential household income is significantly adrift of the market rate.

Where views were expressed, the balance of opinion seems to support limited development in the village with considerable support for affordable housing. Large, high cost housing is singled out as being well provided for, with no further provision needed.

It is significant that the results of this survey closely reflect a similar survey carried out in 1991. Together these indicate a steady consistency of indicated need or aspiration by parishioners over time.

5 Village Design Statement

The Village Design Statement Sub-Group considers that the majority of the Statement's descriptions and recommendations are as valid now as they were when it was written seven years ago, and the document has already been adopted by Rugby Borough Council as Supplementary Planning Guidance.

However a number of developments have occurred in the intervening period, and comments on these have now been incorporated.

6 The parish backcloth: the wider parish

Monks Kirby Civil Parish used to be one of the largest parishes in England, stretching from High Cross in the north to Brinklow in the south. In the nineteenth century, parts of it were sliced off to form the new parishes of Willey, Wibtoft, Stretton under Fosse and Pailton. This leaves a rather curious shape, ranging from the sparsely populated open landscape of the High Cross Plateau in the north to the village farmlands of Street Ashton in the south. The Fosse Way forms the western boundary, while Cestersover, with its deserted mediaeval village above the River Swift, lies to the east. At the heart of the residual parish is the Newnham Paddock Estate.

Perhaps the most important feature of the plateau to the north is the remote rural character of the landscape. There are few roads or settlements and in places there are extensive areas of largely inaccessible 'empty' countryside. Those hamlets that survived the mediaeval village desertion are typically small, little more than isolated farmsteads. In the area to the south of Cloudesley Bush, a number of shelterbelts form prominent features, lending interest and an impression of woodland in what would otherwise be a largely open and featureless landscape.

Towards the south of the parish, the lower lying village farmlands are characterised by a smaller scale landscape closely associated with the village settlements. The largest of these is Monks Kirby itself, but to the south and the east lie Street Ashton, Little Walton and Cestersover. Here there are clusters of houses set on narrow winding lanes and smaller hedged fields in an undulating topography giving a more intimate atmosphere.

Throughout the parish field hedges are punctuated by tall standing trees, predominantly oak and ash. Both the main roads and the country lanes are all bordered by live hedges, sometimes set widely back from the road itself. Signage and white-lining is kept to a minimum.

Apart from the village envelope of Monks Kirby, all this land lies within the Green Belt where restraint policies apply.

Recommendations

- Rugby's policies of restraint that presume against development in the Green Belt are well founded and are supported by this Parish Plan.
- In the open land of the north and west, great care must be exercised not to impact on the lonely landscape.
- Any redevelopment of redundant existing buildings – whether for residential, agricultural or industrial use – must ideally seek to maintain the local rural scene.
- Similar attention to maintaining the rural idiom must be given to any permitted developments in the nucleated settlements to the south and east. The intention must be through emphasis on siting, design and materials to complement the best of existing building patterns.
- It is important to maintain the character and features of the country roads. This is especially important in the access roads to Monks Kirby. In particular, seek to avoid suburbanisation of the scene by resisting concrete kerbstones, unnecessary white lines and signage clutter. Any permitted commercial signage must be clean, clear and discreet.
- Great efforts should be made to resist taking out any further field or road hedges or their tall standing trees.

7 Heritage and Environment Group report

The group consisted of a wide range of interested parishioners.

Where appropriate, advice and support were sought from bodies beyond the parish, including Warwick Museum, Warwickshire Wildlife Trust, Rugby Borough Council, Warwickshire County Council, Department of Environment.

The purpose has been to:

- i identify topics relating to heritage and environment that are of interest in the community
- ii attempt to identify ways forward that respond to concerns, increase parishioners' understanding and, where possible, improve the quality of our parish life
- iii submit our findings to the Monks Kirby Parish Plan Steering Group for inclusion in the Parish Plan

In general few major concerns were raised by parishioners, most of whom express a general contentment with the current situation which they wish to conserve.

Topics were grouped into four (overlapping) ***recommended action areas***:

- 1 refer back to Parish Council for their ongoing attention
- 2 refer (traffic) to existing Friends of the Revel School Association traffic group
- 3 create a Parish Map/notice board for public display (by the church wall) showing aspects of particular interest (copy to be displayed in the Village Hall) with reduced size/simplified copies available to all parishioners. It would include a selection of both environmental and heritage aspects of the parish. Volunteer members of the Heritage and Environment Group are taking this forward.
- 4 a series of mini-articles submitted to Round The Revel to encourage and support the improvement of understanding of our parish (and the surrounding area).

Further detail on these recommendations is given in Appendix vi.

Other recommendations/comments

- Positive aspects of our heritage and environment need to be acknowledged and protected.
- Change needs to be managed, in keeping, negotiated (so that parishioners are actively consulted on significant changes) and proportionate, to maintain a balance between old and new.
- Where other groups are already addressing topics, it is better to contribute to these groups than to form a new group.
- There is a general ignorance of the work done by the Parish Council. This Group urges the Parish Council to publicise its contributions more fully and take positive steps to inform and involve a broader spectrum from the community in its work.
- Where appropriate, our community could benefit from working co-operatively with other organisations within and beyond the parish.
- The place of individual involvement with and voluntary contributions to the community should be acknowledged and celebrated. This is how existing local organisations survive.

8 Youth and Leisure Group report

The Youth and Leisure Group was formed in autumn 2005 to consider the needs of the youth of the parish and produce a plan to address them.

It was agreed by the group that the needs of the pre-school age group are currently met by the existing Mothers and Toddlers Group, meeting weekly in the Village Hall, and that children of primary school age focus their lives towards family, school and existing holiday play-schemes without any great need for additional provision. However, the Parish Plan Survey and other information indicates that there is a need for some additional provision for parishioners between the ages of 10 and 18. It was also agreed that from the age of about 18, parishioners have potential access to a wide range of interests, activities and opportunities in the broader community without input from the Parish Plan.

The focus of the group was therefore on youth aged 10 – 18.

The group of parishioners represented a wide range of age, interests and experience including young people, parents, land owners and youth leaders.

Recommendations and actions

It was agreed that the needs of target group would be best met by tailor-made provision in two ways:

- 1 **a youth club** (meeting weekly in the VH), primarily for the younger children,
 - 2 **activity based sessions**, including sports, sometimes involving trips further afield
- The groups would involve their members in the running and managing of provision, with adult supervision and support as appropriate. It was felt that this would maximise opportunities for increasing the sense of responsibility of participants with their increasing maturity and encourage them to become responsible adults in their community.
 - Some youth funding is available (held by the Village Hall). The groups will then aim to be self-funding.

- In order to progress these ideas, Warwickshire Youth Service (Ian McLean) was consulted and support, including a £500 start-up grant, was offered. This included some ideas on potential activities. This is under negotiation.
- The Earl of Denbigh had been approached with a request for an area of land for the use of the groups (for football etc).
- The Village Hall Committee offered the use of the hall, free for the first six months.
- Criminal record checks on the adult volunteer supervisors are under way.
- The groups will be actioned as soon as the arrangements are completed.

9 Conclusion

Progress to date

The Parish Plan is not a static, set-in stone creation that dies as it is born. Each of the areas addressed in it has grown and changed during its development, and not a little because of its development.

Of particular note are:

The **Parish Map** is nearing completion. The final draft was approved at the Steering Group meeting in January 2006. Final costings seem feasible and funding will now be sought. Mini-articles for Round The Revel magazine were welcomed by the editor and some have already been published.

The date of the first **Youth Club** meeting has been agreed for February 2006.

Other recommendations are also being taken forward but their progress is subject to negotiation with other bodies – and so, while steady progress is being made, it is less dramatic. However, it is very much to the credit of parishioners that their hard work and enthusiasm is already paying dividends.

Acknowledgements

Thanks must be given to all those individuals and organisations who have supported us in developing the plan. While it can be invidious to give names, our particular gratitude goes to The Countryside Agency, Rugby Borough Council, Warwickshire Association of Local Councils, other parishes who have shared so generously that we found ourselves reinventing few wheels, and a multitude of others ranging from the police to our local medical practice.

But most of all, praise and thanks go to the parishioners of Monks Kirby who give so unstintingly to their community.

Appendix i

i(a) Steering Group Service Level Agreement

This document forms a service level agreement between Monks Kirby Parish Council (hereinafter referred to as the Parish Council) and the Parish Plan Steering Group (hereinafter referred to as the Steering Group).

Purpose of the Steering Group

The purpose of the Steering Group shall be to act on behalf of the Parish Council to carry out the following tasks:

- 1 Investigate and identify support for the Parish Plan.
- 2 Attempt to identify sources of funding in addition to the Countryside Agency grant if appropriate.
- 3 Take responsibility for planning, budgeting and monitoring expenditure on the plan and report back to the Parish Council on these matters.
- 4 Liase with relevant authorities and organisations to make the plan as effective as possible.
- 5 Identify ways of involving the whole community and gather the views and opinions of as many groups and organisations in the community as possible.
- 6 Determine the types of survey and information gathering to be used.
- 7 Be responsible for the analysis of the survey, the production and distribution of the final report.
- 8 Identify priorities and timescales for local action in the action plan including lead organisations and potential sources of project funding.
- 9 To report back to the Parish Council on progress, issues arising and outcomes from the exercise.

Membership

The Steering Group will include up to 12 elected or nominated members.

An appropriate number of these members will be members of the Parish Council, who will have full speaking and voting rights.

The Steering Group may co-opt additional members at its discretion, so long as the total number of members does not exceed 12.

[Should more than 12 people express a wish to join the group, an election will be held. Any election is to be advertised on the Notice Board 21 days in advance of the election. Voting will be by a show of hands at a public meeting.]

A person shall cease to be a member of the Steering Group having notified the chair or secretary in writing of his or her wish to resign.

Officers

Officers of the Steering Group are:

Chair	Jane Wright
Secretary	To be agreed as necessary
Treasurer	Tim Washington

All other Steering Group members will be encouraged to undertake specific roles, to be agreed by the Steering Group.

Meetings

The Steering Group shall meet every month, or as may be required, meetings to be held in the Village Hall, or other public place, and open to all members of the public. At least five clear days notice of meetings shall ordinarily be given to the Steering Group. All notices of Steering Group meetings must detail the matters to be discussed and published on the Post Office Notice Board five clear days before the meeting.

At the start of each meeting there shall be an open forum, during which members of the public may make comment.

Every matter shall be determined by a majority of votes of the Steering Group members present and voting. In the case of an equality of votes, the chair of the meeting shall have a casting vote.

50% of members shall constitute a quorum.

The secretary shall keep a record of meetings and circulate minutes to the Steering Group members and the Parish Council Clerk not more than 14 days after each meeting.

Working groups

The Steering Group may appoint such working groups as it considers necessary to carry out functions specified by the Steering Group. Each working group shall have a nominated chair.

Working groups do not have power to authorise expenditure on behalf of the Steering Group.

Working groups will be bound by terms of reference set out for them by the Steering Group.

Finance

The Treasurer shall keep a clear record of the expenditure, which will be supported by receipted invoices where expenditure is greater than £10 or otherwise by signed statements.

Members of the community who are involved as volunteers with any of the working groups may claim back any previously agreed expenditure that was necessarily incurred during the process of producing the Parish Plan. This could include postage and stationery, telephone calls, travel costs etc.

The Treasurer will draw up and agree with the Steering Group procedures for volunteers who wish to claim expenses and the rates they may claim.

The Treasurer will report back to the committee and the Parish Council on planned and actual expenditure for the project and liaise with the Parish Clerk to set up a petty cash system and enable cash withdrawals and payment of invoices to be made as required.

Reporting

The Steering Group will report to each regular Parish Council meeting with progress over the previous period.

Indemnity

The Steering Group shall be working as a working party of the Parish Council and the insurances and Data Protection requirements currently held by the Parish Council will cover all activities. Due diligence should be applied at all times throughout the production of the Plan.

Changes to this Agreement

This Service Level Agreement may be altered and additional clauses may be added with the consent of two-thirds of the Steering Group and the Parish Council.

Dissolution of the Steering Group

Upon dissolution of the Steering Group, any remaining funds shall be disposed of by the group in accordance with the decisions reached at an extraordinary meeting open to the public in the area of benefit called for that purpose and after discussion with the Countryside Agency, the Parish Council and any other organisation which may have given financial support. No individual member of the Steering Group shall benefit from the dispersal.

This Service Level Agreement has been agreed and adopted by Monks Kirby Parish Council and the Parish Plan Steering Group.

Signed: _____ Title: _____ Date: _____
(on behalf of Monks Kirby Parish Council)

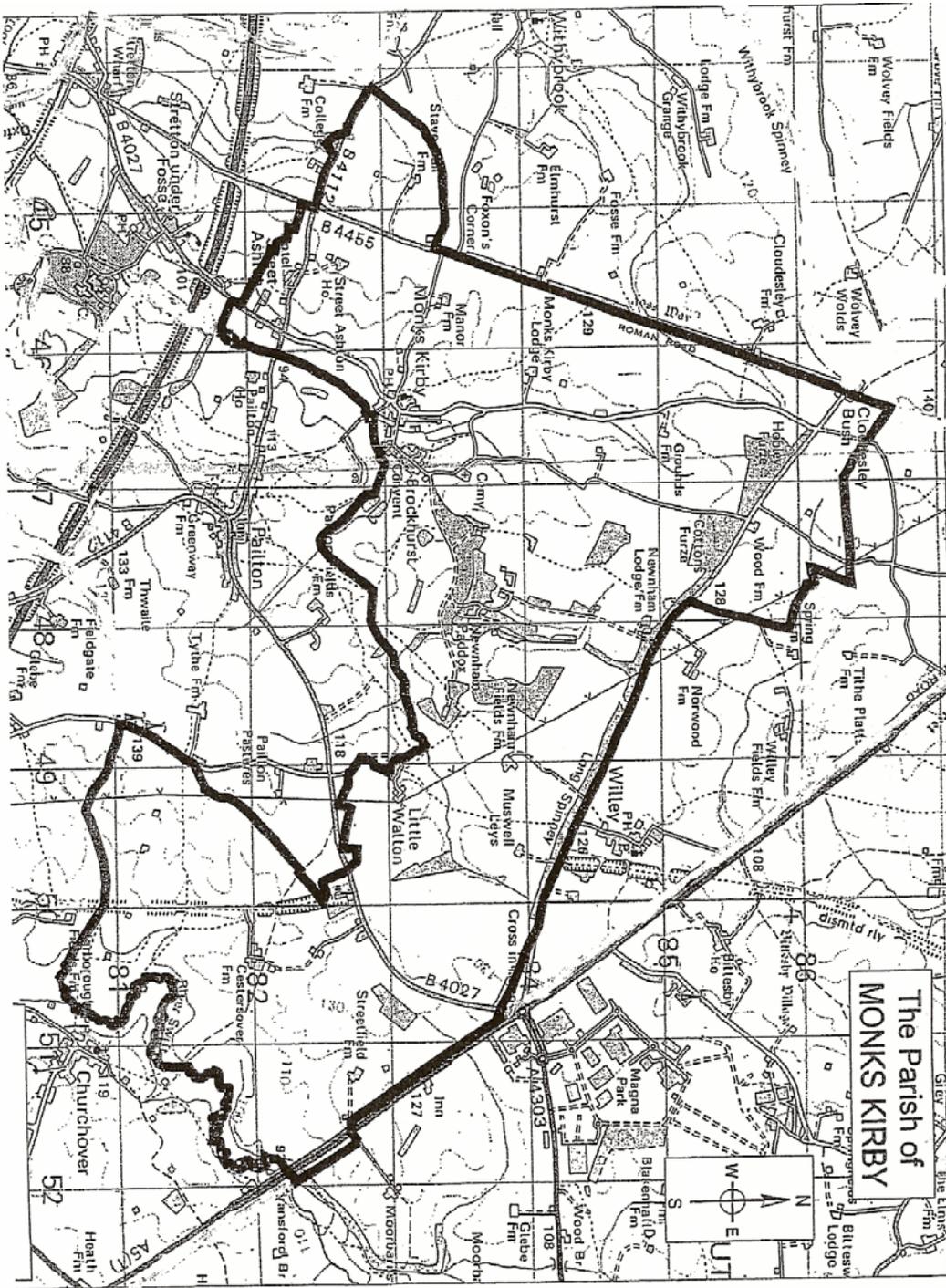
Signed: _____ Title: _____ Date: _____
(on behalf of Parish Plan Steering Group)

i(b) Sub-Groups Terms of Reference

- 1 **The Membership** of the Sub-Group will be:
- 2 **The Purpose** of the Heritage/Environmental Needs Sub-Group is to assist the PPSG to determine those areas of concern, as perceived by the community, relating to the preservation of heritage and environment within the parish. This will specifically include those issues relating to traffic within the parish. The sub-group will be encouraged to provide an assessment of the priority of the issues concerned and to propose ways forward in resolving any issues.
- 3 The primary way in which the information will be gathered is by debate within the group and canvassing of public opinion including the convening of public meetings in the Village Hall.
- 4 The sub-group will need to demonstrate that the final results have the support of the community.
- 5 **The timescale** for this project envisages a final report being issued in (January 2005).
- 6 The sub-group will provide a summary progress report to the regular PPSG meetings.
- 7 **All financial expenditure** in excess of £50 must be approved, in advance, by the PPSG. Receipted expenses for reimbursements should be passed to the PPSG Treasurer on a monthly basis, with reasons for the expenditure given clearly.

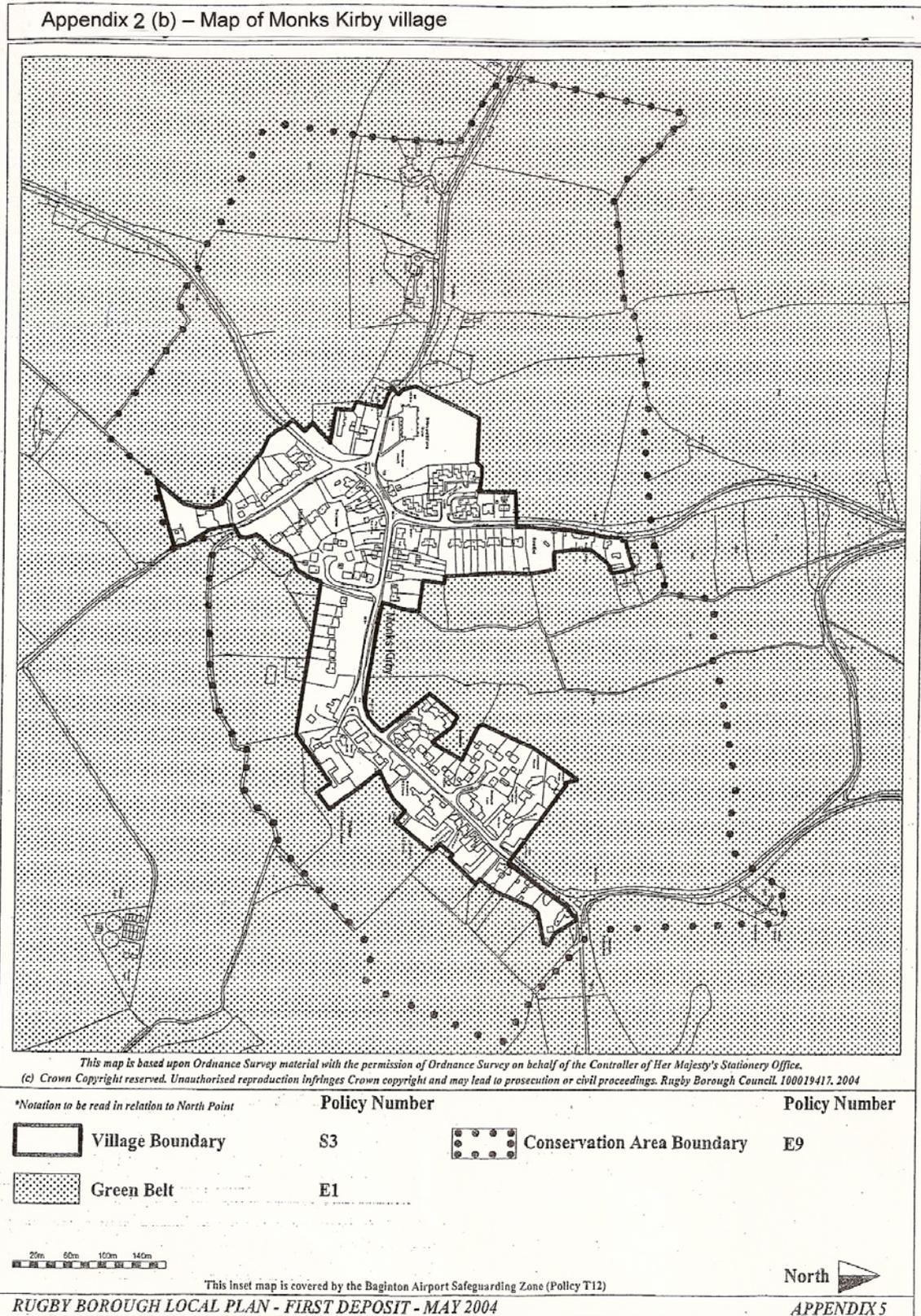
Appendix ii

ii(a) Map of Monks Kirby parish



Appendix 2 (a) - Map of Monks Kirby parish

ii(b) Map of Monks Kirby village



Appendix iii

iii(a) Potential interest areas

- Built environment/community and other buildings/housing
- Crime and safety/policing
- Education and training
- Emergency/council services
- Employment/business
- Facilities for old people
- Facilities for the young
- Health/social services/caring services/personal care
- Heritage features/historic sites
- Information/communication/internet access
- Leisure/social/entertainment/sport
- Local government/democracy
- Natural environment/landscape/wildlife/habitat
- Planning
- Pollution/renewable energy/energy efficiency/recycling
- Religion
- Retail/supply facilities and access
- Transport/highways/traffic/rights of way/access
- Visitors/tourism

iii(b) Response sheet to the Monks Kirby Plan – Preliminary Survey

We need your ideas about the questions we should ask in our survey. We need to know your problems and concerns. Please add your ideas about the questions in the boxes below and add any topics missed.

TOPIC AREA	COMMENTS AND CONCERNS
Crime & Disorder (including nuisance youths, vandalism)	
Education & Training	
Emergency Services (Fire, Ambulance, Police)	
Environment	
Health & Social Services	
Housing (need, design, location etc)	
Information & Communication	
Local Government Services	
Planning	
Religion	

Retail & Other Facilities	
Social & Entertainment	
Sport	
Transport & Highways	
Other Topics (please state)	

Please complete and post in the Box. You do not have to sign it unless you want to.

Thank you.

Monks Kirby PC

Appendix iv

iv(a) General Survey form with results

GENERAL SURVEY RETURNS: 62/166 (37% return)

(final numbers as at 14th August '05)

GENERAL INFORMATION

Where you live	
In MK village	37
In an outlying area	19
TOTAL	56

How many people live in your household?	6	15	6	45	28
Aged	0-4	5-18	19-25	25-60	60+
No families	3	12	5	24	19

Comment: This response should be interpreted with caution as many returns misread the question. However it closely reflects the distribution from the Housing Needs Survey. The population is noticeably skewed.

OPTIONAL INFORMATION (Please complete if you would like a response)

Name (etc): **31 responses identified the responding household**

COMMUNITY SAFETY

In the last year, have you or your family personally experienced any incident in the parish where you have felt unsafe or been the victim of a crime?

YES **17** NO **42**

Who did you contact about it?

Police **14** No-one **2**

Was the response satisfactory?

YES **4** PARTLY **6** NO **7**

How could it have been improved?

Lack/slowness of response/action **10**

Catching the perpetrator **2**

Having a village policeman **1 (but this respondent had no experience of an incident)**

EDUCATION & TRAINING

Would you like additional provision for education or training within the parish?

YES **8** NO **35**

If so, what sorts of events would you attend?

Unspecified adult/evening classes **3**

IT **5**

11 other suggestions, 6 with only one person and 5 with 2 people.

Comment: Even with 5 takers and if they all agreed to the same thing at the same time, this is not viable. There is an IT class operating in Brinklow which has been attended by MK parishioners.

Do you have children of primary school age?

YES **11** NO **41**

Do they attend the Revel School?

YES **9** NO

EMERGENCY SERVICES (fire, ambulance, police)

Have you had to call an emergency service in the last year

YES **11** NO **46**

If so, was the response satisfactory?

YES **6** PARTLY **1** NO **3**

How could it have been improved?

All negatives referred to lack of police response.

