



Roecliffe & Westwick Parish Neighbourhood Plan

2019-2032

ROECLIFFE & WESTWICK PARISH COUNCIL



Vicarage Farmhouse, Roecliffe

The document colour scheme identifies Objectives, Policies and Projects through the use of background colour.

CONTENTS

1.	Foreword	4
2.	Introduction	6
3.	The Preparation Process	7
4.	Roecliffe & Westwick’s Rural Landscape	9
5.	The Development Of Roecliffe and Westwick	13
6.	Roecliffe & Westwick Today	16
7.	Vision And Objectives For Roecliffe & Westwick	18
8.	Planning Policies For Roecliffe & Westwick	20
	A: Preservation and Enhancement of the Built Environment	21
8.1	Design and Development	21
8.2	Design of Extensions	25
8.3	Non Designated Local Heritage Assets	25
8.4	Community Involvement	26
8.5	Key Views	28
	B: New Housing Development	31
8.6	Future Housing Development	31
8.7	Development Criteria: Highways	34
	C: Village Facilities and Services	40
8.8	Village Facilities and Services	40
	D: Footpaths, Cycleways and Bridleways	46
8.9	Footpaths, Cycleways and Bridleways	46
	E: Green Space	50
8.10	Local Green Space	50
8.11	Green and Blue Infrastructure	51
	F: Local Economy	57
8.12	Local Business Support	57
8.13	Broadband/Connectivity	59
8.14	Bar Lane Industrial Zone	60
8.15	Policies Map	61
9	Delivering the Plan	64
9.1	Community Infrastructure Levy	64
9.2	Projects for Roecliffe & Westwick	65
9.3	Delivery Committee	66
	Appendices	67

1 FOREWORD

Your Plan for Roecliffe & Westwick

This Neighbourhood Plan will ensure that Roecliffe and Westwick continues to thrive as a distinct village community, proud of its long history and its tradition of offering the advantages of rural living in the heart of the countryside along with easy access to the amenities of nearby market towns and the rich cultural heritage of North Yorkshire.

The Neighbourhood Plan will preserve and improve the much cherished character and qualities of the village, both physical and social, and secure its long term identity, sustainability and vitality through planned and structured growth.

As you read this Plan you will observe that a vision statement is set out, supported by a set of nine Objectives. In turn these objectives lead onto our detailed planning policies, which will guide all future applications where planning permission is required in our parish.

Critically our Plan is focused upon:

- Encouraging housing development which is appropriate to the needs and wishes of the community. The priorities identified in the Housing Needs Survey are provision within the village for older residents wishing to downsize, and of affordable homes for younger residents wishing to establish independent households.
- Preserving the green spaces, and the Conservation Area, consistent with our heritage and the needs of the community and environment.
- Maintaining and improving the quality and character of the built environment.
- Maintaining and improving the sustainability, quality and biodiversity of the natural environment.
- Improving public highway safety and amenity, through better traffic management.
- Identifying valuable community and heritage assets within the village, especially those which make major contributions to the character of Roecliffe and Westwick, with a view to ensuring their sustainability in the long term.
- Encouraging appropriate business and commercial activity. This includes not only sectors of traditional importance (notably agriculture), but also support for the increasing numbers who wish to work from home, and proportionate additional commercial and retail activity where it can add to both the economy and the social fabric of the village.
- Improving off road access throughout the Parish by maintaining, extending and further connecting the network of footpaths and bridleways, to enhance and secure its position as an ideal location for walking, cycling and equestrian activities.



The east end of The Green

The Roecliffe & Westwick Neighbourhood Plan sets out:

- The Vision and Objectives for Roecliffe & Westwick
- The Planning Policies
- How the Plan will be delivered
- Projects for Roecliffe & Westwick

2 INTRODUCTION

This Roecliffe & Westwick Neighbourhood Plan has been prepared as a consequence of The Localism Act 2011, which was part of the Government's approach to planning and gives the right to local people to shape future development in their community through Neighbourhood Plans.

Local communities can now set out their vision for an area and shape planning policies for the use and development of land. It is about local rather than strategic issues. This Neighbourhood Plan must be compatible with National and EU Directives and legislation (which remain in force until replaced by UK Government legislation) and the strategic elements of Harrogate District Local Plan which was adopted in December 2020.