ENVIRONMENT

A Parish Plan Heritage and Environment Group has been meeting over the last few months. Their report is now in draft and will be available shortly. Many parishioners have already given their views. If you have anything to add please comment below.

7 suggestions: 1 general and 1 each on footpaths, farming, green dustbins, kerbstones and bonfires, implementing planning conditions.

HEALTH & SOCIAL SERVICES

Have you used local health or social services in the last year?

YES **42** NO **13**

If so were appropriate services available?

YES **40** PARTLY **1** NO **0**

Please give any examples of good service you have experienced in the last year?

Positive comments: 30 on the Revel Medical Practice,

6 on other medical services,

1 on Pailton Dental Practice

Were there significant difficulties accessing services? If so, what were they?

1 comment on transport, 1 that was inconsistent with other (positive) comments, 1 that was not the responsibility of health or social services

Are there aspects you would like to see more or differently available?

8 suggestions: 3 NHS dental, 3 medical, 3 about access, 1 plea to retain what we have in the face of political pressure

Comment: Observations on local services to be anonymised and fed back direct to the service concerned.

HOUSING (need, design, location etc)

This topic has already been covered in the Local Housing Needs Survey completed by 93% of parishioners. If you have any additional comments please add them here.

1 request for access to the outcomes of the LHN Survey. 5 others were covered by the LHN Survey: 4 about the need for low cost/smaller/ starter homes, 1 on the need to allow very limited growth for the general health of the community.

INFORMATION & COMMUNICATION

How do you keep in touch with what is happening in the local community?

39 Round The Revel, 21 word of mouth, 19 PO notices etc, 13 Village Hall, 8 Parish Council notices, 6 local press, 4 each: church, pub, notices put thro' door, 2 school, 1 doctor's surgery

Are there additional ways of keeping the community informed that you would like to see used more fully?

6 internet/village web site, 3 email contact point, 1 each: more notices in PO, more community information in Round The Revel (e.g. Village Conservation Area, planning issues, RBC Local Plan), PC minutes displayed on PC board,

LOCAL GOVERNMENT SERVICES

Do you know how to contact your County Councillor?

YES **41** NO **17**

your Rugby Borough Councillors?

YES **48** NO **15**

your Parish Councillors?

YES **49** NO **6**

Do you know what areas of responsibility each covers?

YES **27** NO **27** NOT SURE **7**

Have you had reason to contact any of them in the last year?

YES **11** NO **47**

If so were you satisfied with the response?

YES 8 PARTLY 3 NO 1

Are there additional ways you would like your Parish Councillors to support the community?

3 compliments on the PC, 1 comment each as:

- **RBC should take more notice of the PC**
- **an emergency plan is needed in case travellers arrive (including legal guidelines)**
- **better publicity about what the PC does, e.g. use of website, notice board**
- **taxi disks should be provided where there is no public transport**
- **deal with parking problems (see Transport section)**
- **need for a children's playground (see Social, Entertainment, Sport & Leisure section)**
- **improve communication with parishioners**
- **Parish Council should take local crime more seriously**

PLANNING

The Monks Kirby Village Design Statement is currently under review. This will update it and ensure that the rural areas of the parish are explicitly included. If you have comments you wish to add please make them here.

1 how can information be accessed? 1 criticism of RBC Planning Dept, 1 sensitivity of planning controls needs to be improved to prevent adaptations of existing planning permission for developers' profit and community's loss, 1 sticking to planning conditions (or restrictive covenants?)

RELIGION

Have you attended a religious service in the last year?

YES 41 NO 16

Are you involved with any aspects of the religious life of Monks Kirby?

YES 16 NO 41

Are there aspects you would like to help encourage?

3 each: provision for children, more local involvement/attendance,

2: C of E should improve its accommodation with people's needs

1 each: assist vicar, weekday coffee stop, churches binding together, life should revolve round the church,

RETAIL & OTHER FACILITIES

Do you use local retail outlets (in or near Monks Kirby)?

YES 58 NO 1

Do you use delivery services from facilities located further away?

YES 20 NO 39

Do you experience difficulties accessing appropriate facilities?

YES 4 NO 53

What facilities you think could be usefully added or improved? (These would have to be financially viable)

2 each: (cheap) cash point, keep/improve village shop

1 each: out-of-hours food store, sign outside PO, ramp access to PO, village farm shop with local produce and delivery service to other villages, village shops are useless

Comment: On the face of it none of the suggestions is financially viable. Some are also impractical.

SOCIAL, ENTERTAINMENT, SPORT, LEISURE

Which facilities currently available have you used within the last year?

47 pubs, 38 Village Hall, 33 church, 5 school, 3 PO, 2 footpaths, 1 each: farm shop, Ashton Lodge, sports field

Are there other facilities you would use regularly?

12 children's area, 4 each: youth group, sports facilities, 1 each: Village Hall, further education

A Parish Plan Group to consider these topics is starting shortly. Would you be prepared to join it?

YES **10** NO **41** POSSIBLY **4**

Comment: 6 responses of yes/possibly said they have constraints on time. I did not give his/her contact details.

Please add any further comments you think the group should take into account.

No responses

TRANSPORT & HIGHWAYS

Many parishioners have already commented on this topic. The Heritage & Environment Group has been working with the Parish Council and the Friends of The Revel School on this area. If you have additional ideas please comment here.

8 Revel School traffic is a problem (+ 2 school problems no worse than any other school)

5 no speed bumps, yellow lines etc wanted

4 road speed is a problem

4 improved lane drainage

3 improved road access

2 want parking/lay-by on the vision splay opposite the school

1 request for a footpath along the Hayes

1 re abuse of RC cemetery

1 promote school buses and walking

1 request for an additional streetlamp in lower Brockhurst (but not so that it detracts from a village atmosphere)

1 monitor speed limit

1 do we need a speed limit?

1 request for an evening bus service

Thank you for completing this survey.

2 said thank you for organising this project: good luck and keep us informed.

iv(b) General Survey covering letter

30th March 2005

Dear Parishioner

General Survey

You will be interested to hear that the Parish Plan is now shaping up and much of it is already in draft. Many of you have already contributed your views. These are being taken into account in the Plan.

On balance most parishioners seem to be fundamentally content with life here and believe we are fortunate in what we have. We see the Plan as a chance to help safeguard the good things around us. There are also aspects people believe could be improved. We want the Plan to address these wherever possible.

We enclose a copy of a general survey to give you an additional opportunity to tell us what you think. If you decide not to complete and return it we shall assume that you and members of your household have no significant additional concerns and are content for your lives to continue without major changes.

Some of the queries raised so far have been submitted anonymously. Sadly this has meant we have been unable to take some discussions forward or provide responses that may have answered concerns. We want you to retain your right not to be individually identified but if you would like us to be able to respond please complete the relevant 'optional information' section on the survey sheet.

In order to meet our deadlines we enclose a stamped addressed envelope for you to return your completed survey direct. If you prefer you may leave it at Monks Kirby Post Office.

If you would like to discuss issues personally please contact one of the following:

Dunstan Vavasour: 01788 832830, email: dvavasour@iee.org

Tim Washington: 01788 832813, email: tim.washington@bourton.co.uk

Jane Wright: 01788 832888, email: janeil.wright@btinternet.com

We should be grateful for responses to be returned by 30th April 2005.

Yours sincerely

Jane Wright

On behalf of the Parish Plan Steering Group

Appendix v

v(a) Local housing needs survey form

Section A - Where you live now

In this section of the survey we would like to identify the current stock of housing within the parish.

A1 What sort of a property do you live in?	
House/Cottage	
Bungalow	
Flat	
Property built or adapted for elderly or disabled	
Other (please specify)	

A2 How many bedrooms does your property have?	
--	--

A3 Is your property...	
Rented privately	
Rented from Rugby Borough Council	
Rented from a housing association	
Owner occupied	
Shared ownership	
Provided with the job (e.g. for agricultural purposes)	
Other (please specify)	

A4 How many years have you lived in Monks Kirby?

A5 How many people in each age group live in your property?

0-13	14-19	20-25	26-49	50-59	60+

A6 Has your property been extended in the last ten years? Yes No

Section B - Housing needs

In this part of the survey we are trying to identify housing need in the parish.

B1 Do you, or a member of your household have a housing need¹ now, or will have one within the next five years?

Yes	No

B2 Alternatively, has a family member moved to live outside the parish within the last five years because they couldn't afford to stay?

Yes	No

If you have answered No to both these questions, please skip to Section D.

If Yes, please complete section C.

B3 What is the nature of your housing need?

	Your response
Affordable housing for a new household ²	
A bigger house	
A smaller house	
A property adapted to meet the needs of a disability, or adaptations to make your current property suitable	
A property more suitable for an elderly person, or for an elderly person and family	
Other (please specify)	

B4 What sort of property would you need, and how many bedrooms?

	Your response
House	
Bungalow	
Flat	
1 bedroom	
2 bedrooms	
3 or more bedrooms	
Don't mind	

¹ Housing Need is currently defined by the Borough Council as 'affordable housing for local people, specialised types of housing i.e. sheltered accommodation or general market housing where it is linked to a personal tie to the area'

² A qualifying household means that there is a direct link with a family within the parish; for example, grown up children living with parents within the parish, or who have recently had to set up home away from the parish but really need to live here or someone who has a need to live in the parish because they are the registered carer for a resident.

B5 When will this housing need arise?

Your
response

Now	
Within the next 2 years	
3-5 years	

B6 Please indicate why this demand cannot be met

Your
response

Unable to afford • Please complete section C	
No suitable property available, and/or current property unable to be adapted	
Other (Please specify)	

B7 What sort of housing will you need?

Your
response

Owner occupied	
Rented	
Shared ownership	
Don't mind	

Section C - Affordable housing need

Please fill this section in if you wish to register a positive need for affordable housing within five years. In order for this need to be registered, it is essential that it is fully identified – this includes the need for personal data.

This information will be analysed by *Warwick Data Network*, an independent organisation who specialise in data handling, and will be treated confidentially.

If the need stated above is for affordable housing for a new household or returning household, we need to get a picture of what you can afford. It is particularly important that you answer the following questions.

C1 If your preferred route to housing is purchase (or equity share purchase), what is the most you could afford to pay for a property? This should comprise the maximum mortgage you could raise (typically 3 times the larger income plus 1 times the second income), PLUS any savings you could use, PLUS any other capital you can raise (e.g. equity in a current property, assistance from family).

	Your response
Below £50,000	
£50 - £70,000	
£70 – £90,000	
More than £90,000	

C2 Alternatively, if your preferred route to housing is renting, what is the maximum weekly rent you could afford?

	Your response
Up to £50 per week	
£51 - £60	
£61 - £70	
£71 - £80	
More than £80	

C3 Going into a little more detail, *what is the basic annual income of the household who wish to register a housing need?* (where the need is a little way ahead, you may will need to make an estimate).

	Your response
Below £15,000	
£15 - £20,000	
£20 - £25,000	
£25 - £30,000	
£30 - £35,000	
More than £35,000	

C4 Please enter here the details of members of the 'new' household

Name:	
Address:	

Name:	
Address:	

Name:	
Address:	

Name:	
Address:	

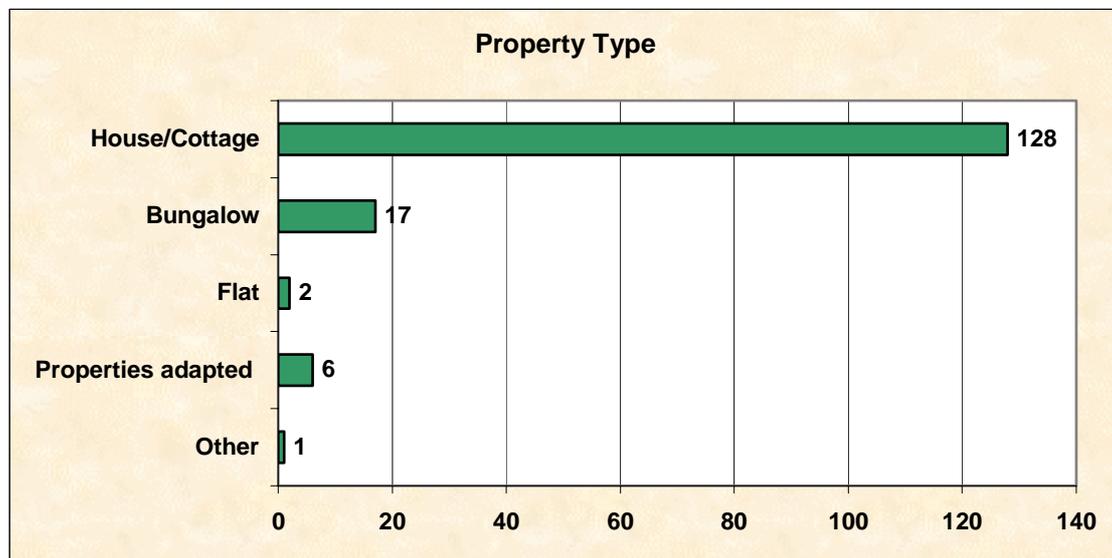
v(b) Local housing needs survey – analysis of results

Total Number of Questionnaires	156
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Section A

Where you live now

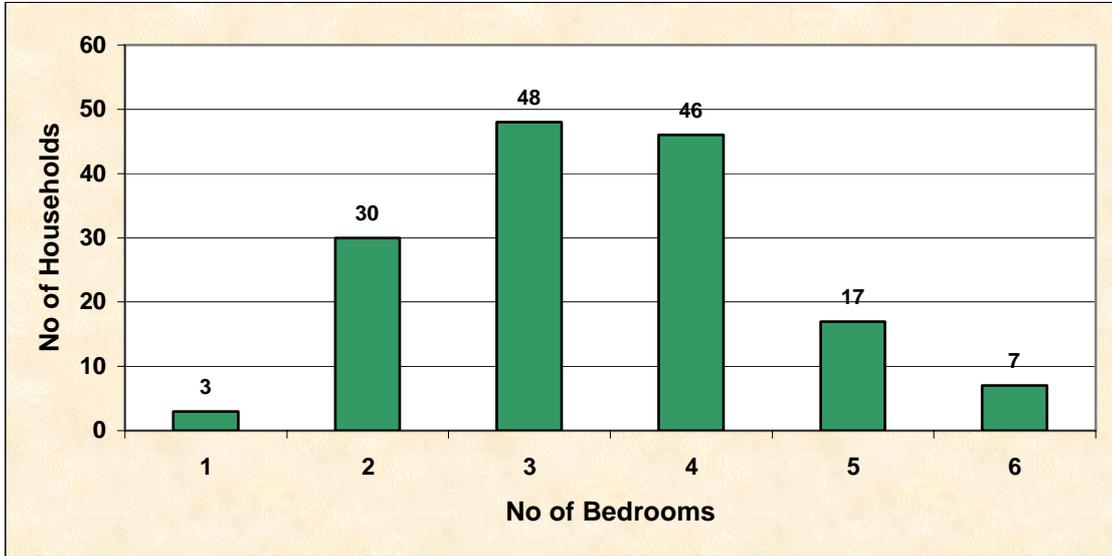
A 1 What sort of a property do you live in?



Property Type	Num.	%
House/Cottage	128	83.1
Bungalow	17	11.0
Flat	2	1.3
Property built or adapted for elderly or disabled	6	3.9
Other	1	0.6
Total	154	100.0

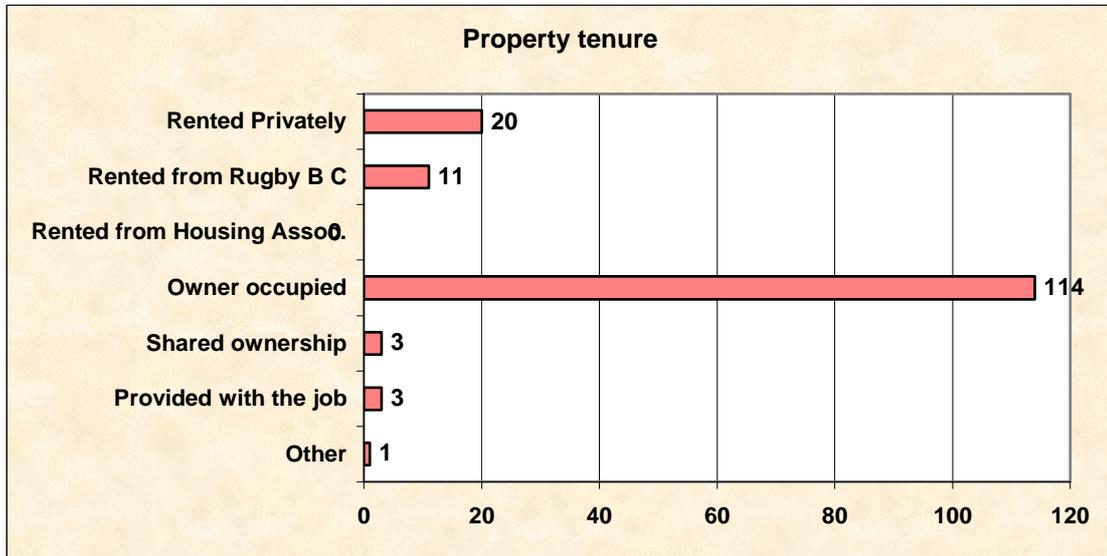
A2

How many bedrooms does your property have?



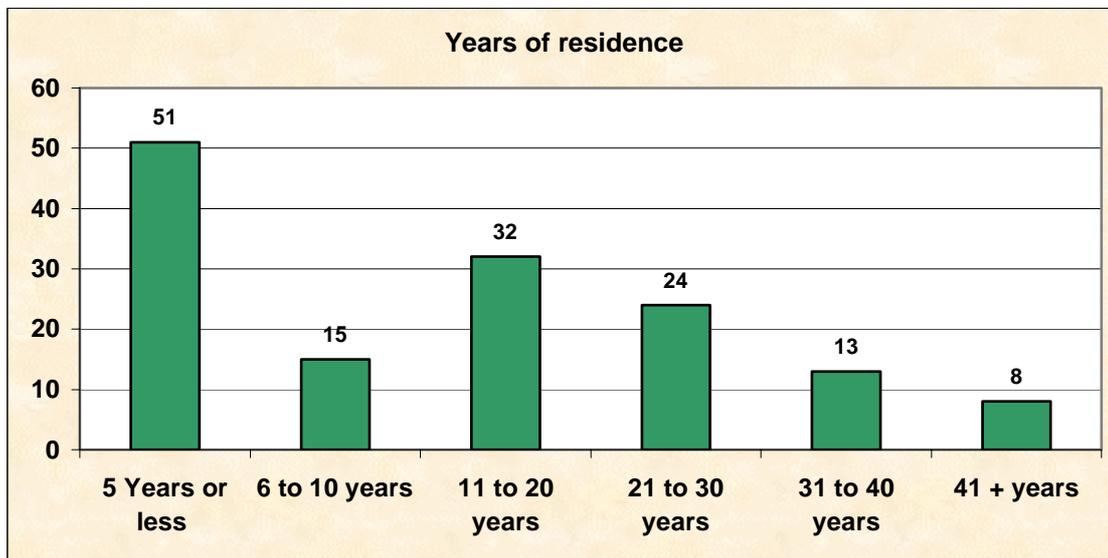
Number of bedrooms	Num H'holds	%
1	3	2.0
2	30	19.9
3	48	31.8
4	46	30.5
5	17	11.3
6	7	4.6
Total	151	100.0

A. 3 *Is your property?*



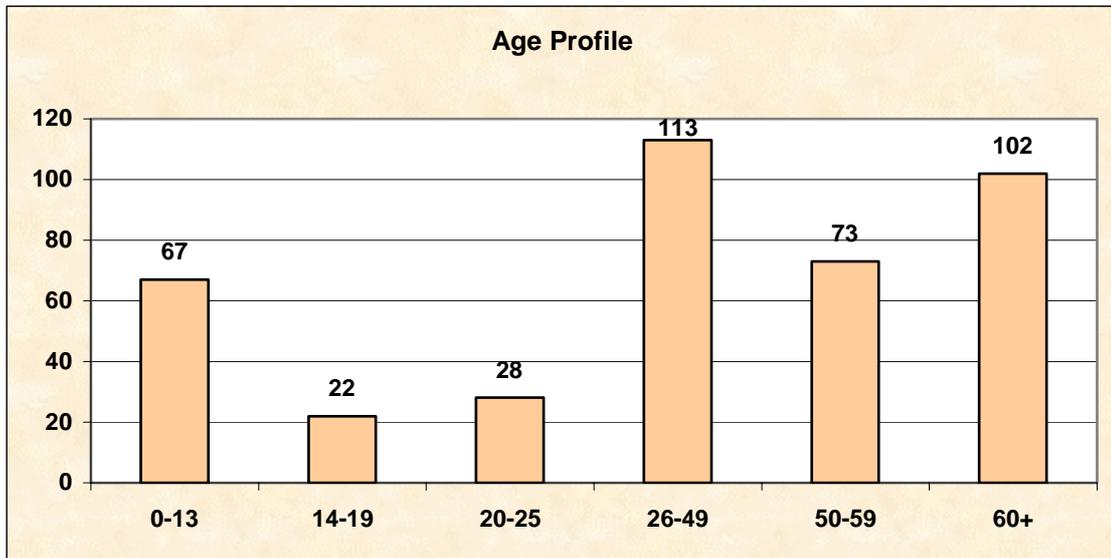
Property ownership	Num.	%
Rented Privately	20	13.2
Rented from Rugby Borough Council	11	7.2
Rented from Housing Association	0	-
Owner occupied	114	75.0
Shared ownership	3	2.0
Provided with the job	3	2.0
Other	1	0.7
Total	152	100.0

A. 4 How many years have you lived in Monks Kirby?



Years of residence	Num.	%
5 Years or less	51	35.7
6 to 10 years	15	10.5
11 to 20 years	32	22.4
21 to 30 years	24	16.8
31 to 40 years	13	9.1
41 + years	8	5.6
Total	143	100.0

A. 5 How many people in each age group live in you property?



Age.	Number	%
0-13	67	16.5
14-19	22	5.4
20-25	28	6.9
26-49	113	27.9
50-59	73	18.0
60+	102	25.2
Total	405	100.0

A. 6 Has your property been extended in the last ten years

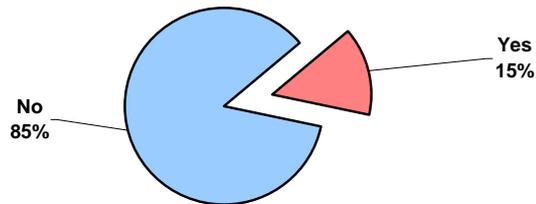
Extended	Num.	%
Yes	33	21.6
No	120	78.4
Total	153	100.0

Section B

Housing Needs

B. 1 *Do you, or a member of your household have a housing need now, or will have one within the next five years*

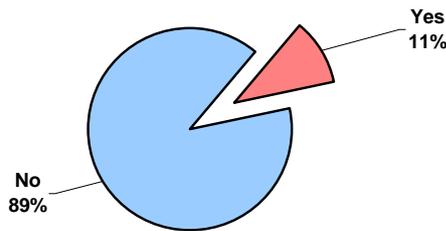
Housing Need within 5 years



Housing need.	Num.	%
Yes	22	14.6
No	129	85.4
Total	151	100.0

B. 2 *Alternatively, has a family member moved to live outside the parish within the last five years because they couldn't afford to stay?*

Moved away in previous 5 years



Moved away	Num.	%
Yes	16	10.7
No	134	89.3
Total	150	100.0

B. 3 *What is the nature of your housing need*

Property needed	Num.
A bigger house	3
A smaller house	5
A property adapted to meet the needs of a disability, . or adaptations to make your current property suitable	3
A property more suitable for an elderly person, or an elderly person and family	3
Other	4
Total - wishing to change existing housing	18
Affordable housing for a new household	14
Total - looking to change and looking for new	32

Number of respondents

25

B. 4 *What sort of property would you need, and how many bedrooms?*

Property requirement

Dwelling Type	Num.
House	13
Bungalow	3
Flat	1
Total	17

No of bedrooms	Num.
1 Bedroom	0
2 Bedroom	10
3 or more bedrooms	11
Don't mind	2
Total	23

Number of respondents

25

B. 5 *When will this housing need arise?*

When	Num.
Now	12
Within the next 2 years	9
3 - 5 years	10
Total	31

Number of respondents 26

B. 6 *Please indicate why this demand cannot be met*

Why	Num.
Unable to afford	17
No suitable property	13
Other	1
Total	31

Number of respondents 24

B. 7 *What sort of housing will you need?*

Type	Num.
Owner Occupied	21
Rented	2
Shared Ownership	4
Don't mind	5
Total	32

Number of respondents 26

Section C**Affordable Housing Need****C. 1 Maximum you could pay for property**

Affordable purchase price	Num.
Below 50,000	2
£50k - £70k	5
£70k - £90k	6
More than £90k	8
Total	21

Number of respondents 21

C. 2 Maximum rent you could pay

Affordable rent	Num.
Up to £50 per week	0
£51 - £60	3
£61 - £70	3
£71 - £80	1
More than £80	2
Total	9

Number of respondents 9

C. 3 Annual income of household

Affordable rent	Num.
Below £15,000	6
£15k - £20k	5
£20 k - 25k	2
£25k - £30k	1
£30 - £35k	1
More than £35,000	3
Total	18

Number of respondents 18

Free text responses

Respondents Supporting Moderated Development (especially affordable housing).