In March 2012 the Government published the National Planning Policy Framework (NPPF, updated in February 2019) and when introducing it, the Minister for Planning stated that the purpose of planning is to help achieve sustainable development. That development is intended to be change for the better, not only in relation to buildings but also other aspects of the environment.

The Harrogate District Local Plan identifies a hierarchy of settlements and directs development sequentially to the different levels in the hierarchy. Roecliffe and Westwick is identified as one of 41 service villages offering a basic range of services and community facilities which represent sustainable locations for development.



The village pond on The Common

3 THE PREPARATION PROCESS

The designated body with responsibility to produce the Neighbourhood Plan is Roecliffe & Westwick Parish Council (Parish Council). This document relates to the area within the Parish boundary to the west of Boroughbridge, comprising the village of Roecliffe, and the individual houses and farms which are outside the Roecliffe village boundary but within the Parish boundary (the Neighbourhood Area). (See Map 1 following).

At a Parish Council meeting on 8th September 2014, a decision was taken to look into the production of a Neighbourhood Plan for the Parishes of Roecliffe and Westwick and to work with the guidance of Harrogate Borough Council (HBC).

Although there is no legal requirement to produce such a plan, it is a right conferred by the statute through the Localism Act 2011. By creating such a plan, our own community will be able to play a much stronger role in shaping our area, and influencing Harrogate Borough Council, and North Yorkshire County Council over the coming years, especially in the area of Planning.

Upon application by the Parish Council and following thorough assessment and advertising, as required by the Regulations, Roecliffe and Westwick Parish Council area was formally designated as a Neighbourhood Area by Harrogate Borough Council on 2nd September. (See Map 1 for Area Designation).

A steering committee made up of local people including councillors was set up and at a Parish Council meeting on 30th November 2015 it was formally proposed by the Chairman of the Parish Council that the Steering Group was to operate on behalf of the Parish Council, and that the Roecliffe and Westwick Parish Council approved of them being set up to fulfil this function. This

proposal was approved unanimously. The members of the steering committee was a mix of Parish Councillors and Local residents. It also included the Managing Director of Roecliffe's largest employer. The members were Andrew Baldwin, Jim Bolland, Richard Booth, Kerry Dalton, Scott Green, Jo Mitchell, John Newberry, Keith Pettitt, Joyce Reeve, Paul Say, Dave Siswick, Stuart Varley, and Adrian Webster.

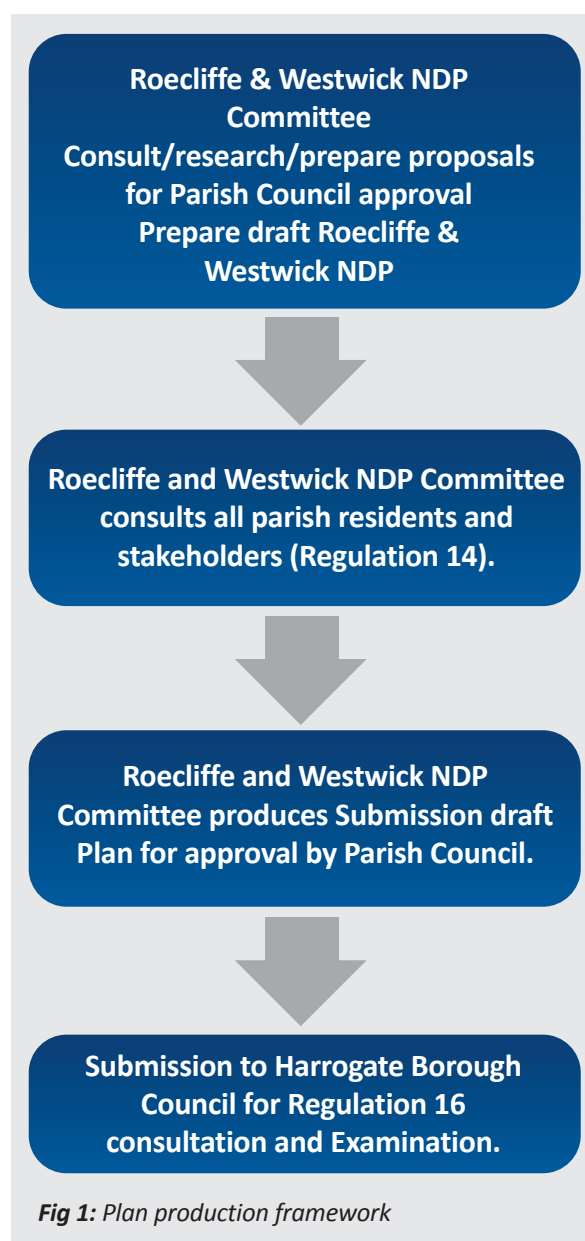
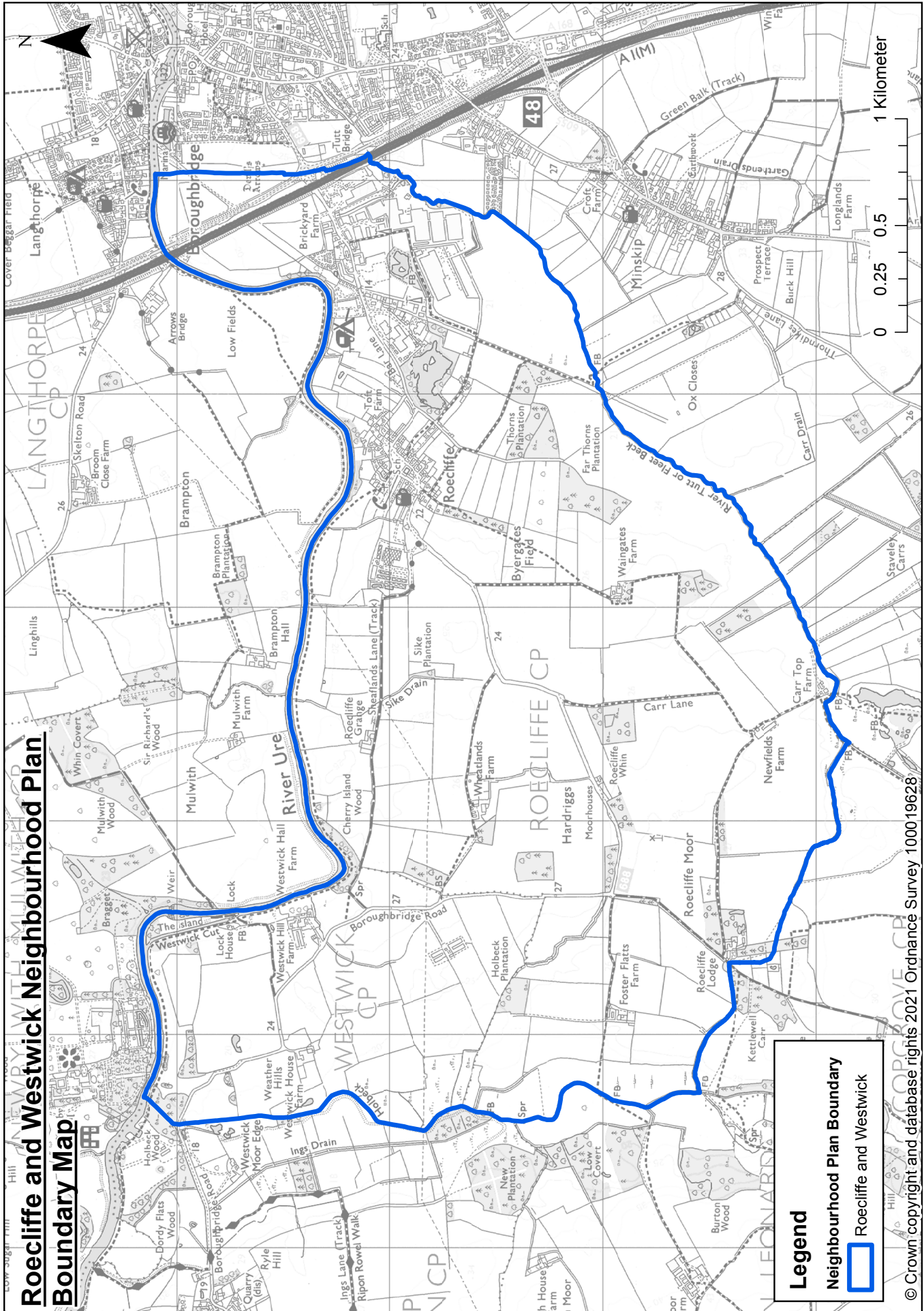


Fig 1: Plan production framework

Roecliffe and Westwick Neighbourhood Plan Boundary Map



© Crown copyright and database rights 2021 Ordnance Survey 100019628

Map 1: Roecliffe & Westwick Neighbourhood Plan boundary, which coincides with the Parish boundary.