I do not think housing in the village should be provided for people simply because they have been brought up here. Any 'affordable' housing should be exclusively for people working directly in the parish.

I think that it is important to have different sizes of houses within the village. To have a mixture of ages; and to keep the village alive and healthy!

In the future, I might be glad to move to a smaller house, with less land, but if we don't have a variety of sizes of houses available, one has to doggedly carry on (selfishly creating a blockage, and more need for extensions) or move away.

As houses are extended, it may help to cater for older sons and daughters who can't afford to leave home, but it also decreases the stock of smaller – hopefully, more affordable – houses for the future generations.

I value the present mix of 'open ground' and housing which gives the village its character. Would hate to see every space built upon! We have to be careful not to destroy that which we like about Monks Kirby, even if we do have 'needs'! (Sometimes the price is too high). Thinking about this, I wonder if spaced-out housing might be better than 'concentrated infill'? A few small cottage-style houses – pleasing to the eye (not tall and overbearing!). If, indeed, this is perceived to be a need – on the outskirts? In groups of two or three or four? On the main roads – not in 'Estates'? Sorry – just a few thoughts! Thank you!

Sheltered housing for the elderly.

Any housing found necessary should be kept to an absolute minimum and restricted to inhabitants of Monks Kirby. We must avoid making the mistake of other villages where unrestricted development has taken place, resulting in the character of the village changing completely.

I would like to see affordable housing for the younger members of our community who have been brought up in the village and have a rural way of life.

We feel a great need to maintain in good 'mix' of housing available throughout the parish. Affordable housing, both for the first time buyers and for the elderly, is in our view essential for a balanced community - to retain and perhaps improve the socio-economic mix within the parish. Some of this development to be allowed within the parish, not only within the confines of the village.

It is important to: maintain standards of housing in Monks Kirby; offer housing to suit a wide range of needs, including young people; not become elitist and closed

off to some sectors of the community.

I believe there is a need for affordable housing in this area. However, I would be surprised to see it, since new people usually want to come to Monks Kirby because they would like their offspring to attend the Village School and then themselves either commute to the City or Magna Park. This is not criticism; simply an observation. Result: property prices are driven upwards.

There is a need for affordable housing in the village. Need a balanced community.

The Convent and Old School provides potential for redevelopment for sheltered elderly accommodation or affordable starter home units.

My young cabinet makers would very much like to purchase a small property but are unable to do so due to lack of affordable housing.

We would like to see houses that enable local young people to remain here.

If there is to be new housing it should be small, in the village and for local young people and in keeping with the village context and design statement.

Any new build should be focused on young people being able to afford to remain in the community they belong to; any needs of disabled members of our community; and the needs of the elderly.

We don't need more big expensive housing. Any new housing should be for young local people who want to stay here. Any new build should add to village facilities e.g. playground.

It would be an advantage if smaller starter houses were available for younger people, instead of more of the large houses which have recently been built. The local authority should grant more permission for development of adjacent land.

Whilst I agree it is important to have affordable housing it must be remembered/duly considered that many people within Monks Kirby moved to the area because of the 'exclusivity' that it offers.

There is a need for cost-effective housing in the village. This should not be overlooked.

I believe that there is no affordable housing for young local people in the village.

We don't want unnecessary development. Maybe something for young people starting up?

I will need to move to a smaller property within 10 years. It would be useful for that property to be designed with a view to its suitability for someone of 70 plus years, as I would then be of that age group.

The village would benefit from having houses which are affordable to both the young people starting on the property ladder, and for those whose need is to downsize due to entering old age - yet wishing to remain within the village.

The design of such housing should incorporate fewer but good-sized rooms, with kitchens large enough to house a washing machine, tumble dryer and dishwasher; and easy access to kitchen cupboards with slide out shelving. Also parking space under cover, outside, for own or visitor cars and a small garden. The foregoing design would suit both younger and older generations.

Should be kept to an absolute minimum in order to preserve the vibrant and small village atmosphere.

There maybe a need for a small number of low cost homes in the village Problems
1) How does one ensure that they are purchased by those who genuinely need them? 2) What happens when the limited stock has been purchased?

Affordable housing needed so that our children can stay living in the area; but I don't want the village getting too big.

We seem to have many large houses in Monks Kirby and there is some need for smaller more affordable homes.

My 2 girls could not afford to buy in the village. I have lived in this area all of my life. I find it sad when my daughter cannot afford to live here.

All 3 of my children grew up in Monks Kirby. 2 would have liked to stay but couldn't afford to.

Most houses built in the last 20 to 30 years have been four or five-bedroom properties; the owners of which soon object to a larger developments where some smaller properties could be built as part of the planning criteria. The Planning Authority should listen to local needs instead of allowing larger houses that are more profitable for the developers.

Affordable housing should really be affordable, not just an excuse for building.

I am one of only two people in my generation who grew up in Monks Kirby, and are still living here. And even then I am a returner, having lived away. promised affordable homes - so where are they? And why were the developments not stopped or penalised? Every time an extension is granted, although sometimes

giving an extra bedroom to families, it helps push house purchase further away from anyone on lower or middle income. The Denbigh Estate has a lot to answer for; as it does not release housing stock to longer term tenants in the Village; and even if it did, they have spent so little on maintaining the properties, that the tenant would have to have the same access to capital as an outside property developer; since you cannot get a mortgage until the necessary work (eg new roof, wiring, damp course, drainage, or all these) is done. The Parish Council needs to look at the housing problem from bottom to top. If a first-time buyer cannot afford £k200 for a two bedroom house (the corner Bond End and St Edith's for example - on the market for three months; no offers) how are people going to be able to stay in the village as their family grows, or parents need care?. The failure of the council to enforce affordable housing provision as a condition of redevelopment has emptied the Village of Villagers. Note. We planned for our current private renting to be short term, but absolutely nothing has come on the market for a family in 18 months. This is what we moved away from London to get away from, but the same thing is happening here.

Starter homes for young people of the village to stop the village becoming a commuter satellite for people working in London all week; or using them for second homes used only at weekends; and losing schools, pubs, and shop, Post Office

We have been hearing about 'affordable' housing for the past 15 years. However, nothing seems to happen. There is a huge 'credibility gap' with this subject which needs to be addressed as a matter of urgency. What we need is real action, not more surveys.

Appendix vi

**Heritage and environment grid: discussions, actions,
recommendations**

Annex 2

Monks Kirby Parish Plan Action Grids (2015 Updates)

Subject	Summary of Concerns	Actions to Date (2006)	Recommended Future Actions	Progress/Update as at 2015
Traffic	Considered a major concern, particularly excessive speed, congestion on Brockhurst in area between Main Street and Smithe Close, and school traffic	Group members joined FRSA working party Low level police monitoring/intervention School issues being addressed by FRSA working party	Encourage monitoring and reporting of incidents to school governors/ FRSA traffic group/PC by monitoring/intervention Support continued low level police monitoring/intervention Do not support physical changes that detrimentally affect village environment	Traffic levels reduced. Few/no on-going issues reported. NFA - keep monitored On-going. No additional action required. NFA
Parking, see also above	Additional traffic problems caused by poor/inconsiderate parking	FRSA encouraging single side parking that does not block residents' access	Do not want yellow lines/signs etc	Single side parking is working adequately. NFA - keep monitored
	Parking restrictions considered, but there are practical issues	VH hirers specifically asked to be responsible for considerate parking		Parking around Village Hall is now reasonably well managed. NFA
Pollution – Aircraft Noise	Noise is polluting environment and disturbing parishioners	PC has already done as much as is practical	PC to continue its objections. Possibility of determining level of nuisance to parishioners. Bear in mind some parishioners may welcome this airport	Airport use significantly reduced. No current concerns, no need for continued objection - NFA
	Abuse of planning regulations is a concern	Dissemination of methods for people to register views (re Public Inquiry into development of Coventry Airport)	Encourage dissemination of information on any additional methods for people to register views	Concerns arise from time to time. Addressed by the PC with RBC on needs basis. Info re Conservation Area provided to all new residents
Pollution – Motorway Noise	Considered a nuisance	PC has already expressed concern. Highways Commission has responded and is enquiring	If HC effects no action, request possible planting of trees as minimal action for mitigation	Additional tree growth has reduced nuisance. No current expressed concerns.
Pollution – Light	School floodlights affect wildlife and pollute environment	PC has approached school	School has not yet acted to reduce nuisance. PC to remind school	No longer an issue - NFA
Pollution – Litter	General level of litter in lanes, specially outside RC cemetery	PC already has the annual litter pick	Encourage participation in annual litter pick; encourage informal, ad hoc litter picking	On-going.
	Fly tipping	RBC informed of instances for removal	Provide contact points for RBC support	Fly tipping increased. RBC removal system working well.
Drains	Inconsistent functioning	PC -> RBC	PC to continue monitoring as appropriate	On-going
Verges	Damage by traffic (see also above)			On-going problem. Service from WCC improved
Roads	Potholes, general wear and tear			
Pavements, Street Furniture	None current			Continued problem: traffic damage to pavements reported and inadequately repaired. Repeatedly
Fishponds	None current	PC has done a lot of work		Wild life and children's play area completed.
Bulbs / Flowers	None current	PC has done a lot of work		Upgrades on-going.

Subject	Summary of Concerns	Actions to Date (2006)	Recommended Future Actions (additional to inclusion on map)	Progress/Update as at 2015
Village History & Heritage	Much documentation exists but understanding of our community may be lost without encouraging easy access & local understanding	List of existing documentation sources and local contacts started	Complete and include selection on Parish Map as appropriate. Draw up brief explanatory notes to accompany map	Parish Map completed and Installed. NFA
Field Names		Map with many field names traced	Include selection on Parish Map as appropriate	
Paths			Encourage local knowledge and use	
Sheep Washes	Completely derelict		Include in notes	Part inclusion in play area. Action complete
Churchyard	None current			
School Nature Reserve	Status unknown. School has no currently named contact Risk of losing effective/potential for conservation	Chair of Governors contacted & informed of concerns	Contact Conservation Volunteers, pursue request for school contact Work with school etc to resolve erosion of conservancy	School use and maintenance on-going
Ensor's lake	None current		Comment in Parish Plan (under what we like/value about our environment)	Privately owned - no public rights of access/ action but no current concerns
Listed land (e.g. Newnham Paddock park area)	Is there anything the parish can do to support appropriate conservation?			Severn Trent responsibility. No current concerns
Water levels & effect on stream beds, field drainage, etc	Potential landscape change and knock-on effects			No significant losses - monitor
Hedgerows	Potential additional loss			No significant change - monitor
Pattern of current land use	Potential loss of currently characteristic land use patterns			
SSSIs	Where are they? Why were they listed? How can they be protected?	Identified sites, and classifications		See map and archives. Action complete. NFA
Re-cycling	Would like to encourage but stats not currently transparent Group Composting Recycling costs can outweigh benefits	RBC already organise some Situation is under review re RBC extension scheme	Support RBC efforts If not planned by RBC, canvass parishioners on group composting and determine feasibility Request publicity re current waste disposal facilities & damage by dumping on verges, etc	On-going No local volunteers so no action taken See fly-tipping, no other concerns
Maintenance of positive Village Aspects	Covered by sub-topics		Include in Parish Plan a statement on what we like/value about our environment Cover parish as well as village	See Parish Plan

Subject	Summary of Concerns	Actions to Date (2006)	Recommended Future Actions (additional to mini-article in Round The Revel)	Progress/Update as at 2015
Fly tipping	Burnt out cars		Provide contact points for RBC support - DONE and ongoing. Burnt out car problem seems to have reduced. RBS very efficient in removing rubbish. See fly tipping	All topics covered over 2011-2 in mini-articles in Round The Revel (magazine delivered monthly to all household in Monks Kirby Parish. All of these issues have some ongoing level of concern and PC continues to take necessary actions when needed.
	General level of tipping & other litter in lanes etc			
Pollution – Light	PIR Security lights activated/shining beyond owners property		Urge individuals with property responsibilities to ensure lights affect only their own premises. Included in updated VDS Add comment to VDS? Included in updated VDS	
RC Cemetery Misuse		Estate to keep area well maintained:	Continue to report incidents to police. On-going	
Trees	Illegal removal in Conservation Area a problem	RBC Conservation Area Guidance distributed to all households in CA	Add comment to VDS - Included in updated VDS and welcome letter	
Dogs and mess	Is this a problem?	Culprits reminded	Continue to remind culprits. DONE & on-going	
Village Conservation Area	Confusion as to what this means in practical terms	RBC Conservation Area Guidance distributed to all households in CA	Add comment to VDS. Included in 'welcome letter' provided to all new residents	
Energy Efficiency	Parishioners should be given practical ideas to encourage energy efficiency		PC publicise all relevant information. - DONE and PC continue to do this as appropriate	

Annex 3

Monks Kirby Village Design Statement (2015 Update)

A Village Design Statement

for

MONKS KIRBY



St Edith's Church

This Statement consists of two parts:

The first explains the purpose of a Village Design Statement and gives the various contexts – historical, social and legal – of Monks Kirby.

The second part describes the distinctive features of Monks Kirby as a village and, after each analysis, makes recommendations to guide future development. This part in particular is derived from consultation with village people, notably through the questionnaire and the village workshop.

Foreword to the 2015 Reprint

In connection with the 2015 update of the 2006 Monks Kirby Parish Plan, the Village Design Statement Group was asked to review the 2006 version of the VDS document and to suggest any further updating that might be appropriate.

The Group considers that the majority of The Village Design Statement's descriptions and recommendations are as valid now as they were when they were written sixteen years ago. However a number of developments have occurred in the intervening period and we have taken this opportunity to incorporate comments on these into the text. It is clearly stated wherever this has been done.

May 2015

Foreword

By The Earl of Denbigh

The Estate has always wanted to ensure good design in Monks Kirby. In the past weak planning laws and economic pressures have led to some insensitive demolition and to too much 'pattern-book' building. Now we live in an era that is more aware of our heritage; we recognise the need to conserve what is good and to build in sympathy with the past. Good modern design is not a rehash of old fashioned idioms, but it recognises the importance of scale, lay out, materials and detail. Good design will complement the existing features rather than conflict with them. We believe that high quality design has the capacity to influence for good the quality of life of those of us who have the privilege to live in the village. I hope that this Village Design Statement will contribute to the development of Monks Kirby as we look forward to the next millennium.

Denbigh

What is a Village Design Statement?

This Statement describes Monks Kirby as it is today, and highlights the qualities valued by its residents. It has been written by the villagers so that local knowledge, views and ideas may contribute to the growth and development of the village and to the high quality of its environment. The aim is to ensure that further building and change will be based on a considered understanding of the village's past and present, and will contribute positively to the future of Monks Kirby.

Who Is It For?

Change is brought about not only by large developments but also by the smaller, day-to-day adjustments to homes and gardens, open spaces, paths and hedgerows, which alter the look and feel of the whole village. The Statement is therefore addressed to:

- Statutory bodies and public authorities
- Planners, developers, builders, architects, designers
- Local community groups
- Household.

How Does The Design Statement Work?

The Statement has been adopted by Rugby Borough Council as Supplementary Planning Guidance and its recommendations will be taken into account when applications are assessed. In this way it will support the Local Plan and assist the work of the Parish Council.



A Short History of the Village

Before the Norman Conquest Kirby was one of the estates held by Lewin but it then passed, probably by marriage, to Geoffrey de Wirce. Geoffrey rebuilt the church and on 1 July 1077 gave it with a considerable amount of land to the monks of Angers. During the thirteenth century the priory prospered and Henry III granted the monks a Midsummer Fair as well as a weekly market. In 1396, during the Hundred Years War, the Priory was transferred to a new English order of Carthusians at Axholme. At the Dissolution the Priory passed to the King while the Manor was granted to the Bishop of Ipswich. The benefice was given to Trinity College, Cambridge, who still maintain it, while the land passed eventually by marriage to Mary, Countess of Buckingham. She settled it on her relative, Basil, Lord Feilding, who was created Earl of Denbigh in 1622. The Feilding family had owned Newnham Paddox since 1433. Photographs in the Denbigh Arms and in the Village Hall show scenes of the village in the 1920's. The general layout is certainly visible today, but most of the thatched and half-timbered cottages which lined Bell Lane, Bond End and Millers Lane have been swept away to make room

for modern housing. In the past twenty-five years there have been several building phases: Bell Lane, St Edith's Close, 14-26 (even) Brockhurst Lane, Smite Close, Stocking Meadow and Gate Farm have completely altered the balance of the housing stock. In addition there have been several in-fill developments. Within the village boundary there are 51 pre-Second World War houses as compared with 69 (2006 figure: 78) post war dwellings (of which 3 are conversions of former farm buildings). Today the village has a strong sense of community with newcomers welcomed and mixing easily with the old village families. Most villagers of working age commute to Rugby, Coventry, Leicester or further afield. We are situated at the heart of the English motorway network and have good rail and air communications. Within the village there are two pubs, two churches (the imposing parish church of St Edith and the new Roman Catholic St Joseph's), a convent, a post office and shop a village hall and the primary school for the surrounding area.

2015 Note: regrettably, the Covent and village shop have ceased to operate and both have now been converted to domestic dwellings

The Landscape Setting

Monks Kirby is situated two miles south of the watershed that separates the Trent and Severn catchment areas. The high ground to the north is comparatively flat with large open fields now mainly arable, punctuated by occasional stands of timber. The mantle of the plateau is of thick glacial drift, comprising clays, gravels and sands. The village lies in a south facing shallow valley where until recently the heavy soil gave impeded drainage. Recent agricultural policy has removed many of the eighteenth century field boundaries and has installed modern land drainage systems.

Originally Monks Kirby and its neighbour Brockhurst were distinct settlements separated by low lying marshland. The road that now connects them is in fact built on a causeway. The village is drained by the Smite Brook which rises two or three miles to the north-east and forms the southern boundary of the village. Originally this meandered through boggy water meadows but it has now been straightened and excavated. A small tributary flows southwards down the Monks Kirby valley and separates the twin villages.

Monks Kirby lies at a crossroads. Twin lanes lead northwards from Brockhurst and Monks Kirby to the High Cross plateau giving access to Lutterworth, the M1 North and the A5. Westwards Millers Lane leads up to the Fosse Way and across to Withybrook and Nuneaton. Southwards the main exit from the village is through Street Ashton where the B4027 accesses Coventry, Rugby, the Fosse Way south and the M6 to the west. There is also a well used bridleway which continues the line of Bell Lane over to the neighbouring village of Pailton. In spite of this easy egress in every direction there is very little through traffic.

The twin settlements nestle in the valley folds, almost invisible from every direction from more than a couple of hundred yards. Only the Church, built on a knoll projecting out from the rising ground on the west, indicates the presence of the village. Most of the other village buildings are sited with respect for the gentle contours, and are anyway screened by the surrounding fields' hedgerows and the surviving forest trees.



The Rugby Local Plan

Monks Kirby is identified as a “local needs settlement” in the Rugby Borough Council local development framework Supplementary Planning Document March 2012 (**2015 update**). A village boundary has been drawn reasonably tightly round the main features of the village. Outside the boundary lies the Green Belt which forms the eastern fringe of the West Midlands/ Warwickshire Green Belt that surrounds

Birmingham and Coventry. Here restraint policies apply which means that planning permission for residential development will not normally be given. The village within the boundary is exempted from the Green Belt restrictions, and so infill development only to meet identified local needs may be acceptable subject also to other policies and standards.

The Conservation Area

The village was designated a Conservation Area in 1970. The Area is considerably larger than the village boundary adopted in the Local Plan and includes many of the fields surrounding the village itself.

The aim of a Conservation Area is to protect the area as a whole, not merely the individual buildings. Planning controls on works to properties in a Conservation Area are more restrictive than elsewhere. In addition to normal planning controls permission is required for the following:

- Demolition of all or part of a building; demolition of a wall, gate or fence greater than 1 m high fronting a highway or greater than 2 m elsewhere;

- Most extensions to a dwelling (some single storey rear developments may not need an application under Permitted Development);
- Dormer windows or alterations to a roofline; most forms of cladding; outbuildings greater than 10 m³; erection of fences or walls greater than certain heights; erection of satellite dishes or aerials where they affect the roofline;
- Lopping or felling any tree more than 7.5 cm diameter at a height of 1.5 m. The Authority may issue Tree Preservation Order if they consider it has amenity value. (Since all trees in the Conservation Area are protected there are presently no TPO’s in the village.)

2015 Note: Rugby Borough Council prepared a Conservation Area Appraisal for Monks Kirby in June 2010 and this now forms part of the wider 2015 Monks Kirby Parish Plan. It is available on the Monks Kirby website (www.monkskirby.org) or on the RBC website

Listed Buildings

Additional controls apply to Listed Buildings. The following buildings within the Village Boundary are presently listed:

- Much of The Revel School playing field which originally formed part of the parkland of Newnham Paddock designed by Capability Brown is listed as “garden and other land of historic interest” by English Heritage;

- St Edith’s Church is listed Grade I;
- 25 and 26 Bond End (Honeysuckle Cottage and Kingsley Cottage) are listed Grade II;
- 6 and 8 Main Street are listed Grade II;
- 12 to 20 (even) Main Street are listed Grade II;
- The Old Post Office is listed Grade II.

Part II – The Distinctive Features of Monks Kirby

Monks Kirby is distinguished by its sense of space and openness. From every direction outside the village the tower of St Edith's Church attracts the eye, and within the village itself the church is visible from almost every viewpoint. Views out of the village are equally important. A walk through the village streets gives continually changing views of open countryside; we are constantly aware of the village setting within the shallow valley.



Views into the Village

- From Street Ashton (the main entrance to the village) St Edith's stands dominant over the water meadows of the Smite Brook. Particularly important features are the willow trees that mark the ancient sheepdip and the hedgerows that surround the former fishponds. There is an interesting pattern of rising roofs from Kirby Gate and the Denbigh Arms.
- There is a similar view up to the church from the Pailton bridlepath. Here the maturing front gardens of Bell Lane frame the roof ensemble of the Denbigh Arms, the oak trees, and the yews in the churchyard.

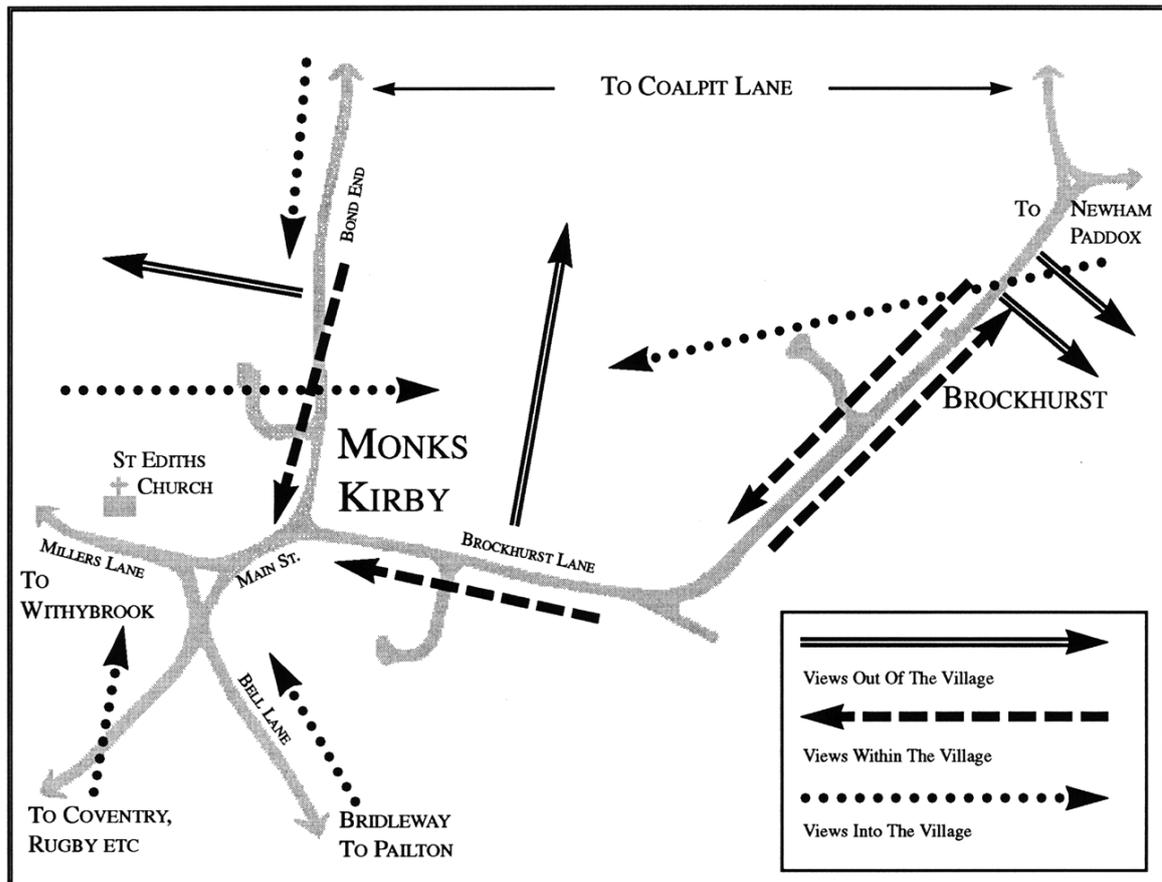
- Millers Lane gives a view of the way Monks Kirby nestles in the valley, sheltered by the trees and hedgelines of the surrounding fields. The separation of Monks Kirby from Brockhurst can be clearly seen.
- From the north the twin lanes leading down from Coalpit Lane give views of St Edith's on its knoll, whereas the village itself is scarcely visible behind the hedges and trees.
- The view from Newnham Paddock Drive across Brockhurst up to Monks Kirby illustrates the harmony of the village setting.
- Many of the network of ancient footpaths which crisscross the valley provide views of the village and the church.

Sightlines within the Village

- From the entrance to Brockhurst Lane there is a very English rural vernacular scene with the half-timbered black and white cottages on the left, the nineteenth century brick cottages on the right, leading to the brick churchyard wall and the garden of the Denbigh Arms.
- There is an attractively composed view from the War Memorial in Brockhurst Lane towards the village centre, past the mainly open front gardens of the modern houses on the left, the open fields on the right and over the gently rising succession of rooflines of Smite Close, the "Dutch" houses and Main Street .
- The half-timbered cottages of Main Street with the fine thatched roof of the Old Post Office can be viewed well from Bond End framed by the structurally important Butcher's Shop on the left and the modern single ridged houses of St Edith's Close on the right.
- The church stands well on the rising ground above St Edith's Close.
- The views up Brockhurst Lane north from the War Memorial and south from the entry to Newnham Paddock give a strong impression of the way the original settlement utilised the higher ground east of the marsh that separated Brockhurst from Monks Kirby.

Views out of the Village

- From the top of Brockhurst Lane there are views in to the parkland of Newnham Paddock designed in the mid eighteenth century. We can also see across the Smite valley and up to the rising ground towards Pailton.
- From here too we can see the fields that separate Monks Kirby from Brockhurst that form an integral feature of the Conservation Area.
- In the north part of Brockhurst Lane there are wide gaps between the older houses which offer views of open countryside which seems to push its way right in to the settlement itself. The view from the causeway of Brockhurst Lane across the pasture land north is of open fields above the village. One advantage of the modern removal of many hedgerows is that the shape of the land can now be seen.
- From Bond End there are clear views westwards up to the Fosse.
- From the Village Green there are views down Bell Lane, past The Bell Inn to the bridleway to Pailton; and across The Hays to Street Ashton



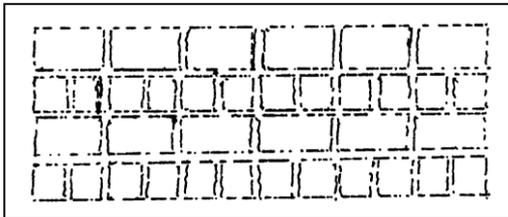
Recommendations

- **The willows** on The Hays which mark the site of the ancient sheepdip should be preserved and maintained. (2006 Note: this has now been done)
- The manmade declivities that may have been **ancient fishponds** should be cleared out. (2006 Note: using Section 106 funds from the Busby's Piece development this area has now been tamed and replanted and will in due course develop into a small conservation park. 2015 Note: using local authority grants, the Fishponds area has now been developed to include a number of children's rustic play items. The park is now well used and attracts a lot of favourable comment.)
- Attention should be given to **planting native woodland trees** to the west of Bell Lane to soften the impact of the modern housing; in the hedges of the road from Street Ashton to replace the lost elms; and in the derelict strip of land to the north of the new development of Gate Farm.
- A new function should be sought for the **Butcher's Shop** so that this visually important building does not deteriorate further. (2015 Note: – this building is steadily deteriorating.)
- **New buildings should be sited where they protect sightlines, taking great care that by their mass, height and position they do not stand proud of existing buildings and they do not block important views into or out of the village.**

Building Materials and Styles

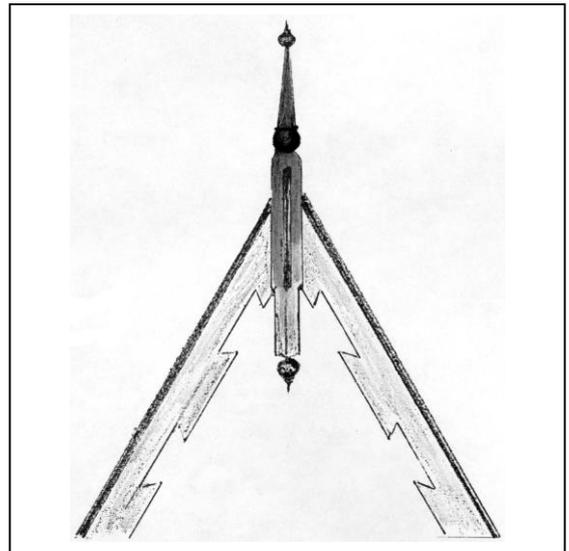
Very varied building styles are represented in the village. Monks Kirby has accumulated over the centuries and there is little homogeneity. There are sixteenth century half-timbered houses, but only one of these is now thatched. There are two surviving eighteenth century farmhouses but whereas one is a quite imposing edifice the other is very much in the cottage style. There is a sprinkling of nineteenth century cottages, several in the gothic style but the remainder in the rural vernacular.

- Locally produced brick predominates. It gives a mellow, variegated texture often with the stretchers and headers alternating in the English style. Several houses have thin delicate lime mortar pointing. Window and door lintels are of brick, often arched and there are some good examples of squint brickwork around window and door reveals. One pair of cottages has excellent examples of rubbed brick lintels. Windows do not dominate; rather they add texture to the brick facades. Window frames are set within the window reveals giving an impression of depth. Lights are divided into small panes. There are good examples of brick dentil work on gable-ends avoiding the need for wooden barge-boards. The barn gable end at Brockhurst Farm has a splendid dovecote feature. Some houses have been painted in stone texture paint. This at least has the advantage that the outline of the brick courses can still be identified.



- Roofs are tiled or slated. Most are steeply pitched but to avoid height first floor windows on many of the cottages are dormered (this idiom has been copied in some of the post-war developments, most notably in Stocking Meadow). There are several houses with decorative – even elaborate – bargeboards. Some have turned finials. Roof verges and eaves often broadly overhang the walls giving depth and texture. Chimneys are important features, breaking the regularity of the roofline and adding interest to the silhouette.
- Building technology limitations meant that many of the pre-twentieth century houses were comparatively shallow in depth; and to provide extensive accommodation it was necessary to build

gabled wings at right angles to the main axis. Recent owners have continued this approach in modern extensions. They have successfully imitated the original design features, sometimes by stepping the roofline to avoid unbalancing the mass of



the original structure and sometimes by constructing a gabled extension to the rear.

- Many of the older properties have porches to their front doors. There are some nicely balanced tiled examples supported by gallows brackets; and there are several gracefully glazed enclosed porches under slate roofs. These were presumably nineteenth century additions.
- The patterning of the houses is also important – and varied. In Brockhurst, for example, many of the houses are pairs of semi-detached with broad open gardens separating each pair. There are two former farmhouses and two dwellings have been converted from former agricultural buildings. None is greater than two storeys high and the scale is therefore restricted and informal. Nonetheless, each is built directly on to the road – or with a narrow strip of front garden behind a low wall – and this gives a sense of intimacy and community.

- However, at the centre of the village in Main Street and the entrance to Brockhurst Lane the texture is denser with fewer, smaller gaps between the buildings. The houses here are themselves more compact; they too are built directly on to the road. There is here a more enclosed feel with even a sense of busy-ness (and of course parking problems).
- The ancient pattern of roads and footpaths remains very strongly the basic structure of the village. The fact that there is very

little through traffic coupled with the fact that so many houses open directly on to the streets have immense influence on the lifestyle of the village as a whole. All the roads lead somewhere and there is a variety of circuits available for recreational walks. Neighbours therefore meet each other regularly to chat and pass the time of day. Children can safely be allowed to play out. Social life is to a major extent defined by what is in effect a street village.

It is however the mixture of styles that characterises the village scene. What coherence there is derives from the way each group of buildings contribute their own distinctive features to the whole composition.

Recommendations

- Avoid too many houses of **one style** which will swamp the variety of the village. Seek always to avoid **standardisation**.
- Maintain the **building line**. Seek to preserve gaps between buildings where these are a feature of the village.
- Avoid any building work that requires the **demolition** of important pre-twentieth century brickwork.
- Avoid **over dominant houses** which will dwarf earlier cottages. Seek ways to break up large masses into smaller sections; use dormer windows or projecting gables to avoid excessive height.
- New buildings must have adequate **off-road parking**.
- Avoid thick **mortar courses**. Much of the village's early brickwork has tooled or bucket-handle pointing.
- Seek to provide **interest in brickwork**, possibly by the occasional projecting brick course, perhaps by brick lintels, possibly by coloured patterning where this is appropriate.
- Avoid **concrete roof tiles** (except for extensions where these are the original roofing medium).
- Seek to add variety to **roof lines**; where appropriate make a feature of chimneys.
- Avoid **over dominant picture windows** on to the road. Avoid the use of large panes. Recess window frames into window reveals.
- Avoid the use of **boxed-in verges** and eaves; seek alternatives such as plain bargeboards perhaps with simple moulding; or extended rafter feet; or brick dentil work.
- Plan **extensions** imaginatively, seeking to preserve the mass of the existing building and using appropriate materials and design features.
- **Cul de sacs** are not appropriate planning devices in that they can tend to form inward looking groupings separate from the more open social intercourse of the village as a whole.
- If an opportunity presents itself – perhaps through planning gain – a high priority should be put on the designation of a **children's play area**.
- **New buildings and alterations to existing buildings should seek to harmonise in siting, design and materials with the vernacular of the village. 2006 Note: The height and mass of new buildings must respect the small scale of most of the existing buildings.**

2006 Note: Busby's Piece, a development of 7 houses, has been built. Several aspects of their design – notably their rooflines, brickwork, fenestration and attempts to disguise their mass – owe something to the precepts of this VDS.

2006 Note: A number of **householders have extended their dwellings**. Particularly successful are the rear extensions to the twin Denmark Villas in Bond End where significant additional accommodation has been provided without compromising the original balance of the buildings. Several other householders have received Planning Permission for extensions and it is hoped these will be equally successful.

2015 Note:

- The former catholic Covent in Brockhurst Lane has been developed sympathetically into 5 dwellings
- A large detached house has been built at the bottom of Bell Lane to satisfy local needs for the owners of the Bell public house
- A new detached dwelling has been built adjacent to the Almshouses in Brockhurst Lane to satisfy local needs

Street Style

- 1920's photographs of Monks Kirby show a rural settlement with metalled roads set between grass verges. There were no kerbs or footpaths.
- All the **lanes leading into the village** are still like this with the verges being roughly mown. Within the village itself, however, there are now kerbs and, generally, footpaths beside the roads. Until recently the kerbstones were of granite but many of these have unfortunately now been replaced, sometimes with a composition stone (which is quite effective), but more generally with concrete (which is not).
- In the older parts of the village the **building line** fronts on the highway, although a few houses do have small front

bend opposite the war memorial. Here the grass verge is kept roughly mown. In some of the new developments (Bell Lane, Smite Close, St Edith's Close, Stocking Meadow) there are also no footpaths; but here homeowners keep the lawns closely mown and neatly tend their front gardens. This open plan effect contrasts with the enclosed building lines of the older parts of the village.

- **The footpaths** themselves are of asphalt; there is a merciful absence of urban flagstones.
- **The lighting** of Monks Kirby is not designed to meet official street lighting standards. It is described as "footpath lighting" to enable pedestrians to find their



gardens. Many of these are fronted by a low wall or hedge which give the impression of continuing the building line along the line of the street. This sense of enclosure is an important feature of the village. One very important wall surrounds the churchyard. Here the dull red, nineteenth century brickwork topped with stone cappings contributes strongly to the village's rural atmosphere.

- Elsewhere there are **no footpaths**: this is the case, for instance, on the inside of the

way. Some of the lights are mounted on convenient buildings and some on wooden poles. There are only a few modern **aluminium lampposts**. Most telephone wires run overhead from distribution poles;

2006 Note: the electricity supply cables to the centre of the village have now been routed underground and the poles have been removed. This is a distinct improvement.

- The newly built roads have modern **aluminium street name signs**, and the old red telephone box has been replaced by an inappropriate modern design of glass and steel. There are, however, some good examples of **traditionally designed street furniture**: there is a splendid early twentieth century **finger post** on the village green, and the new signs for Brockhurst Lane have an appropriate look.
- **Road markings** have been kept to a minimum compatible with road safety.
- There are some important **communal open spaces** within and near the village: the Village Green, the triangle with its oak trees (doctored after wide consultation in 1997-8), the churchyard itself, the wide verges with the recent tree planting beyond Bond End, the birches planted on the causeway of Brockhurst Lane to celebrate the jubilee of the WI, the refurbished war memorial, the triangle island at the top of Brockhurst Lane, the limetrees in front of the Catholic cemetery and the cemetery itself with the Victorian chapel, the Revel School's playing fields with their designated conservation area – all these are important features of the village street scene.
- 2006 Note: The oak trees on the Village Green have responded very well to thinning and surgery and are now in renewed growth. **The young oak tree** that was originally purchased to replace them to mark the Millenium has therefore been planted in the vision splay opposite the War Memorial.

Recommendations

Replies to the questionnaire which formed the basis of this Statement were almost unanimous in their desire to avoid any further creeping suburbanisation. The overwhelming wish of respondents was to maintain the rural character of the village.

- Maintain the rough **mown verges** of the lanes leading into the village. Avoid the installation of kerbstones; or, if these are required for reasons of safety, install flush kerbs which will allow the grass to creep over the road edge.
- Within the village preserve the **surviving granite** setts. **2006 Note:** Many of the concrete kerbstones in Brockhurst Lane are loose and need to be reset. This would present an opportunity to kerb the roadway in a more appropriate medium.
- When **footpaths** are resurfaced it may be appropriate to give them a pea gravel finish to break up too wide an expanse of asphalt.
- Where the **building line** is close to the highway seek to maintain the sense of enclosure by the use of walls, hedges, gates, etc. On the other hand, where housing is set well back seek to preserve the **sense of space** by leaving the front gardens open.
- Where **walls fronting the highway** are in need of maintenance seek specialist advice on the most appropriate techniques. Clumsy repointing with the wrong mortar can be very unsightly and can damage the bricks.
- Seek over time to replace **aluminium signs and lampposts** with more appropriate designs.
- Where **security lighting** is required seek to minimise its impact on surrounding property and on passers by.
- The **open spaces** of the village do not need to be closely mown or gardened. This is not the village style. But all should receive occasional maintenance to prevent them becoming overgrown.

Prepare your own Conservation Assessment

If you are considering altering the exterior of your property, changing any external detail of the building, its paintwork, signs, garden, or surrounds, then:

1. Look at the frontage from some distance. Note down the distinctive features and, separately, those that seem to be more recent and out of character with the building and surrounding properties; perhaps take some photographs;
2. Now stand right in front of the property and do the same, but this time study the details of the windows, doors, eaves and so forth;
3. Repeat these processes for each elevation or aspect of the property after studying the ideas in this Design Statement;
4. Now consider the changes you have in mind. Consider whether they would prejudice the distinctive characteristics and details which you have noted. If so, examine other ways of meeting your requirements – but which conserve this heritage.
5. Next check whether the changes you envisage will assist in removing any of the uncharacteristic features you have noted.
6. Finally go to your builder or architect and ask whether they agree with your conservation assessment or perhaps they have better ideas on how to achieve your objective.

Thank you for helping to conserve Monks Kirby.

Summary of Principles of Guidance

- Care should be taken **to conserve the character of the village edges** by maintaining existing trees and hedgerows and by a programme of replanting.
- **New buildings should be sited** where they contribute to the harmony of the sightlines.
- The design of new buildings and new extensions should recognise **the small scale** of most of the existing village buildings. **2006 Note: Large and dominant buildings** should be avoided.
- **The choice of materials** for new buildings should be in keeping with the vernacular rural idiom.
- Care should be taken to maintain **the rural nature of the street scene**.

Letter of Support from Rugby Borough Council

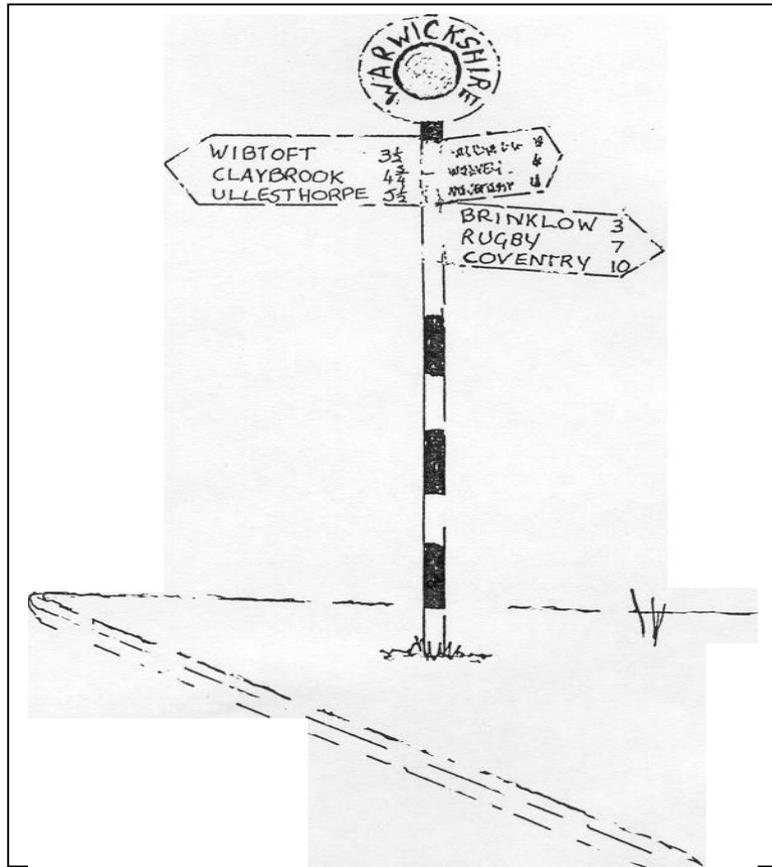
I would like to commend the hard work and efforts that have been put into this document. It is obvious that the village as a whole cherishes the quality of its environment and hopes to protect and enhance its character for the future.

Quality affects us all and each of us has a responsibility to our neighbours. Architecture is the only art form that is inescapable. Since most of our days are spent in or around buildings they have a great influence on our lives and therefore alterations or developments require careful thought to maintain the special qualities of Monks Kirby.

Good 'urban design' can reinforce a sense of community and where attention is given to detail, whether in street signs, landscaping or architecture, our experience of the whole environment is enriched and the quality of our lives improved.

I welcome this Village Design Statement therefore as an informative expression of local people's views which will guide the design process in new buildings or alterations and complement and strengthen the Planning Authority's responsibilities.

Ray Kirby, Chairman of Planning Committee



Further details of The Conservation Area, listed buildings and the Rugby Local Plan can be obtained from Rugby Borough Council.

The Village Design Statement has been produced by a committee of villagers of Monks Kirby under the auspices of the Parish Council. We have been assisted in the work by officers of Rugby Borough Council and by Warwickshire Rural Action.

Annex 4

Rugby Borough Council Conservation Area Appraisal Monks
Kirby 2010

RUGBY BOROUGH COUNCIL

**MONKS KIRBY
CONSERVATION AREA APPRAISAL**



JUNE 2010

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INTRODUCTION

Monks Kirby lies to the north west of Rugby within the Green Belt. To the east the historic Newnham Paddock registered park and garden borders, and forms part of, the Conservation Area. The village is broadly linear in form and the designation covers all buildings together with large areas of undeveloped land. The Conservation Area incorporates a range of architectural styles with two definitive character areas; the eastern and western portions of the village. The east is more agricultural focused; the west is the historic core. The village was designated a Conservation Area in 1970.

Conservation Areas were introduced by the Civic Amenities Act in 1967. A Conservation Area is defined by the Planning (Listed Buildings and Conservation Areas) Act 1990 as an 'area of special architectural or historic interest, the character of which it is desirable to preserve or enhance'. Section 69 of the Act places a duty on the Local Authority to review its Conservation Areas, Section 71 requires the Authority to formulate and publish proposals for their preservation and enhancement. Monks Kirby is one of 19 Conservation Areas in the Borough.

Local Authorities have a duty to identify, designate, preserve and enhance Conservation Areas within their administrative area. The aim in a Conservation Area is to preserve or enhance not merely individual buildings but all those elements, which may include minor buildings, trees, open spaces, walls, paving, and materials etc., which together make up a familiar and attractive local scene. The relationship between buildings and spaces within Conservation Areas creates a unique environment, which provides a sense of identity and amenity for residents and an irreplaceable part of our local, regional and national heritage.

The positive identification of areas for designation helps focus attention on its qualities and encourages a sensitive approach to any proposed development. The Local Planning Authority will exercise particular care to ensure that change, where it occurs, will preserve or enhance the character of an area. The designation of a Conservation Area ensures the quality of design and context are considerations in determining Planning Applications.

There are different planning controls in Conservation Areas and anyone proposing development should seek advice from Rugby Borough Planning Authority. In addition to planning controls that govern alterations and extensions Planning Permission would be required for the following development in Conservation Areas:

- The cladding of any part of the exterior of a dwelling with stone, artificial stone, pebble dash, render, timber, plastic or tiles;
- An extension extending beyond a wall forming a side elevation of the original dwelling;
- An extension having more than one storey and extending beyond the rear wall of the original dwelling;
- Any enlargement of a dwelling consisting of an addition or alteration to the roof;
- The provision of a building, container, enclosure, swimming or other pool where it would be situated on land between a wall forming a side elevation and the boundary of the dwelling or to the front of the original principle elevation;

- The installation, alteration or replacement of a chimney, flue or soil and vent pipe which fronts a highway and forms either the principal elevation or a side elevation of a dwelling;
- The installation, alteration or replacement of a microwave antenna on a dwelling, or within the grounds, on a chimney, wall or roof slope facing onto and visible from a highway or on a building greater than 15 metres in height.

In addition Conservation Area consent is required where in excess of 115 cubic metres of buildings are to be demolished. Conservation Area designation also protects trees within the boundary by requiring owners to give the Local Planning Authority six weeks notice of their intention to carry out any work on trees that have a trunk in excess of 75mm in diameter measured 1.5 metres from the ground.