4 ROECLIFFE & WESTWICK'S RURAL LANDSCAPE

The name Roecliffe derives from the Old Norse 'rauthr' and 'klif', meaning 'the red cliff or bank', clearly a reference to the right bank of the river Ure to the south of which it lies. In the early 1990's remains of a Roman fort and adjacent settlement were found on the route of the A1M to the east of the village and north of the Bar Lane Employment Area. The fort was built shortly after AD71 and abandoned some 15 years later, being replaced with a more permanent site at Aldborough.

Roecliffe may have originated from its proximity to the rivers Ure and Tutt, and from its location at the junction of two ancient tracks which later connected Fountains Abbey with Boroughbridge, where goods were transhipped.



Riverside View across farmland from Roecliffe

The Manor of Roecliffe formally belonged to the Crown, forming part of the Parish of Aldborough, which is probably why it does not appear in the Domesday Book. Roecliffe is first recorded in the Court Rolls of Edward 1 (1272). The Court was held twice a year, although it is not known where its business was transacted.

The medieval open field system comprised four fields in Roecliffe township – West Field, Byergate Field, Boroughbridge Field

and Holdbeck Field. By 1765, much of the township land had been enclosed by agreement, and only small areas of open field remained, still under the control of the Tancred Estate. In 1841, the last remnants of the open fields were enclosed and allocated to landowners.



Part of the Public Footpath along the river side

The Roecliffe Tithe Map shows that by 1840, farms were locating on consolidated farm holdings west of the village at Roecliffe Grange, Wheatlands Farm and Foster Flats. This history of enclosure has resulted in some distinctive patterns of field boundaries which can still be seen in some areas of the Conservation area.

Roecliffe possessed a chafe-of ease in medieval times. This may go back to soon after 1233, when the Pope granted a licence to the Archbishop of York to build chapels. The Court Rolls of Edwards 111 (1353) refer to 'John Tankard, Chaplin'. It is not known where the Chapel stood, though there is good evidence that it was where the school now stands.

In 1835 a primitive Chapel was built in Roecliffe, followed in 1844 by St. Mary's Church. In 1986 the Church was vested in the Redundant Churches fund.

Firm evidence of the existence of a school goes back to 1824, but the present building dates from 1874.

In the seventeenth century there are references to weavers. The existence of a blacksmith can be traced back to 1678, the last retiring in 1955. By the beginning of the nineteenth century, a number trades had become established. There was a cordwainer, a carpenter and a butcher. Brewing and selling of ale goes back a very long way. Records suggest that an inn has stood on the site of the present Crown Inn since the fourteenth century.

From the middle of the eighteenth century, brick and tile making were important. The opening of the Ripon Canal in 1770 stimulated this activity. Brickfield fronting Bar Lane are shown on a map circa 1850. By 1900, the clay pits had extended west of the railway. As they worked out (1964), they were abandoned, filled with water becoming a secondary woodland supporting much natural wildlife.