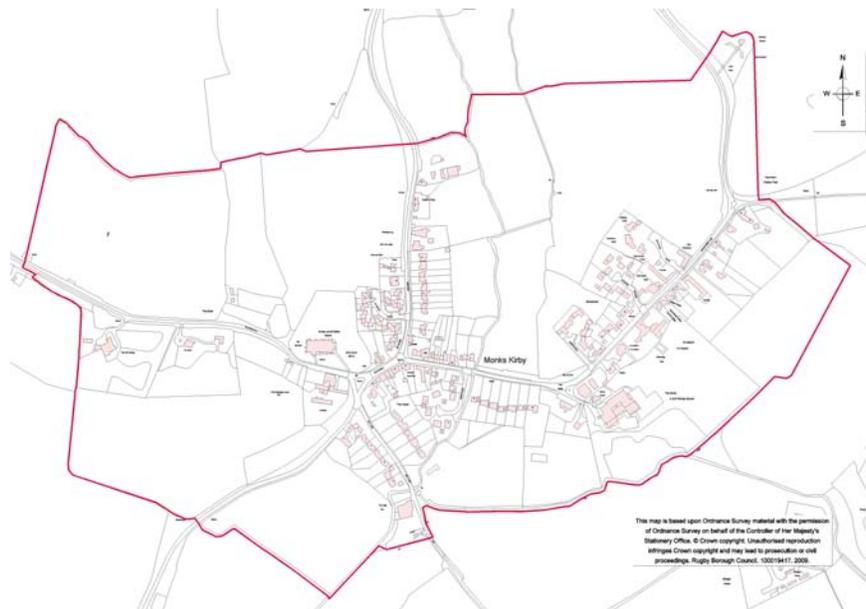
All Planning Applications for development which would affect the character of a Conservation Area must be advertised in the local press and site notices posted.

This document is an appraisal of Monks Kirby Conservation Area. It is based on guidelines issued by English Heritage, the Government's advisor on the historic built environment, and has been prepared by Rugby Borough Council. The principal objectives of the appraisal are to:

- define and record the special interest of Monks Kirby Conservation Area to ensure there is full understanding of what is worthy of preservation;
- increase public awareness of the aims and objectives of Conservation Area designation and stimulate their involvement in the protection of its character and to inform decisions made by Rugby Borough Council, the Parish Council and local residents;
- reassess current boundaries to make certain that they accurately reflect what is now perceived to be of special interest and that they are readable on the ground;
- assess the action that may be necessary to safeguard this special interest and put forward proposals for their enhancement.

It is however not intended to be wholly comprehensive in its content and failure to mention any particular building, feature or space should not be assumed to imply that they are of no interest. This assessment should be read in conjunction with the Rugby Borough Local Plan 2006 saved policies, submission Core Strategy, and national policy guidance particularly Planning Policy Statement 5 Planning for the Historic Environment and its practice guide. These documents provide more detailed information on local and national policy relating to Conservation Areas.

MAP 1 CONSERVATION AREA DESIGNATION



LOCATION AND CONTEXT

Monks Kirby lies at a crossroads with lanes leading northwards from Brockhurst and Monks Kirby Lane to the High Cross plateau giving access to Lutterworth, the M1 and the A5. Westwards Millers Lane leads up the Fosse Way and across to Withybrook and Nuneaton. Southwards the main exit from the village is through Street Ashton where the B4027 accesses Coventry, Rugby, the Fosse Way south and the M6 to the west. The village nestles in its rural location and other than the church tower there is little visual evidence of the settlement on approach.

Monks Kirby is a relatively large Conservation Area covering a substantial amount of land. All buildings within the village are included and the designation covers the Denbigh Chapel in the north east corner and the Old Vicarage to the west. The built development mainly occupies the central and eastern areas with countryside forming the outer parts. On the eastern extremity part of the Newnham Paddock parkland falls within the Conservation Area.

Photograph 2 Building set in landscaped environment



The land and buildings within the Conservation Area are generally of good visual quality and well maintained. There is however pressure for future development. This includes unsympathetic extensions or alterations to historic buildings, the removal of native planting, the planting of inappropriate species and the erection of alien boundary treatments such as close boarded fencing. Incremental changes to windows and doors, loss of original brick through rendering or the loss of original slate or tile roofs would also erode the character.

GENERAL CHARACTER AND FORM

The Conservation Area is broadly linear with the main development forming two distinct character areas. The historic core of the village occupies the western portion as the dominant church, pub and a series of cottages and terraces surround the village green. To the east the designation comprises a mix of architectural styles with an agricultural theme. Modern cul de sacs provide this area with a greater depth of development to the north.

The village is barely visible on approach. Only the church, built on an elevated site and projecting out from the rising ground on the west, indicates the presence of a village. Many of the buildings are largely screened by the surrounding fields, hedgerows and the surviving forest trees.

Monks Kirby is distinguished by its sense of space and openness. The village is set within countryside and occupies a relatively isolated location. This rural character plays a prominent role within the Conservation Area. The two character areas are separated by the open space immediately east of the brook and many views in the settlement are dominated by countryside acting as foreground.

Photograph 3 Important open spaces in the Conservation Area



The Conservation Area mostly comprises dwellings. However, there are two churches, St Ediths and the Roman Catholic St Joseph's, a convent, now empty, village hall and a primary school.

LANDSCAPE SETTING, GREEN AND OPEN SPACES AND TREES

Landscaping and open space plays a key role in the Conservation Area. The designation benefits from its rural setting and the relatively low lying nature of the village ensures it is not prominent on the wider environment. The Conservation Area includes large areas of undeveloped land. The whole western portion of the designation comprises fields, hedges and trees with only occasional buildings to the south of Millers Lane.

The north east area also comprises fields as the designation stretches up to the cemetery in the north east extremity. To the east the Conservation Area includes part of the historic park and garden of Newnham Paddock designed by Capability Brown.

Within the built up part of the village this rural setting plays a major role. The countryside provides the foreground to buildings which border the fields. In places to the north and west buildings are only sited on one side of the road; this allows clear views into the countryside. The leaking of the countryside into the settlement is demonstrated by the central area to the east of the brook with fields to the north. Despite the prominence of the countryside the enclosure created by the buildings in the historic centre of the village prevents clear views of the surrounding countryside.

Open space is also important within the built up core. The village green provides an attractive focal point at the historic centre and acts as the foreground to the surrounding buildings. The structural role of the green is enhanced by the three Oak trees. The

green is read in conjunction with the grass verges on the approach from the south west, bordering the church and the churchyard.

Where buildings are set well back into the site the front gardens contribute to the overall green and open landscape. The semi detached and terraced housing on the eastern side of Bond End are set behind relatively long front gardens with hedges and trees on the boundary providing a leafy setting. This character is maintained on the housing on the northern side of Bell Lane and to the east of the brook.

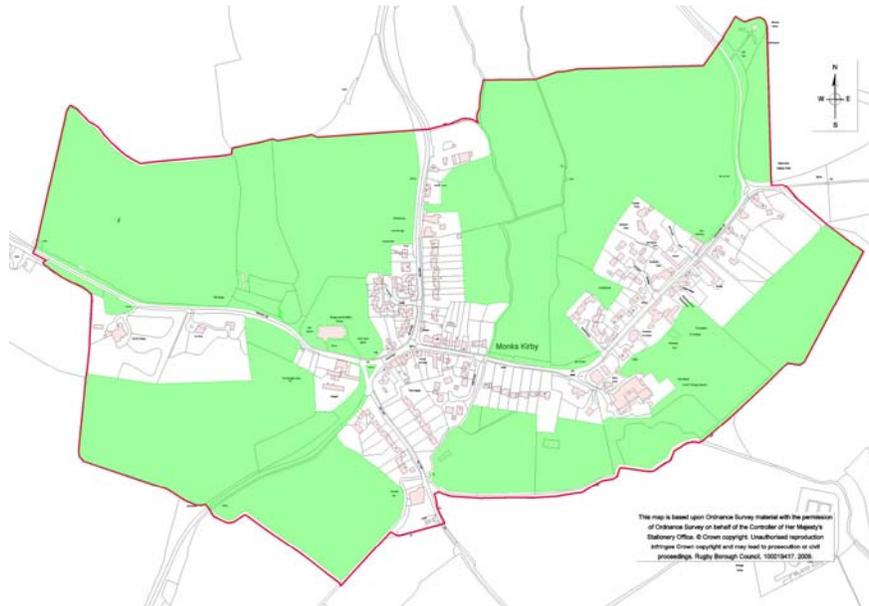
Trees play an important role in the Conservation Area. The grounds of the Old Vicarage include Wellingtonia, Cedar, Ash and Scots Pine and provide a traditional form of Victorian tree planting. The approach from the west benefits from enclosure on the southern side provided by the mature belt of trees. These include Field Maple, Copper Beech, Sycamore, Elm and Norway Maple. On approach from the south Ash, Rowan and Oak lead to the central green with a prominent Hawthorn hedge on the corner of Bell Lane. The housing on the northern side of Bell Lane occupy a landscaped setting with further Hawthorn hedges, Willow, Beech and Sycamore trees.

From the north Limes, Ash and Norway Maples provides the landscaped setting. To the east of the brook Willow and Silver Birch dominate. The school site accommodates a number of mature trees including Oak, Sycamore, Red Oak and Norway Maple. The foreground of Brockhurst Farm is set by the large Sycamore. At the small green in the north of the village Lime and Sycamore dominate. The upper cemetery is heavily tree with Silver Birch, Rowan, Weeping Ash, Limes and Yew featuring.

Photograph 4 The Brook, separating the two character areas of the Conservation Area



MAP 2 IMPORTANT LANDSCAPING AND OPEN AND GREEN SPACES



HISTORIC DEVELOPMENT

Pre Norman conquest Monks Kirby was one of the estates held by Lewin. After the conquest the estate passed to Geoffrey de Wirce. He rebuilt the church and in 1077 gave the building, together with land, to the abbot and convent of St Nicholas of Angers. 20 acres of cornland was also given and in 1086 the monks of St Nicholas are recorded as having two plough teams. On Wirce's death the land came into the hands of the king who granted them to Neil d'Aubigny. He increased the size of the holding where the monks of Angers were established as a cell of the abbey.

In 1266 Henry III granted the monks a fair at Midsummer and a weekly market. During the war with France the estates of the priory were constantly seized into the Kings hands. The priory's estates were transferred to a new English Order of Carthusians in the Isle of Axholme.

At the dissolution the Priory passed to the King while the Manor was granted to the Bishop of Ipswich. The benefice was given to Trinity College, Cambridge, who still maintain it, while the land passed eventually to Mary, Countess of Buckingham. It passed to Basil, Lord Denbigh in 1622. This family had owned Newnham Paddox since 1433.

Development took place in the village in the late sixteenth and early seventeenth centuries, examples of which remain today. The general layout of the village has stayed much the same; however most of the thatched and half timbered cottages which lined Bell Lane, Bond End and Millers Lane have been lost.

Photograph 5 Modern housing in the village



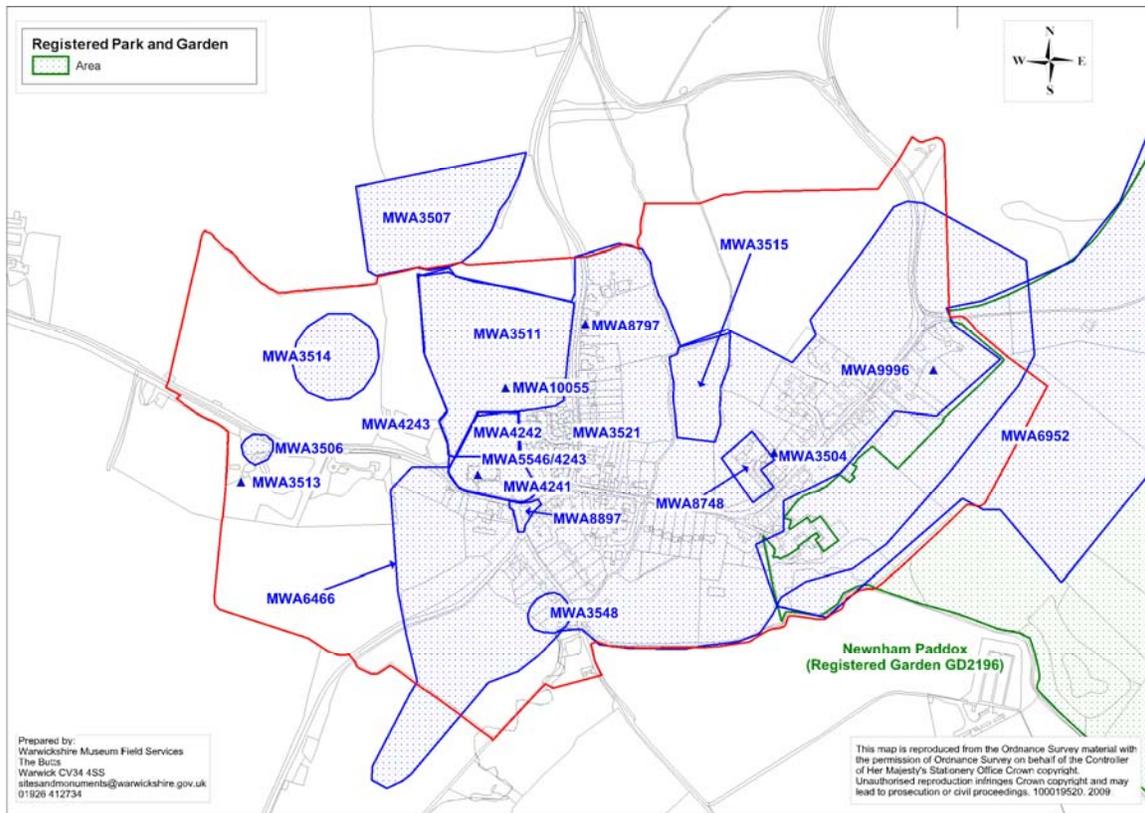
ARCHAEOLOGY

The majority of the Conservation Area lies within the extent of a possible medieval settlement at Monks Kirby. A grant of charter for a Wednesday market here was made in 30 July 1266 by Henry III. Some medieval settlement material has been recorded through archaeological fieldwork, including a late medieval cruck timbered house. Settlement earthworks survive within the vicinity of the Church of St. Editha, a medieval church that was largely rebuilt in the 15th century. The church was given to the Benedictine monks under obedience to the Abbey of St Nicholas at Angiers, as their priory church.

Priory buildings are known to have existed in the vicinity of the church; material from these buildings was incorporated in to the 15th century church. The reputed site of a manor house, visible on a tithe map, probably represents buildings associated with the priory.

A possible Roman cemetery, adjacent to the church, was also recorded by antiquarians. The site of a post mill, a quarry and brickworks have all been recorded from documentary evidence, associated with 18th and 19th century use of this area. The site of the Church, School and Convent of St Joseph is also marked in this area, on the Ordnance Survey First Edition onwards.

The 18th century landscaped park and garden associated with Newnham Paddox House extends across the Eastern part of this Conservation Area. It is a Registered Park and Garden.



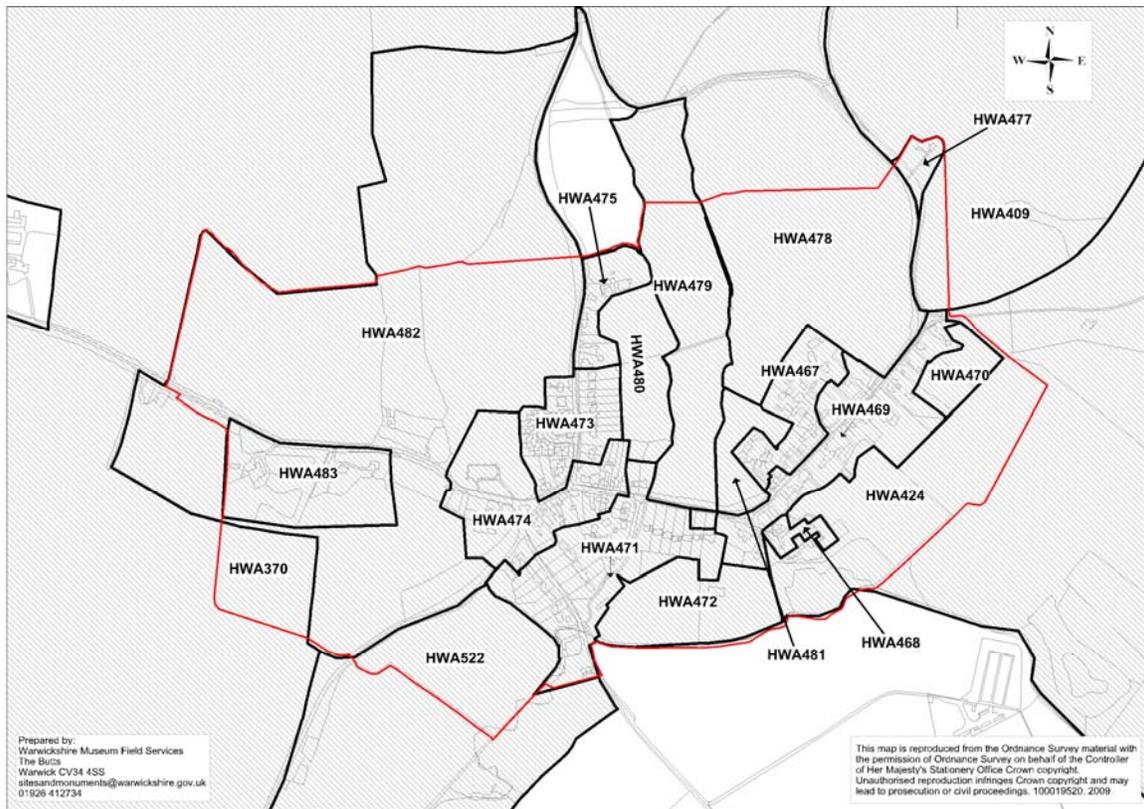
MAP 3A ARCHAEOLOGY RECORDED ON THE HISTORIC ENVIRONMENT RECORD

HER Records

MWA3504	Church, School and Convent of St Joseph, Monks Kirby
MWA3513	Findspot - Post Medieval coin hoard
MWA4243	Church of St Editha, Monks Kirby
MWA5546	Priory Church of Monks Kirby Priory
MWA3507	Site of Brickworks 400m N of Church
MWA4241	Site of Possible Roman Settlement by Church
MWA3515	Site of Possible Moat 300m E of Parish Church
MWA8748	Field Boundary, Brockhurst Lane, Monks Kirby
MWA3511	Shrunken Medieval Settlement W of Monks Kirby
MWA3521	Site of Poss Post Medieval Manor House N of Church
MWA3514	Quarry to W of Bond End, Monks Kirby
MWA3506	Mill Mound at Monks Kirby Vicarage
MWA3548	Baptist Chapel to N of Bell Inn
MWA6466	Poss Extent of Medieval Settlement, Monks Kirby
MWA8797	Cruck Building, 24 Bond End, Monks Kirby
MWA4242	Site of Alien/Carthusian Priory at Monks Kirby
MWA8897	Medieval market at Monks Kirby
MWA6952	C18 landscaped park and house at Newnham Paddox
MWA9996	Findspot - Prehistoric Flint
MWA10055	Find of a medieval seal matrix in Monks Kirby

Historic Landscape Character

Part of the Registered Park and Garden of Newnham Paddox (GD2196) lies across the eastern part of this Conservation Area. The Historic Settlement Core of Monks Kirby is centred on the church at the heart of the Conservation Area. A detached historic settlement core also exists at Bond End. The Historic Settlement Core of Brockhurst extends along Brockhurst Lane. Most of the remaining settlement within the conservation area dates to the mid 20th century. The Vicarage at Monks Kirby is also shown on the First Edition Ordnance Survey onward.



MAP 3B ARCHAEOLOGY HISTORIC LANDSCAPE CHARACTER

HLC Records

HWA370	Very Large Post War Fields
HWA409	Very Large Post War Fields
HWA424	Park/Garden
HWA467	Post 1955 Detached
HWA468	Educational
HWA469	Historic Settlement Core
HWA470	Paddocks and Closes
HWA471	Post 1955 Detached
HWA472	Small Irregular Fields
HWA473	Post 1955 Semi-Detached
HWA474	Historic Settlement Core
HWA475	Historic Settlement Core
HWA477	Cemeteries

HWA478	Large Irregular Fields
HWA479	Small Irregular Fields
HWA480	Paddocks and Closes
HWA481	Paddocks and Closes
HWA483	Pre 1880s Detached
HWA482	Large Irregular Fields
HWA522	Other Large Rectilinear Fields

ARCHITECTURE, BUILDING MATERIALS AND FEATURES

The oldest building in the Conservation Area is the church of St Edith dating from the thirteenth century. The chancel dates from that time with the remainder rebuilt in the fourteenth century. The tower has an early eighteenth century parapet and the church was restored and vestry added in 1869.

The village has a significant number of timber framed buildings. 6 and 8 Main Street dates from the sixteenth/early seventeenth century with alterations carried out in the nineteenth century. 25 and 26 Bond End dates from the fifteenth or sixteenth century and is a cruck construction. The Old Post Office and 12-20 Main Street date from the seventeenth century.

Farmhouses from the eighteenth century remain and include Gate House Farm. Robust agricultural buildings have been converted into residential use but retain much of their original character.

Significant development took place during the Victorian period. This included the estate cottages to the west of the green, the last pair of buildings on the western side of Bond End and on Brockhurst Lane. A more expressive form of this Victorian Gothic architecture can be found on the Old Vicarage. Of red brick and slate it incorporates blue brick diapers, stone mullion and transom windows and prominent gables.

The twentieth century saw an expansion of the village. Post war development includes to the eastern side of Bond End with loosely vernacular semi detached and terracing. The latter part of the century resulted in a more suburban theme along Bell Lane with cul de sac development off Brockhurst Lane.

The Conservation Area therefore accommodates a mix of styles. Of the timber framed buildings much of the thatch has been lost. However, new dwellings on Bond End incorporate thatch.

In terms of materials red brick dominates. Windows and door lintels are of brick, often arched but with some rubbed brick lintels. Windows are set in reveal and are generally small scale. Render and whitewashed brick are also in the village. Roofs are mainly slate or tile and often steeply pitched. There are buildings with decorative bargeboards, finials and overhanging eaves.

The general layout of the village has been altered through the loss of the thatched and half timbered cottages which lined Bell Lane, Bond End and Millers Lane. In the past 25 years there have been several building phases. Bells Lane, St Edith's Close, 14-26

Brockhurst Lane, Smith Close, Stocking Meadow and Gate Farm have altered the balance of housing stock. There have also been several infill plots.

Buildings are detached, semi detached or terraced and none greater than two storeys.

DETAILED ARCHITECTURAL ASSESSMENT

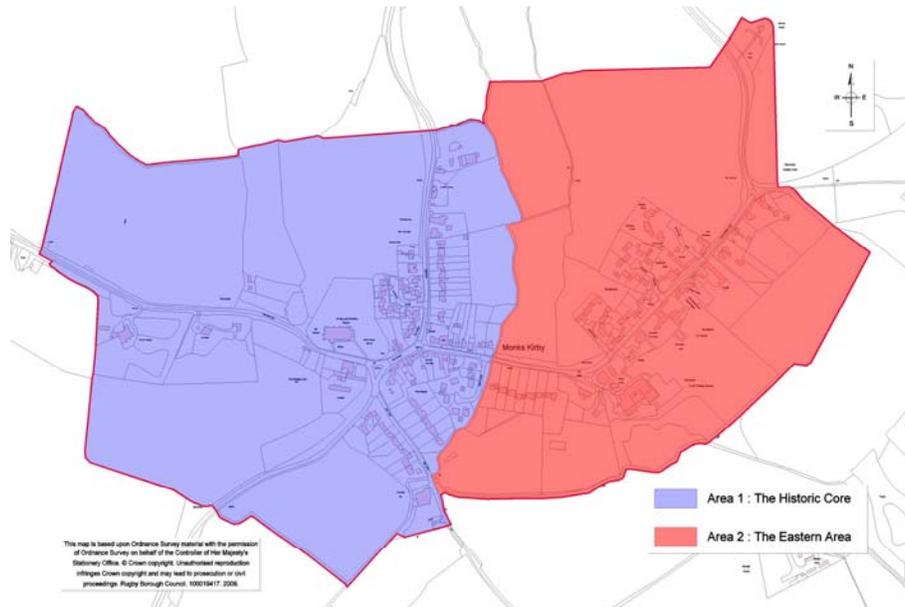
In order to make the appraisal more accessible the detailed assessment of the architectural and historic character has been divided into two smaller areas (see map below) and comprise:

Area 1: The Historic Core

Area 2: The Eastern Area

The zones are used as a tool to analyse and understand the area rather than to define whole areas as separate entities.

MAP 4 SUB AREAS



Area 1: The Historic Core

This area is the historic centre of the village. A mix of traditional buildings nestles around the village green with traditional elements such as the church and public house providing landmark structures. A sense of enclosure prevails with the landscape dominated environment responding to the countryside setting. Within the character area are sub areas containing development from the second half of the twentieth century.

The heart of the historic core is around the village green. Three Oak trees provide a structural character to the focal green space. It is read in conjunction with the grass verges on the southern approach into the centre and the cemetery to the north-west. The Church of St Edith occupies an elevation position and the tower is the landmark building on the approach into the village. From many points within the settlement the

tower is visible, surrounded by trees. The open space around the church adds to its importance and the brick boundary wall, abutting the highway, provides a sense of enclosure and strengthens the rural character.

The secular buildings around the village green all contribute. The styles vary between robust Victorian, timber framed and estate style semi detached buildings. The Denbigh Arms fronts onto the green and has a secondary elevation facing the church. This provides interest in both street scenes. The grounds to the front also contribute to the green character. The pub is read in conjunction with the red brick outbuildings to the south. These also provide the foreground, with the church as the focal point, on the approach from the south.

6 Main Street is a large scale timber framed building. The prominent gable has red brick infill with small paned fenestration. The cross wing is more of a cottage style. This building is the first of a group on the eastern side of the green which incorporate different styles but form a cohesive group. 10 Main Street comprises a two storey red brick Victorian dwelling with a bay to the ground floor. The building is side on to the highway resulting in the front elevation being a focal point on entering the village. It also allows the building to be read with 6 Main Street.

The character of 10 Main Street is echoed to an extent by 3 and 5 Main Street in terms of style and materials. This is the first of a number of estate style semi detached buildings in the Conservation Area. Of red brick and slate it is built in the Victorian Gothic style with gables, finials and decorative bargeboards. The landscaped character is reinforced by the front gardens; the rural character by the picket fencing.

The terrace opposite abuts the highway and creates a strong sense of enclosure. Although incorporating different styles and ridge heights they are read as a group. The variation reflects the different periods of construction. 12-20 Main Street comprises a row of cottages from the seventeenth century with eighteenth, nineteenth and twentieth century alterations. The buildings are timber framed with whitewashed brick and render infill under a tiled roof. The group have a simple rural character with rhythm created through the doors and windows. The continuous development leads the eye towards the focal point of the village green from the east and from the village centre into Brockhurst Lane.

Photograph 6 Traditional terracing in the historic core of the village



The transition from Main Street into Brockhurst Lane is achieved through The Old Post Office. The building is timber framed with whitewashed brick infill but unlike its neighbours is detached and has a more imposing impact with spaces to each side. The roof is a rare example of thatch in the village. The building not only links together the two roads but is a focal point on approaching the village from the north.

Photograph 7 The Old Post Office as a focal point



The character of mixed architecture continues with 4-8 Brockhurst Lane. The building has a Gothic character with red brick, tile roof, part timber framing with a jettied first floor, hipped roof and dormer windows. The composition has variation but cohesion is provided through the materials and the unusual boundary wall which comprises ridge tiles.

As with 6 Main Street the property on the corner of Brockhurst Lane is of a larger scale than the surrounding buildings. The building comprises red brick and tile and has a simple cottage style. Although larger it is read with the buildings to the east. Attached is the village hall with an element that abuts the highway. A pair of semi detached properties is set back, one pair painted, one pair of the original red brick. The final building forming this group abuts the road. The character is of varied building lines and styles in providing a cohesive collection of buildings leading towards the centre. The sense of enclosure is strengthened by the buildings on each side of the road.

Photograph 8 The northern side of Brockhurst Lane



The remainder of this character area comprises further sub areas. Bond End accommodates a number of historically important buildings in a linear form. The estate development style is maintained through 7, 9 and 28 Bond End. The paired character of the former is a late Victorian red brick semi detached property under a tiled roof. The facade has twin gables with half hips prominent on the side elevation. 9 Bond End is set behind a red brick boundary wall with a cottage style garden. 28 is a variation on a theme but shares the landscaped and countryside setting and the scale of building.

The character of the timber framed architecture continues on Bond End through 25 and 26. The front is rendered and the cruck frame in the northern elevation is prominent on the street scene.

Twentieth century architecture features prominently. The most integrated is the group of dwellings from the 1950's on the eastern side of Bond End. The semi detached and terraces are loosely Arts and Crafts through rendered facades and tiled roofs. The consistency of architecture provides a cohesive group brought together by the hedges and trees in the long front gardens. These ensure that the visual impact of the buildings is limited in the street scene. The development also maintains the linear form.

Photograph 9 Low key developments in Bond End



This form is maintained on Bell Lane. To the northern side the dwellings are set well back into the grounds behind mature landscaping. This allows only glimpses of the buildings beyond and results in a rural setting. The dwellings to the south are more open plan and set closer to the road, though incorporating a vernacular slant. Additional landscaping and boundary treatment would enhance the setting.

The development of St Edith's Crescent introduces an alien cul de sac form at odds with the traditional linear character. Again additional landscaping and stronger boundary treatment would ensure the development would be more effectively integrated into the Conservation Area.

The character area includes large open spaces. The approaches from the south and west are through fields with grass verges and hedges bordering the highway. The fields are largely open and provide a rural setting to the buildings which generally occupy a lower level than the surroundings. Occasional buildings nestle in the landscaped approach, the most notable being the Old Vicarage. The building is Victorian Gothic and has blue brick diapers, stone mullion and transoms, a fish scale slate roof and prominent chimneys and gables.

This sub area is therefore characterised by the historic buildings surrounding and leading to the village green. A mix of styles compliments the landmark buildings including the church, pub and larger scale dwellings on corner locations. There is a strong sense of enclosure, partly provided by the landscaped setting, echoing the surrounding countryside. Many of the buildings within the centre are small scale occupying narrow plots.

Photograph 10 Estate development



Area 2: The Eastern Area

The character of this sub area is of a single linear road leading east then north-east with a series of cul de sacs leading off the main highway. The traditional built form comprises former farmhouses and farm buildings, now converted to dwellings, and key landmark buildings such as the school. Small scale estate development becomes more prevalent towards the end of the village. Landscaping and the rural surroundings also feature prominently with open green spaces and grass verges. The linear form of the northern and southern extremities contrasts with the central area which has far greater depth provided by the cul de sacs on the eastern side.

The western most part of the character area marks the transition between this more agricultural focused environment and the historic core. A line of detached dwellings dating from the latter part of the twentieth century are set well back from the road on the southern side. There are variations on a theme but the buildings are read as a cohesive group. To the north is a key open space. The countryside seeps into the village and forms a large barrier between the two character areas. The space also allows views out beyond the village and represents a major shift from the sense of enclosure to the west.

Photograph 11 The School



There are a number of important buildings which are large in scale and prominent in the street scene. The school marks the change from the countryside character to a greater density of development. Dating from around the 1860's the building is large with extensive grounds. The large scale fenestration dominates the facade and contrasts with the red bricks and tiled roof. The building acts as a focal point from both directions and the memorial cross in the foreground provides further interest in the street scene.

This green area is read in conjunction with the landscaped front garden of the dwelling to the south. Of a significant size the building is in the Victorian Gothic style with decorative bargeboards, diamond leaded lights, blue brick diapers and finials.

The school is one of a number of larger buildings which feature. Others include the convent and the former farmhouses. The remainder of the area is characterised by

smaller scale and randomly sited buildings and farm buildings nestling in groups of residential buildings.

St Joseph's convent comprises two main elements; the first abutting the road, the second element on a larger scale set back from the highway. The shape of the building creates areas of enclosure behind the large brick walls which border the pavement.

Photograph 12 The Convent



In the northern part of the village the prevalent architectural style is former farmhouses and farm buildings. Brockhurst Farm occupies a prominent location. Two storey rendered elevations are under a tiled roof with substantial bays and sash windows. Gate House Farm comprises a red brick and tiled roof building with overhanging eaves. The character of the facade is provided by the unusual angled brick lintels.

These farmhouses are supported by a series of former farm buildings that have been converted into dwellings. Robust in character the red brick buildings provide a sense of enclosure and maintain the traditional layout of the village. The former farmsteads have been developed for housing.

On the eastern side the scale is smaller. Older properties display the characteristic cottage and estate style and these include Kerbside Cottage and Ellcrys Cottage. The estate design is demonstrated by 46-52. These older buildings mingle with newer development that fit into the characteristic siting and design. The buildings are read as a group with two storey red brick buildings sharing similar designs and siting. Estate cottages, cottages and modern buildings in a simple rural style form a cohesive group. Buildings are generally set abutting the road or in close proximity to the highway resulting in a sense of enclosure. Gaps between buildings however allow glimpses of the countryside beyond and cottage style front gardens contribute.

Much of the development from the latter part of the twentieth century has been in the form of cul de sacs. Smite Close, Busby's Piece, Stocking Meadow and Gate Farm

Drive are self contained roads that rather turn onto themselves. This contrasts with the interaction available with the buildings that follow the traditional form and abut the highway.

The surrounding countryside plays an important role in this character area and fields surround the buildings on all sides. These undeveloped areas provide the foreground to views towards the historic core and reduce the impact of the later built development which provides unusual traditional depth to the village. Although the buildings are clustered together spaces between dwellings provides glimpses of the countryside and provides relief to the built form.

The countryside setting includes part of the historic park and garden of Newnham Paddock. The south-eastern portion of the Conservation Area incorporates some of the landscaped grounds of the former house. The link is strengthened by the access to the estate leading from the northern part of the village. The connection between the estate and the village is demonstrated by the cemetery and Denbigh Chapel to the north.

This character area therefore comprises a more random and varied form of built development. Larger scale buildings of different styles, such as the former farmhouses and school, occupy prominent locations. The agricultural origins are illustrated by the conversion of the robust former farm buildings. Other buildings are smaller scale and comprise estate cottages and simple rural architecture. Cul de sacs occupy the former farmsteads.

CONTRIBUTION OF UNLISTED BUILDINGS

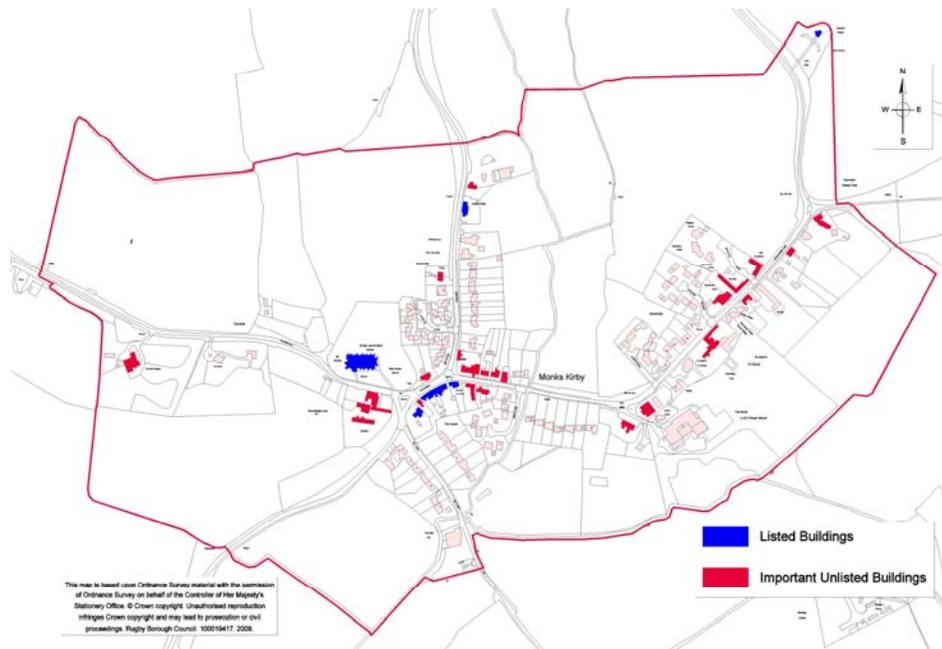
Such is the collective quality of the prevailing architectural form that a large number of buildings falling within the designation are important unlisted buildings. Around the central core red brick buildings contribute. 10 Main Street is a robust Victorian building with a prominent front elevation providing a focal point on entering the village. 3 and 5 Main Street is a two storey estate style semi detached building under a slate roof. The style is echoed on the eastern side of the village.

The Denbigh Arms occupies a prominent corner location and is a focal point with the village green as the foreground. The outbuildings to the south form an attractive group. Further west the Old Vicarage is a large scale Victorian Gothic house set in extensive grounds.

The buildings completing the historic core along Brockhurst Lane all contribute. Although of different styles they form an important group and maintain the sense of enclosure at the centre of the village.

In the eastern part of the Conservation Area the former farmhouses and outbuildings contribute and provide a visual guide to the origins of the village. To the south the Victorian school occupies a prominent position and is highly visible from both directions. The Victorian Gothic dwelling to the south compliments the school.

MAP 5 LISTED BUILDINGS AND IMPORTANT UNLISTED BUILDINGS



STREET FURNITURE

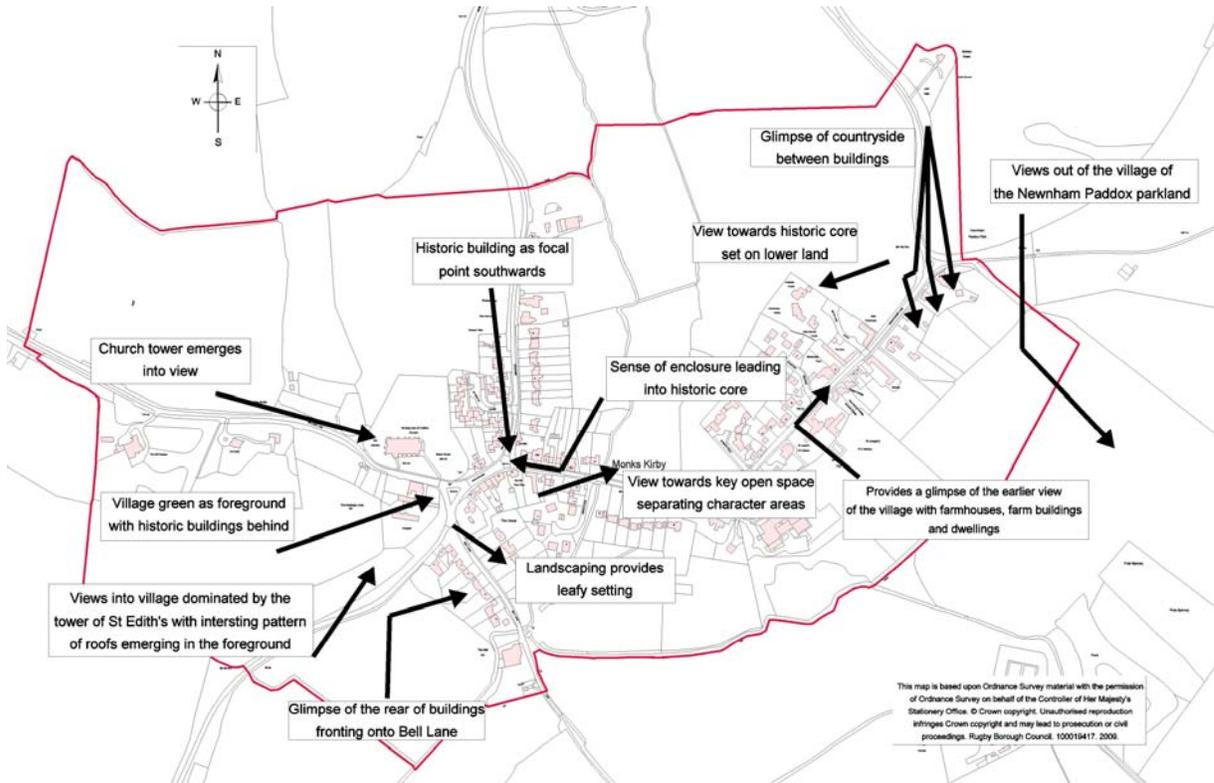
Street furniture is an important element in the Conservation Area reinforcing local identity. Traditional elements such as the post box in the wall of the former shop benefit the designation. Granite kerbstones are found throughout the area although concrete kerbs feature.

The telegraph poles carrying wires results in overhead clutter and these could be sited underground. Street lighting is limited to occasional lights and has a minimal role in the Conservation Area. Street name plates are generally metal on posts.

The village greens and green verges are relatively uncluttered although the large stones on the main green detract from the simple form of the open space.

Overall a consistent and minimalist approach should be taken to achieve a cohesive appearance to street furniture. This maximises the visual appearance of the village greens and reduces the impact of necessary furniture such as street lighting and highway signs.

MAP 6 KEY VIEWS AND VISTAS



EXISTENCE OF ANY NEUTRAL AREAS

The environmental quality of the Conservation Area is generally good but there are a number of neutral elements. Street furniture, including telegraph poles and the large stones on the village green detract from the character and appearance of the Conservation Area. The siting underground of the wires would benefit the area and a lower impact solution to the large boulders should be considered.

The village has experienced significant residential development in the second half of the twentieth century. Some has been well integrated into the settlement such as along the northern side of Bell Lane. Other housing has a rather more suburban character and would benefit from a greater degree of boundary treatment and landscaping. Examples include on the southern side of Bell Lane and St Edith's Close. The dwellings to the east of the brook are relatively well landscaped though hedges planted adjacent to the fencing would strengthen the green character.

The traditional layout of the village is broadly linear. The cul de sacs on the eastern area, whilst not themselves unduly visually dominant, do not conform to the historic form of the village and are neutral.

The Convent is an attractive and important building in the Conservation Area. It is currently unused and the area of hardstanding to the north is a large expanse of tarmac and is neutral.

A number of the traditional buildings have been extended, many sympathetically. However, on occasions extensions have been too large or have unbalanced the pairs of estate cottages and have a neutral impact.

The Conservation Area includes large areas of undeveloped countryside. Whilst these benefit the setting of the designation many are not of outstanding value. Such areas therefore have a neutral impact.

CONCLUSIONS

The historic character of Monks Kirby Conservation Area has been well maintained and most architectural details in the older buildings have been preserved. The historic form of the village has been retained through the collection of buildings around the village green. The key elements include timber framing, terracing, estate cottages, public house and the dominant church. The second character area comprises the former farmhouses and farm buildings together with further estate development. Green and open spaces and mature trees play a major role in providing a landscape dominated environment to reflect the rural setting.

The overall quality of the Conservation Area remains high with the traditional buildings prevailing. Changes have taken place to buildings but the designation retains its integrity. Enhancements could be achieved however with a greater degree of landscaping to some of the twentieth century development and finding a suitable re-use for the former butchers shop.

PRESERVATION AND ENHANCEMENT

General Condition

The Conservation Area is in a generally good condition in terms of buildings and maintenance of open spaces and landscaping. There are no primary buildings at risk or any in a serious state of disrepair. However, the former butchers shop is empty and in need of a sensitive re-use. Another key building is the chapel in the northern cemetery and is considered to be a building at risk. The convent also requires a suitable and sympathetic re-use.

Problems, pressure and capacity to change

Incremental changes to buildings can erode the character and appearance of the Conservation Area. Alterations to roof materials, fenestration and architectural detailing such as chimneys, porches or lintels, would affect the individual building and have an accumulative impact on the group of buildings and Conservation Area. Of these fenestration is perhaps the most important; such is the visual role it plays. The retention of original windows, or replacement using the original as reference, is key to maintaining the character of the buildings.

Boundary treatment is a further crucial element to the Conservation Area. Removal of the hedges and trees would significantly affect the character. Historic walls, such as bordering the church and convent, should also be retained. Extensions to historic buildings, especially the estate character buildings, need to be handled sympathetically and respect the scale and balance of the buildings.

The lack of suitable uses for historic buildings can lead to deterioration and potential loss of the structures. The former butchers shop, convent and chapel in the northern cemetery, are three buildings at risk requiring suitable re-use and sympathetic conversion.

Future management proposals

The Local Planning Authority has a duty to ensure that proposals for development either preserve or enhance the character or appearance of the Conservation Area. Rugby Borough Council is committed to this duty.

In order to ensure that proposals for development can be adequately addressed the submission of detailed plans and elevations will be required with the submission of any planning application within the Conservation Area. This is likely to require the submission of drawings relating to new building within its context and street scene. 1:50 scale drawings of plans and elevations are considered an appropriate scale. For more detailed proposals and for specific elements of a proposed scheme, for example fenestration details, scale drawings of 1:5 or 1:10 may be required. A Design and Access Statement will also be necessary.

Opportunities for enhancement

Although the visual quality of the Conservation Area is high there are areas where improvements could take place:

- find a suitable and sympathetic re-use for the former butchers shop;
- plant additional hedges and trees along the front boundaries of dwelling to further integrate into the landscape dominated environment, sites include along Bell Lane and St Edith's Close;
- additional planting on the rear boundaries of dwellings along the southern side of Bell Lane to further mask the buildings on the approach to the village to strengthen the rural setting;
- replace alien tree planting with native species;
- consider an alternative to the stones on the village green;
- protect and enhance important front gardens, maintain or reinstate the original boundary treatment, brick wall for example, minimise the size of opening for vehicles, reduce large areas of hardsurfacing for parking;
- replace alien fenestration, for example where large metal framed windows have replaced the original smaller scale timber fenestration;
- find a suitable re-use for the convent that is sympathetic and would enhance the large expanse of tarmac;
- restore the northern chapel;
- replace concrete roof tiles with slate, thatch or tile using the original as reference;
- place overhead wires underground;

- use consistent approach to street signs in a style to reflect the rural location, i.e. traditional metal signs on buildings.

APPENDIX 1

Summary of listed buildings in Dunchurch Conservation Area

6-8 Main Street, Grade II. House, C16/early C17, largely rebuilt and altered C19, late C20 alterations. Timber framed with infill, underbuilding and rebuilding of Flemish bond brick. Plain tile roof, brick right end and 2 ridge stacks. T plan with cross wing on left. 2 storeys, 3 window range. C20 open porch in angle has hipped plain tile roof. 8 panelled door in right return side of cross wing. 2 window main range of brick has late C20 two and 3 light casements. Central casement inserted in former doorway. Ground floor openings have brick segmental arches. Cross wing has C19 three light casements with glazing bars, flanked by single lights to ground floor. First floor has massive corner posts. Gable has exposed framing. Left return side has exposed framing to first floor.

25 & 26 Bond End, Honeysuckle & Kingsley Cottage, Grade II. 2 cottages, left part of Kingsley Cottage probably C15/C16 with C19 and C20 alterations. Cruck construction. Front is rendered, with C20 sham window range. Late C20 tile roof. One unit plan, one storey and attic, one window range. Ground floor has C20 one light and 3 light casements. Swept dormer has 3 light C19 casements with glazing bars. Left return side has exposed cruck blades. Rear is altered. Right part of Kingsley Cottage and Honeysuckle Cottage are a C19 range. Brick, with C20 rendering and sham framing to front. Concrete tile roof, brick and stacks. Each is a one unit plan. 2 storeys, 2 bays. Central C20 part glazed door to Kingsley Cottage has slate canopy. Ground floor has C20 three light casements. First floor has C19 two light casement with glazing bars on left.

Church of St Edith, Grade I. Church. C13 chancel, remainder rebuilt late C14. Tower has early C18 parapet. Re-roofed late C16. Restored and vestry added 1869. Regular coursed and ashlar red sandstone, upper part of tower of grey sandstone. Roofs hidden by moulded cornices and parapets. Nave and chancel in one, aisles and chapels in one, south-west tower, south porch, south-east vestry. Decorated and Perpendicular styles. 7 bay nave and chance; 6 bay aisles and chapels. Chancel has splayed plinth. Massive diagonal buttresses of 2 offsets. Shallow pitched roof. 3 light east window has C19 geometrical tracery. Moulded sill course stepped down to left and right. Hood mould with return stops, and string coursed at springing. North side has 2 small blocked Tudor arched windows, and blocked arch window above. 3 light Perpendicular south window has transom and some renewed tracery. Low vestry has splay plinth and clasping buttresses. Chamfered east doorway with hood mould and plank door. Straight headed 2 light Perpendicular windows to east and south. South aisle and porch have moulded and splay plinth. Aisle has 3 large buttresses of 2 offsets with crocketed pinnacles, smaller C19 east buttresses. C19 windows. 3 light Perpendicular east window has deep hollow chamfered jambs and hood mould. South east window has cusped Y tracery. 3 large 3 light windows have unusual curvilinear tracery. Large 2 storey Decorated porch abuts tower. Stepped gable rebuilt C19. Large doorway of 2 moulded orders, chamfered back to square bases. Hood mould continues to form sill course of tower south window. Small 2 light window above has renewed tracery. Small narrow ogee lancet to east.

12-20 Main Street, Grade II. Row of 5 cottages, not of one build. C17 with C18, C19 and C20 alterations. Timber framed with whitewashed brick infill, largely refaced and raised in whitewashed brick. C20 cement tile roof, brick ridge stacks. Lower part of no. 12 on right has C19 plain tile roof and end stack. No. 20 on left has late C20 render.