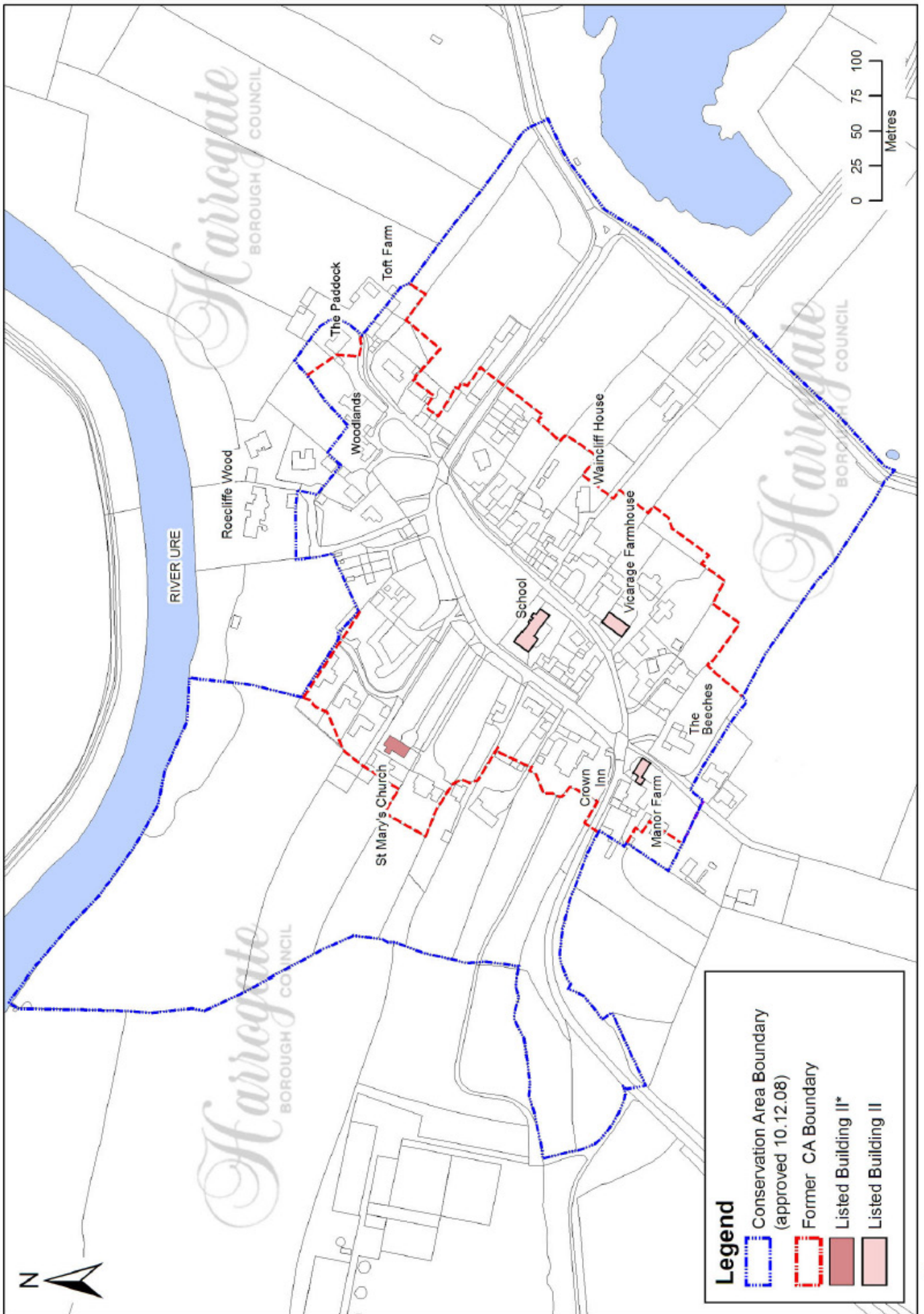


Yorkshire Rural Community Council 'Best kept village'