Lower late C20 plain tile roof. Various plans. 2 storeys. C20 2 and 3 light casements throughout. No. 12 on right is a 2 unit plan. 2 window range. Lower right part has large corner post. C19 plank door with brick segmental arch. Lean to addition to right. No. 14 and passage to rear between nos. 14 and 16 have planked doors and brick segmental arches. No. 14 is a 1 unit plan. One window range. C19 three light casement with glazing bars to ground floor. Some exposed heavy framing. No. 16 is a 2 unit plan. 2 window range. Late C20 door and side light inserted in former window opening on right. Blocked doorway. No. 18 is a one unit plan. 2 window range. Plank door. No. 20 is a 3 unit plan. 3 window casements have moulded brick sills. Left return has exposed framing.

The Old Post Office, Grade II. Cottage, C17. Timber framed with whitewashed brick infill. Left return side rebuilt in whitewashed brick. Thatched roof, brick left end and ridge stacks. 3 unit plan. One storey and attic, 2 window range. C20 plank door between first and second bays. Ground floor has 3 cross glazed 3 light casements. First and second bays have raked half dormers and large cross glazed 2 light casements. Right return side has brick infill.

APPENDIX 2

Useful Contacts

A copy of this appraisal will be available at the Rugby Borough Council offices and on the Council's website at www.rugby.gov.uk.

For specific information about the conservation area and conservation issues please contact:

Forward Planning
Rugby Borough Council
Town Hall
Evreux Way
Rugby
CV21 2RR

Tel: 01788 533735
Email: conservation@rugby.gov.uk

For further information relating to archaeology contact:

County Archaeologist
Warwickshire Museum Field Services
The Butts
Warwick CV34 4SS
Tel: 01926 412276
Fax: 01926 412974

For further information relating to listed buildings and conservation areas contact:

English Heritage
The Axis
10 Holliday Street
Birmingham
B1 1TG

Tel: 0121 6256820
Email: westmidlands@english-heritage.org.uk

For detailed advice on repairing and restoring Georgian houses, contact:

The Georgian Group
6 Fitzroy Square
London
W1T 5DX

Tel: 087 1750 2936
Email: office@georgiangroup.org.uk

For "Care for Victorian Houses" leaflet, contact:

The Victorian Society
1 Priory Gardens
Bedford Park
London
W4 1TT

Tel: 020 8994 1019
Email: admin@victoriansociety.org.uk

For a range of technical advice leaflets, contact:

The Society for the Protection of Ancient Buildings (SPAB)
37 Spital Square
London
E1 6DY

Tel: 020 7377 1644.
Email: info@spab.org.uk

APPENDIX 3

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Submission Core Strategy

GLOSSARY

Bargeboards: board at the gable of a building covering the ends of the horizontal roof timbers and forming a 'V', often pierced and decorated.

Bay window: window of one or more storeys projecting from the face of the window at ground level.

Casement: window hinged at the side.

Corbel: block of brick projecting from a wall.

Dormer window: window standing up vertically from the slope of a roof.

Framed building: where the structure is carried by the framework.

Mullion: vertical member between the lights of a window opening.

Rendering: the process of covering outside walls with a uniform skin to protect from the weather.

Transom: horizontal member between the lights of a window opening.

Vernacular: the traditional local construction style.

Annex 5

Monks Kirby Housing Needs Survey 2013

A DETAILED INVESTIGATION INTO THE HOUSING NEEDS OF MONKS KIRBY



PRODUCED BY

MIDLANDS RURAL HOUSING

JUNE 2013



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1. Introduction

Average property prices in rural areas have increased more than urban areas in monetary terms over the past 10 years¹ forcing many local residents to move away from their towns and villages in order to find suitable and affordable homes. House prices in the countryside are now up to £30,000 higher than in urban areas, despite average wages being lower.

The average rural house price in England is now more than twelve times the average salary of people living in rural areas (source: NHF). In order to obtain a mortgage, a person living and working in the countryside would need to earn £66,000 per year but the average rural salary is far below that at around £20,000 (source: NHF). The number of people on waiting lists for affordable homes in rural England has soared to around 750,000².

The Chartered Institute of Housing (CIH) found the first year of homeownership cost on average £70,538 in 2012 (taking into account a 25% deposit, stamp duty, mortgage repayments and annual maintenance) - up 73% from £40,892 in 2002. Over the same period, the cost of renting a home for 12 months - taking into account a six-week deposit and monthly payments - rose by 29%, from £7,492 to £9,662. New household formation is outstripping supply by 3 to 1 (source: CLG).

Increasing house prices and the limited availability of appropriate properties has resulted in local people being unable to find a home within their community and this may be happening in Monks Kirby.

Midlands Rural Housing (MRH) work with local authorities, town and parish councils, registered providers (housing associations/registered social landlords), private developers and local communities in order to investigate the need for, and provide, homes to meet local needs in towns and villages throughout the Midlands. The first step in this research is to undertake a Housing Needs Survey which will give an overview of the current housing situation in a parish and provide details of the need for local housing.

The Monks Kirby Housing Needs Survey questionnaires were delivered to every household in the Parish during week commencing 18th March. The return date for the survey was 15th April and returns were made via a postage paid envelope directly to MRH. Survey forms were distributed to all households as well as to those who contacted MRH to say that they had moved away from Monks Kirby or had a strong connection to the Parish and wished to complete a form. In total 161 survey forms were distributed.

¹ Halifax Rural Housing Review 2011 - "Rural property prices rose by an average of £69,170 - equivalent to £576 per month - from £127,146 in 2001 to £196,316 in 2011. In the past decade, the average price paid by first-time buyers has risen by 90%"

² National Housing Federation, Rural housing research report 2011

2. Purpose of the Survey

The survey was conducted in order to obtain clear evidence of any local housing need for a range of housing tenures for Monks Kirby residents. This evidence will be made available to Rugby Borough Council and Monks Kirby Parish Council; used to inform Housing Strategy; and provide clarity on what type and tenure of housing is required to meet local needs.

In addition, the information can be used positively in the planning process. It provides a foundation on which to negotiate 'planning gain' opportunities with developers. In short, it gives the planners evidence that can be used to obtain an element of 'local needs' housing in negotiations with house builders, should such possibilities arise in the village.

The information obtained from a Housing Needs Survey is also invaluable at the local level, particularly in relation to local authority and parish council activities. Such information can be acted upon locally and taken on board in the decision making process when housing issues and opportunities arise.

3. Respondent details

A total of 161 survey forms were distributed and 74 were received in return, giving a return rate of 46% against the number distributed. In our experience this is an excellent level of response for a survey of this kind given that it is only those who have a housing need or are interested in a local needs development and general village life that are likely to respond.

i) Household type

The questionnaire asked village residents to indicate the type of household they are. This enabled the charts below (fig 1.1), to be produced:

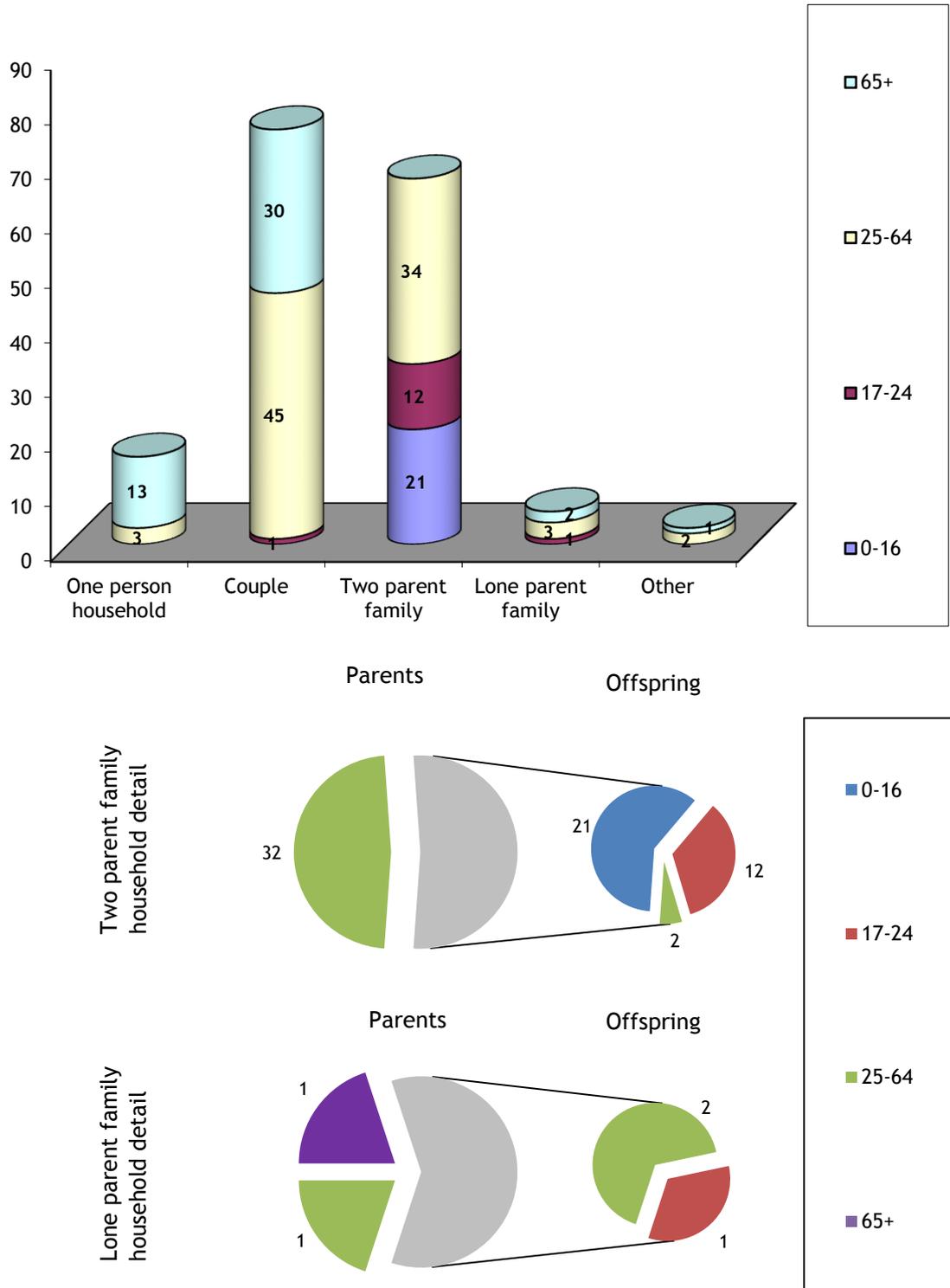


Fig 1.1 - Household type

Fig 1.1 on page 4 shows the age range breakdown of households that responded to the survey.

The largest number of responses were from those living in couple only households; a total of 38 responses were received from this type of household. 59% of people in those households were 25-64 years old, 39% were 65 years and over, and 1% were aged 17-24 years old. *(n.b. the % figure equals just under 100% due to rounding)*

32 responses came from two parent family homes. The parents of these households were all aged between 25-64 years old. The 'offspring' living in the two parent family households were of varying ages. 60% of the 'offspring' were under 16 years old; 34% were 17-24 years old; and 6% were aged 25-64.

There were 16 responses from one person households. 81% of them were from those 65 and over. 19% of responses were from people aged 25-64.

2 responses were from lone parent family households. 50% of the parents were 25-64 years old and 50% were aged 65 and over. Lone parent family 'offspring' fell into two age range categories; 67% were 25-64 years old and 33% were 17-24 years old.

ii) **Tenure of all respondents**

The current household tenure of respondents is given in the chart below (fig 1.2):

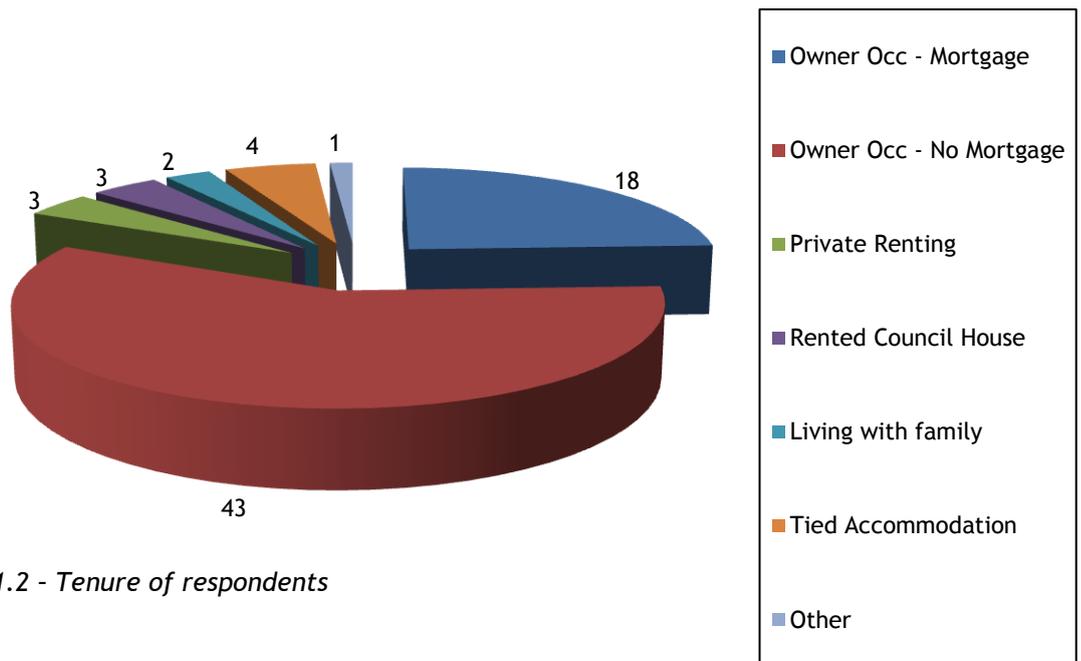


Fig 1.2 - Tenure of respondents

It shows that owner-occupiers were by far the largest tenure group accounting for 82% of replies (58% of total survey respondents have no outstanding mortgage on their property and 24% have a mortgage on their home).

6% of respondents live in accommodation tied to their employment; 4% rent privately; 4% rent a council house and 3% live with family.

iii) **Property Types**

The following chart (fig 1.3) details the type of property that respondents currently reside in:

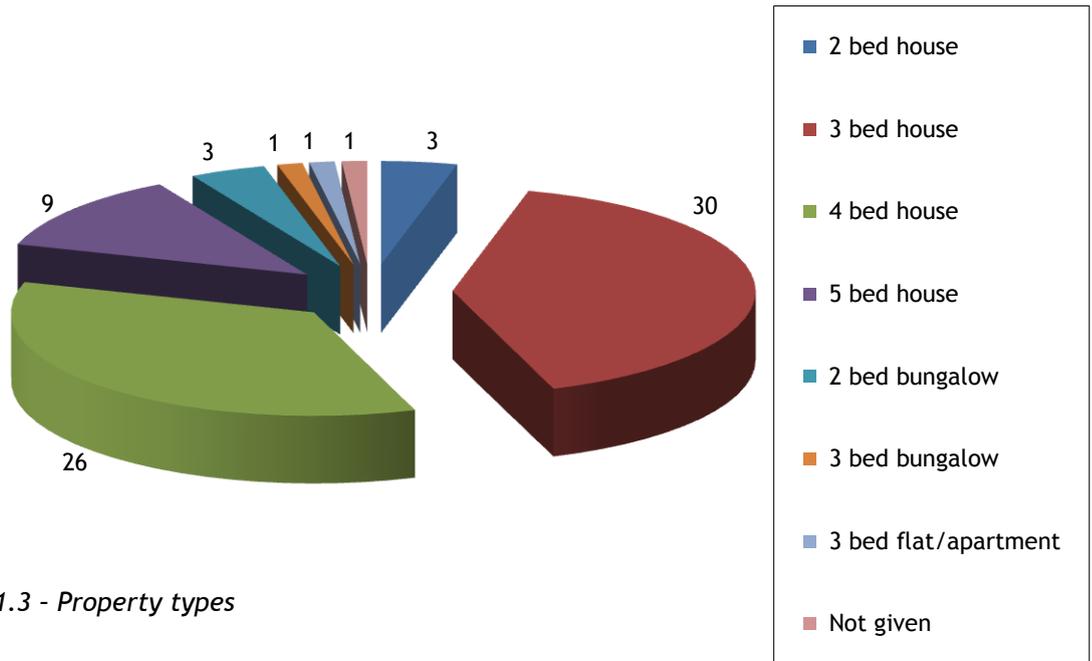


Fig 1.3 - Property types

Those living in 3 bed houses were the largest group (41% of responses), followed by those living in 4 bedroom houses (35%), 5 bedroom houses (12%), and 2 bedroom houses (4%). 6% of responses were from people living in a bungalow.

iv) **Length of residence in Parish**

The length of time that respondents have lived in Monks Kirby is given in the chart below (fig 1.4):

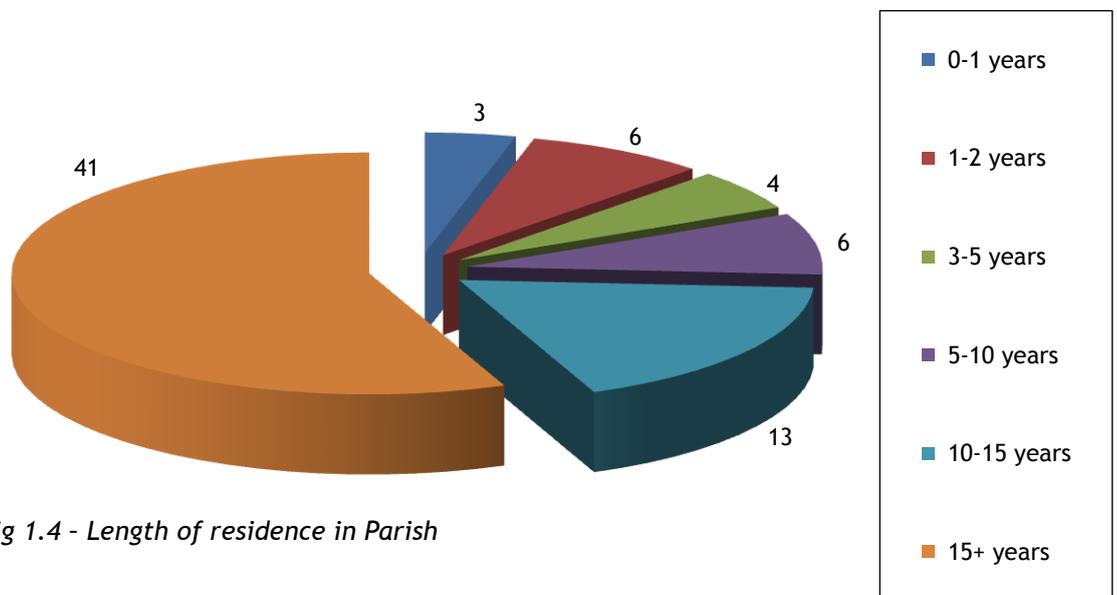


Fig 1.4 - Length of residence in Parish

It shows that 56% have lived in the Parish for in excess of 15 years.

18% of respondents have lived in Monks Kirby for between 10 and 15 years, and 8% have been there for between 5 and 10 years. 18% of responses came from those who have lived in the village for less than 5 years.

v) **Anticipated next home move - tenure**

The following chart (fig 1.5) shows the tenure that respondents expect to move into in their next home move:

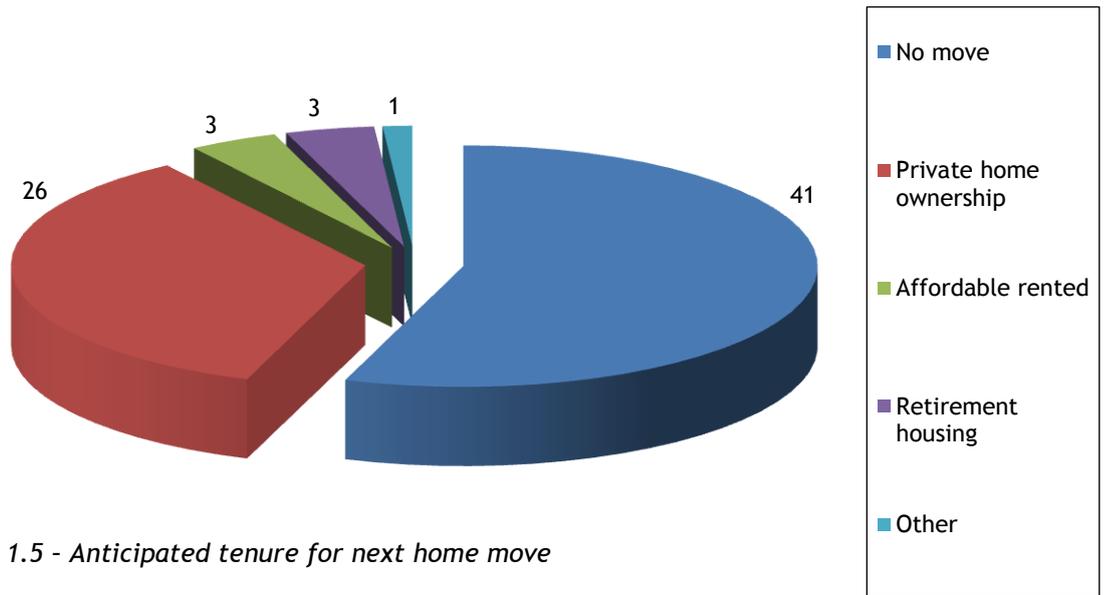


Fig 1.5 - Anticipated tenure for next home move

56% of completed questionnaires came from villagers who do not expect to move home again. 35% of people anticipate their next property being a privately owned home and 4% believe they will move into privately rented accommodation. 4% of respondents expect to move into affordable rented housing.

vi) **Anticipated next home move - time**

The timescale for the anticipated next move for respondents is detailed below (fig 1.6):

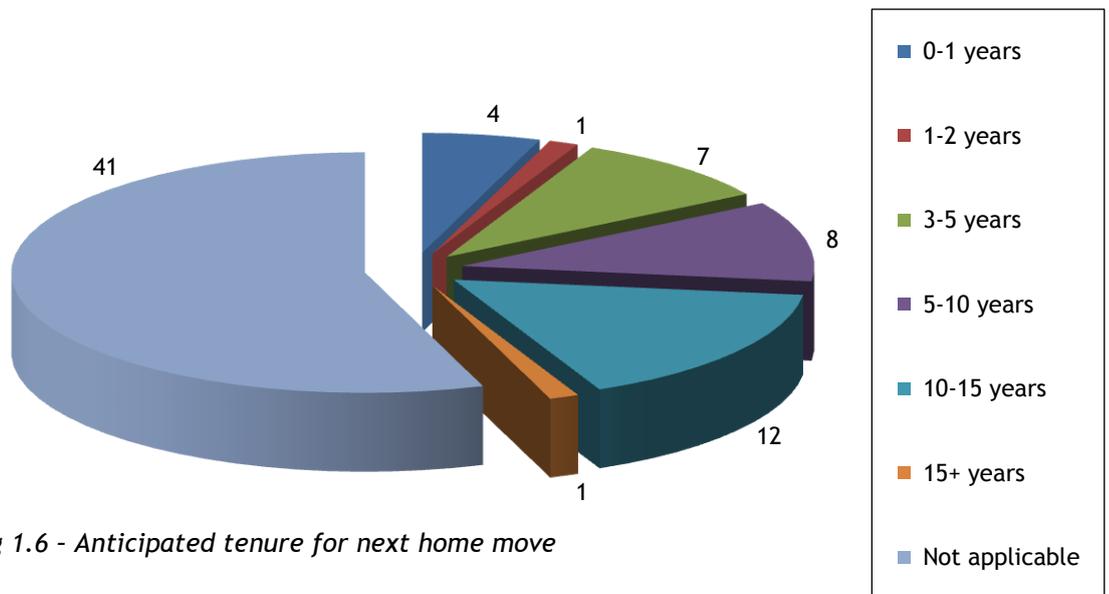


Fig 1.6 - Anticipated tenure for next home move

As with Fig 1.5, 56% of responses came from households that do not expect to move again. 17% of respondents expect their next home move to be in the next 5 years.

16% anticipate moving in 10-15 years time, whilst 11% of respondents believe they will move in 5-10 years.

vii) Life in the Parish

The following chart details respondents' answers to the 'life in the Parish' questions.

The views expressed allow a picture of life within the Parish to be built up. This information can help assess whether any homes that are subsequently provided in the village will be 'sustainable.' Ensuring that people will want to take up tenancies and live in a village both now and in the future are important factors when considerations around the provision of new homes take place.

The questions asked Parish residents how they felt about factors of life in the Parish.

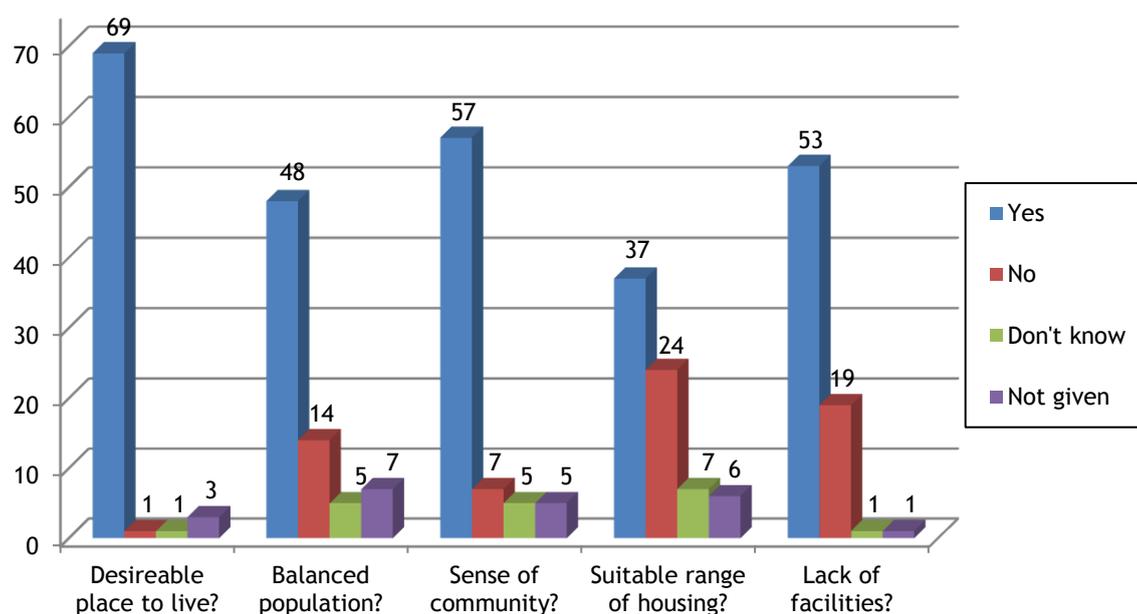


Fig 1.7 - Life in the Parish

From fig 1.7, above, it can be seen that the views of respondents in their opinions about life in Monks Kirby are mostly positive.

93% believed that the Parish is a desirable place to live and 65% thought that it has a balanced population.

77% of completed questionnaires came from those who believed that Monks Kirby has a sense of community.

Half of respondents said that the Parish has a suitable range of housing, but 32% felt that there is not a suitable range of housing.

Villagers' perception on whether Monks Kirby is well served by facilities saw 72% of respondents stating that there is a lack of facilities in the Parish. 26% of responses came from those who thought that there is not a lack of facilities.

Comments detailing respondents perceived problems in the Parish (besides housing) were based around the subjects of:

- No shop (45 comments)
- Poor public transport links (11 comments)
- No Post Office (16 comments)

viii) Migration

The survey also asked whether respondents knew of people who had been forced to leave the Parish because of a lack of suitable or affordable accommodation.

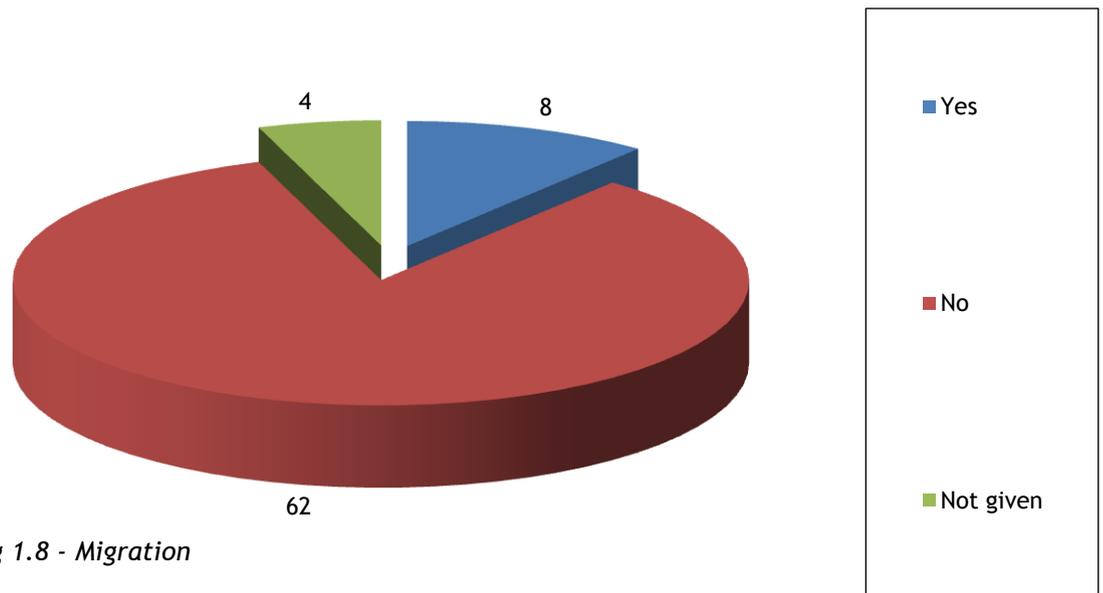


Fig 1.8 - Migration

Fig 1.8 shows that 11% of Parish residents who returned questionnaires were aware of others who have had to leave the Parish in the last 5 years due to a lack of suitable housing or housing that they could afford.

These 8 respondents knew of some 15 people in total who have had to leave Monks Kirby for this reason. Obviously some/many of these 'leaving' people/families will have been 'double counted' within this figure, but the number is still worth noting.

ix) **Support for affordable housing scheme for local people**

One of the fundamental questions in the survey is that which asks whether people are in favour of a small scheme of affordable homes in the village for local people.

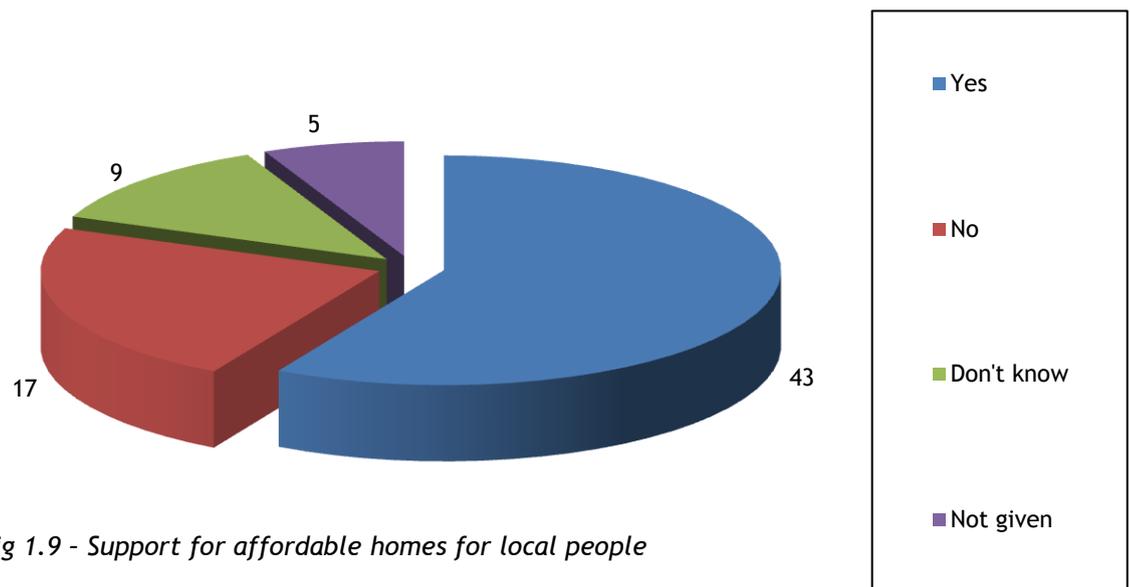


Fig 1.9 - Support for affordable homes for local people

Fig 1.9, above, shows that 58% of respondents are in favour of an affordable housing scheme for local people, while 23% said that they are not in favour.

12% of respondents did not know whether they would be in favour or not, and 7% did not give a response.

x) **Respondents' comments**

Many respondents made additional comments on their returned form. They are summarised below:

(It is not appropriate to include certain comments which make specific reference to particular areas of the village or to identifiable elements of the community)

Supportive of housing development to meet local needs

There were 12 general comments supporting a local scheme and highlighting a lack of affordable / low cost / rented / shared ownership / council housing; for the young / elderly / families / disabled / first-time buyers and those on low and average incomes.

“Monks Kirby is a very desirable village with a large number of high value select properties but unfortunately a lack of smaller/affordable property for young singles/couples & new families e.g. 1st time buyers.”

“Over the years the housing stock has gradually become less balanced, particularly by the extension of existing properties. It has become biased towards larger, more expensive homes. The community would benefit from the addition of a few more smaller, simpler houses.”

Not supportive of housing development to meet local needs

"I have loved living here for 20 years and don't want anything changed at all. If one has chosen a village one wants to keep it that way."

"Sewers already can not cope in wet weather. Sort them out first."

"Enough houses already! Would only spoil the village to make additions."

"No space available for building, would spoil community not necessary, most people have moved away with their jobs."

Other comments regarding housing, development and life in Monks Kirby

"Depends on location yes if sensible and only 4-6 units in next 10 years."

"Would need to understand the detail in question 4 (would you be supportive of a housing scheme). What is meant by 'local' people - it would be an issue if a large expansion project was being planned for the future. A small scale project would be acceptable."

"There is no need for cheap local housing but a want - yes. Children borne into a nice area want it to continue. We had to work hard and save to be able to live in a nice area - no cheap available housing for us."

"I think the village needs mores sheltered accommodation with small gardens to suit an ageing population."

"Would depend where it would be. If its in the right place, fine."

"Far too much traffic in this small village."

"Any scheme would need to be in an acceptable location with acceptable/sympathetic architectural design."

"[Local connection policy] never water-tight - open to abuse & would not support this unless I was 100% sure of the set-up."

4. Housing Need Analysis

Of the 74 returns, 68 were from people who felt that they were adequately housed at present. These respondents completed a form primarily to offer their support, objection or thoughts towards 'local needs' housing as well as to give their comments regarding life in the Parish. These were, therefore, discounted from the rest of the analysis.

As far as the requirement for housing, 6 returns indicated a need for housing within the next few years. Following the consultation event at the Parish Council's Annual meeting, a further 2 completed questionnaires were received indicating a need for housing.

i) Local Connection

The survey form is made available to those who currently live in the Parish and those who have a previous residency or a strong local connection to the Parish, such as a job or close family in the Parish. Of the 8 respondents who indicated a housing need, all of them currently satisfy Rugby Borough Council's local connection criteria (5 year permanent residency in the Parish; 5 out of the past 20 years permanent residency in the Parish; requirement to live close to another person who satisfies the previous criteria and is in essential need of frequent attention and/or care due to age, ill health and/or infirmity; essential functional need to live close to work in the Parish).

The local connection links are shown in the chart below (fig 2.0):

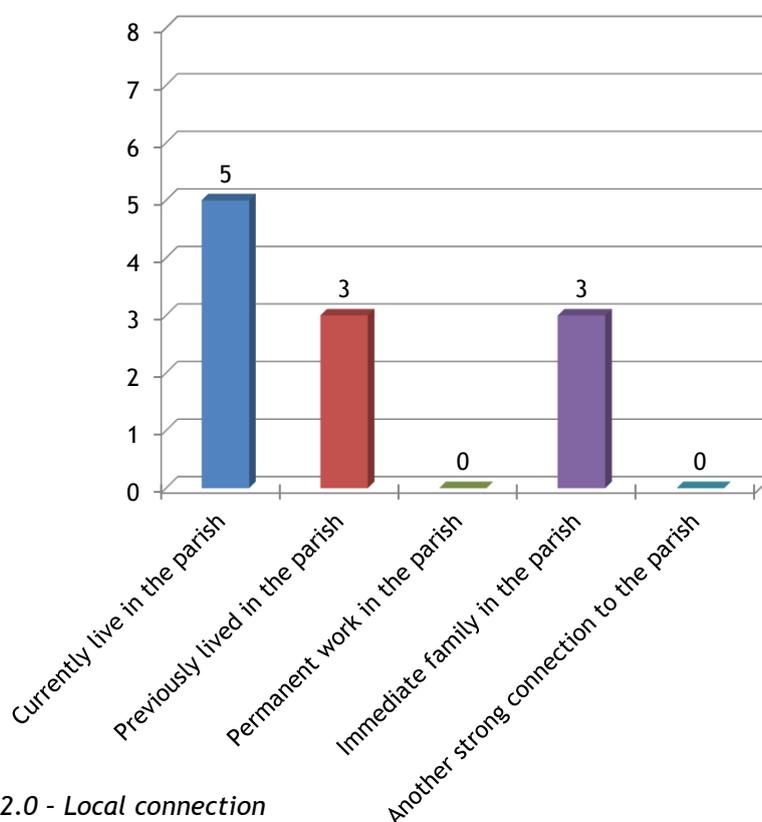


Fig 2.0 - Local connection

5 returns were from people who currently live in Monks Kirby. 3 respondents had previously lived in the Parish and 3 respondents have immediate family in the Parish.

In total, there were 11 local connections given by the 8 respondents. This is more than the total number of responses in housing need as households can have more than one connection to Monks Kirby.

ii) Reasons for housing need

Respondents were asked to state why they felt they were in need of alternative accommodation. The chart below (fig 2.1), shows the reasons that were given:

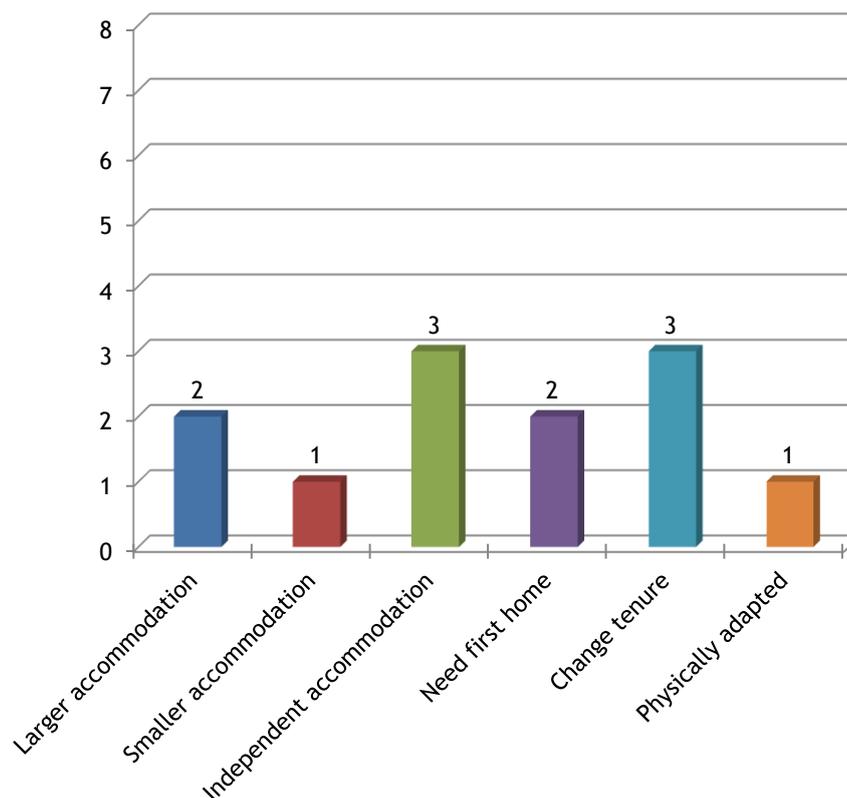


Fig 2.1 - Reasons for housing need

It can be seen that the reasons for seeking alternative accommodation are varied with independent accommodation and a change of tenure being the most popular reasons cited.

iii) Respondent analysis

The table below lists details of those respondents who stated that they are in housing need. Respondents were asked to identify what they felt is needed in terms of property type and size together with a preferred tenure type. In reality it may not be possible to meet the aspirations of each respondent. Incomes and likely property prices are considered in order to ensure that any proposed scheme would indeed meet the needs of those to be housed. Therefore a 'reality tenure' is suggested to outline realistic provision.

Any entry marked with a * indicates that the respondent is currently housed in Housing Association/Council accommodation which would be available to other people in need on waiting lists if the current residents were able to be re-housed in a more suitable property.

For the purpose of this analysis, 2 bedroom properties have been recommended for single people and couples for reasons of long term sustainability, but consideration should be given by anyone 'under-occupying' a property who is in receipt of housing benefit due to the under-occupation penalties that exist.

In the next 5 years

Ref	RESPONDENT	WHAT REQUIRED	REALITY TENURE
RESPONDENTS BELOW HAVE A NEED IN THE NEXT 5 YEARS			
2	Lone parent family household (2 adults, 25+ years old), currently living in privately rented home in the Parish (have lived in the Parish for 15+ years). Need larger home and a change of tenure.	3 bed house - Shared ownership home	3 bed house - Shared ownership home
26	Single person household (1 adult, 65+ years old), currently living in home with no mortgage in the Parish (has lived in the Parish for 15+ years). Needs smaller home for physical reasons.	3 bed house / bungalow - Open market home	2 bed bungalow - Open market home
46	Couple household (2 adults, 25-64 years old), currently living with parents in the Parish (have lived in the Parish for 10 years and have family in the Parish). Need first home and independent accommodation.	2 bed house - Affordable / social rented home	2 bed house - Affordable / social rented home

49	Single person household (1 young adult, 17-24 years old), currently living with parents in the Parish (has lived in the Parish for 15+ years and has family in the Parish). Needs independent accommodation.	2 bed house - Affordable / social rented home	2 bed house - Affordable / social rented home
62	Two parent family household (2 adults, 25-64 years old with 'child' aged 17-24 years old), currently living in privately rented home away from the Parish (have previously lived in the Parish for 15+ years). Need a change of tenure.	3 bed house - Affordable / social rented home	3 bed house - Affordable / social rented home
70	Two parent family household (2 adults, 25-64 years old with children aged under 16 years old), currently living in house with mortgage in the Parish (have lived in the Parish for 5-10 years). Need larger home.	5+ bed house - Open market home	Adequately housed at present - Housing needs/desires to be recorded by local authority to inform any future open market plans
PC1	Single person household (1 adult, 25-64 years old), currently living away from the Parish (has previously lived in the Parish for 15+ years). Needs first home and independent accommodation.	2 bed house - Open market home	2 bed house - Open market home
PC2	Two parent family household (2 adults, 25-64 years old with child aged 0-16 years old), currently living in privately rented home away from the Parish (have previously lived in the Parish for 5-10 years and have family in the Parish). Need a change of tenure.	3 bed house - Open market home	3 bed house - Open market home

iv) House price data

The table, below (fig 2.2), details the house prices and household type breakdown for the Monks Kirby area. They are taken from www.zoopla.co.uk. Further local context is given below with regard to properties that are/have been for sale and rent in Monks Kirby itself.

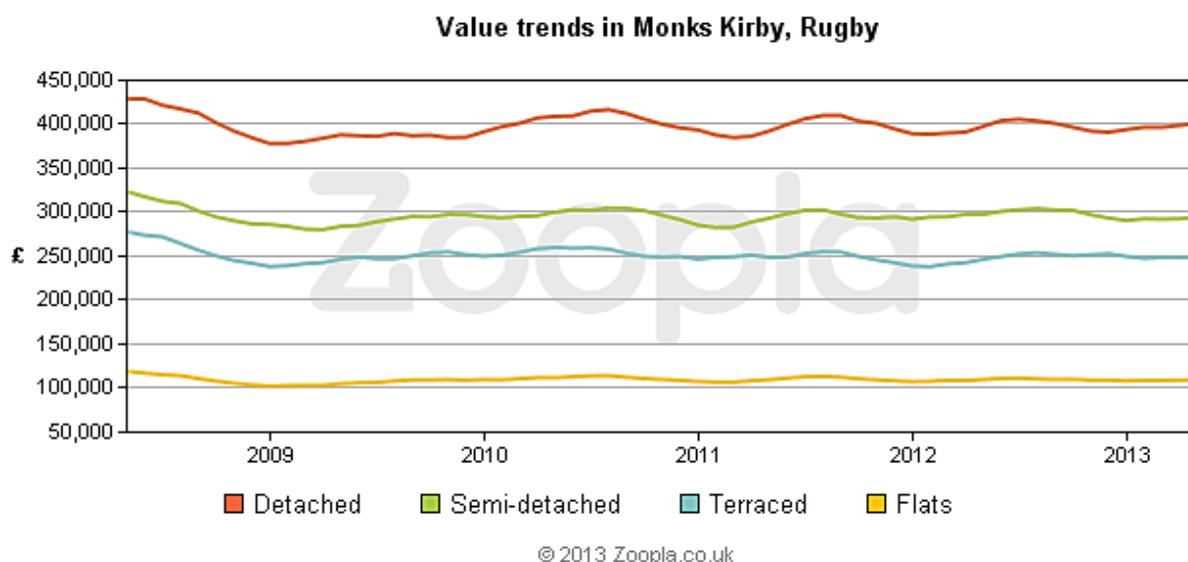


Fig 2.2 - Average property prices for Monks Kirby 2008-2013

The chart above (fig 2.2) shows that property prices in Monks Kirby have, overall, decreased slightly over the past 4 to 5 years.

v) Local context

By way of local context, the table, below, shows prices of properties that were for sale or rent in Monks Kirby in May 2013 (sources: www.rightmove.co.uk and www.zoopla.co.uk). The table shows all properties that were offered for sale in Monks Kirby and includes all properties that were available to rent under £1,000pcm.

Property	Price (£)	Property	Price (£)
5 bed detached house	825,000		
6 bed detached house	625,000		
5 bed detached house	295,000		
2 bed cottage	289,950		

It can be seen that there were only 4 available properties for sale in Monks Kirby.

Affordability is calculated using a mortgage multiplier of 3.5 times household income with a 25% deposit.

Based on this affordability criteria it would require a deposit of almost £72,500 and an income of over £62,000 per annum to afford the 'cheapest' property currently available in Monks Kirby.

The private rental market is currently not offering any properties.

With regard to actual sales, the table below shows properties that have been sold in Monks Kirby over the past 5 years:

Year	Property	Price (£)
2012	Detached property	310,000
2012	Detached property	460,000
2011	Detached property	385,000
2011	Detached property	335,000
2011	Detached property	350,000
2011	Semi detached property	200,000
2011	Detached property	205,000
2010	Detached property	415,000
2009	Detached property	490,000
2009	Semi detached property	365,000
2009	Detached property	310,000
2009	Semi detached property	160,000

The lower quartile property price for actual sales since May 2008 is £251,250. Based on the affordability criteria explained earlier this would require a deposit of almost £63,000 and an income in excess of £53,500 per annum.

It should be noted that there was only one property sold for less than £200,000 during the last five years.

5. Conclusion

MRH has conducted a detailed study of the housing needs of Monks Kirby. This study has investigated the needs for affordable housing, market rent level housing and open market housing. In addition, the survey ascertained residents' views with regard to living in the Parish and support for housing development in the village.

The survey has identified a need for properties to meet the housing needs (i.e. those with a need within 5 years) of those with a local connection. (It should be noted that many more households will be on housing registers and estate agent lists wanting a property, affordable or open market, in Monks Kirby but this survey ascertained those in need who have a local connection to the Parish).

Of the 8 respondents who indicated a housing need:

- **4 were assessed as being in need of affordable housing to purchase**
 - 2 x 2 Bed house - affordable/social rented
 - 1 x 3 Bed house - affordable/social rented
 - 1 x 3 Bed house - shared ownership
- **3 was assessed as being in need of open market housing (for local people) to purchase**
 - 1 x 2 Bed bungalow - open market with local occupancy restriction
 - 1 x 2 Bed house - open market with local occupancy restriction
 - 1 x 3 Bed house - open market with local occupancy restriction
- **The remaining respondent was assessed as being adequately housed at present but their housing needs/wants will be recorded by the local authority to inform any future open market developments for larger homes.**

THEREFORE, THERE IS AN IDENTIFIED NEED
FOR 7 HOMES IN MONKS KIRBY FOR
THOSE WITH A LOCAL CONNECTION

6. Contact information

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