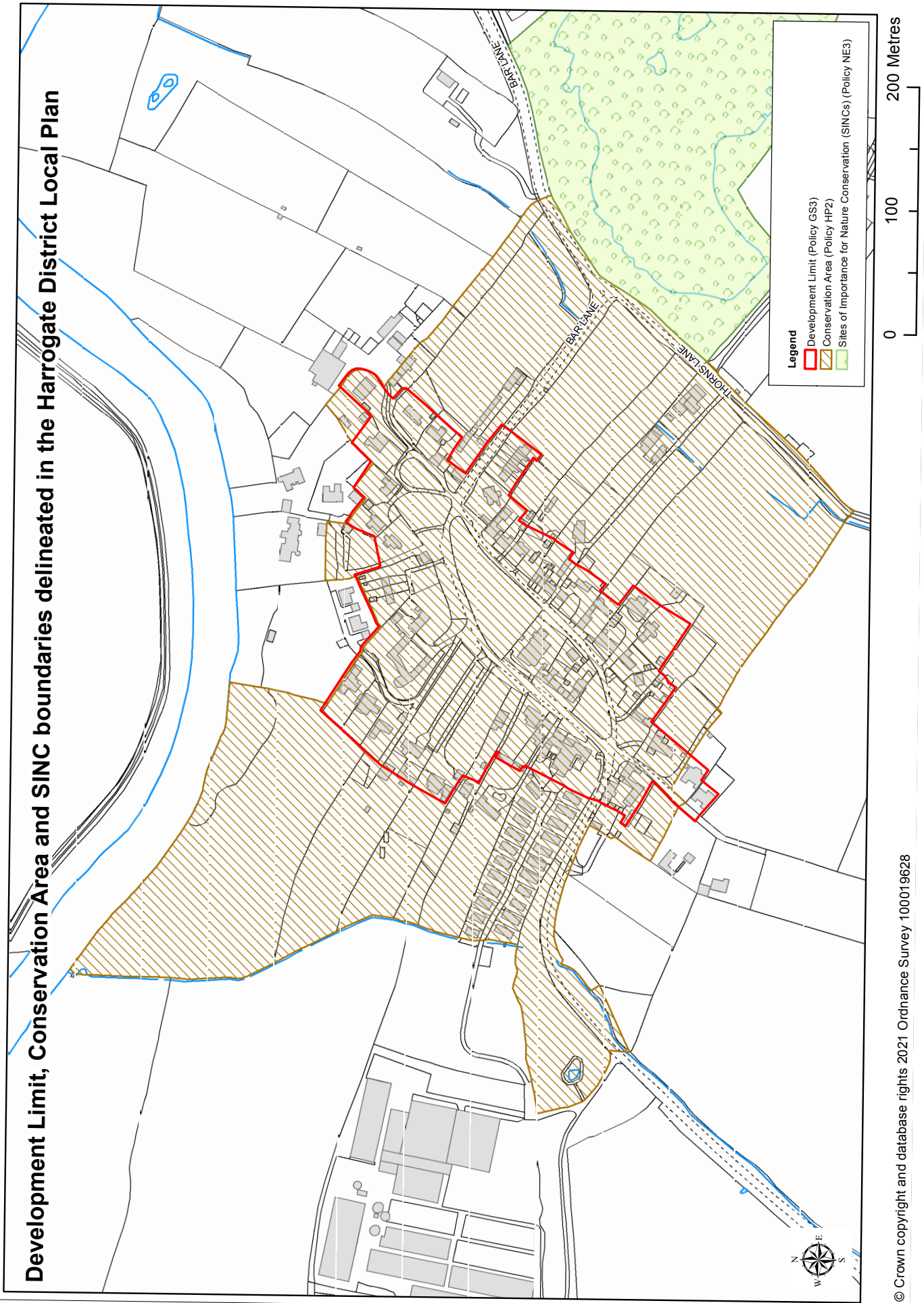
Mature Trees in Roecliffe

Many of the trees and some of the areas of woodland are protected by Tree Preservation Orders and by the evidence of the Conservation Area.



Map 2: Rocliffe Conservation Area boundary

Development Limit, Conservation Area and SINC boundaries delineated in the Harrogate District Local Plan



© Crown copyright and database rights 2021 Ordnance Survey 100019628

Map 3: Development Limit, Conservation Area and SINC boundaries

5 THE DEVELOPMENT OF ROECLIFFE AND WESTWICK

Roecliffe is often described today as one of the prettiest villages in England. A charming church, picturesque village school, rolling village green and, there is the Crown Inn, the heartbeat of the village. With the River Ure, all combine to create a rural landscape straight out of the pages of Thomas Hardy.



St. Mary's Church

The church of St Mary's was built in 1843 and consecrated in 1844. It is believed to be the only one in the country with an entirely vaulted roof, which is in a shape known as 'wagon-head'. Its marble floor and the steps to the chancel were originally part of the pavement in front of the high altar at York Minster.



The Crown Inn from the Village Green

The Crown Inn stands where inns have stood since the 14th century.



The Village School

Roecliffe Church of England Primary School was built 1874, and sits on the Village Green.

The Railway, built in 1875 and closed in 1955, ran through lots of different villages starting at Harrogate and going through Knaresborough then through Moor End, Staveley and Roecliffe, finally ending up at Boroughbridge. There was a siding into Roecliffe Brickworks, for transportation. The line was a great benefit to the farming industry but had little immediate impact on village growth. The line then went through Braferton to join the main railway line from London to Scotland, which still remains.



The railway track-bed – only small parts remain as Public Footpath

There has been little development in Roeclyffe & Westwick in recent years (see Map 4).

As can be seen from Map 4, many properties pre- date 1850. Only two properties – Manor Farm and Vicarage Farmhouse – are Listed Buildings.



Vicarage Farmhouse



Manor Farm- one of two Listed Buildings in Roeclyffe

Many properties of significant age have been tastefully modernised. Some are former farm buildings, others farm workers cottages.



Ivy House



Orchard Cottages

The last significant housing developments took place on the Holmeside Farm site at the side of St. Mary's Church.



The Main Street, with the careful treatment of the original cottages and buildings, retains virtually the same appearance now as it had pre-1900.



Chapel and Manor House - 1890



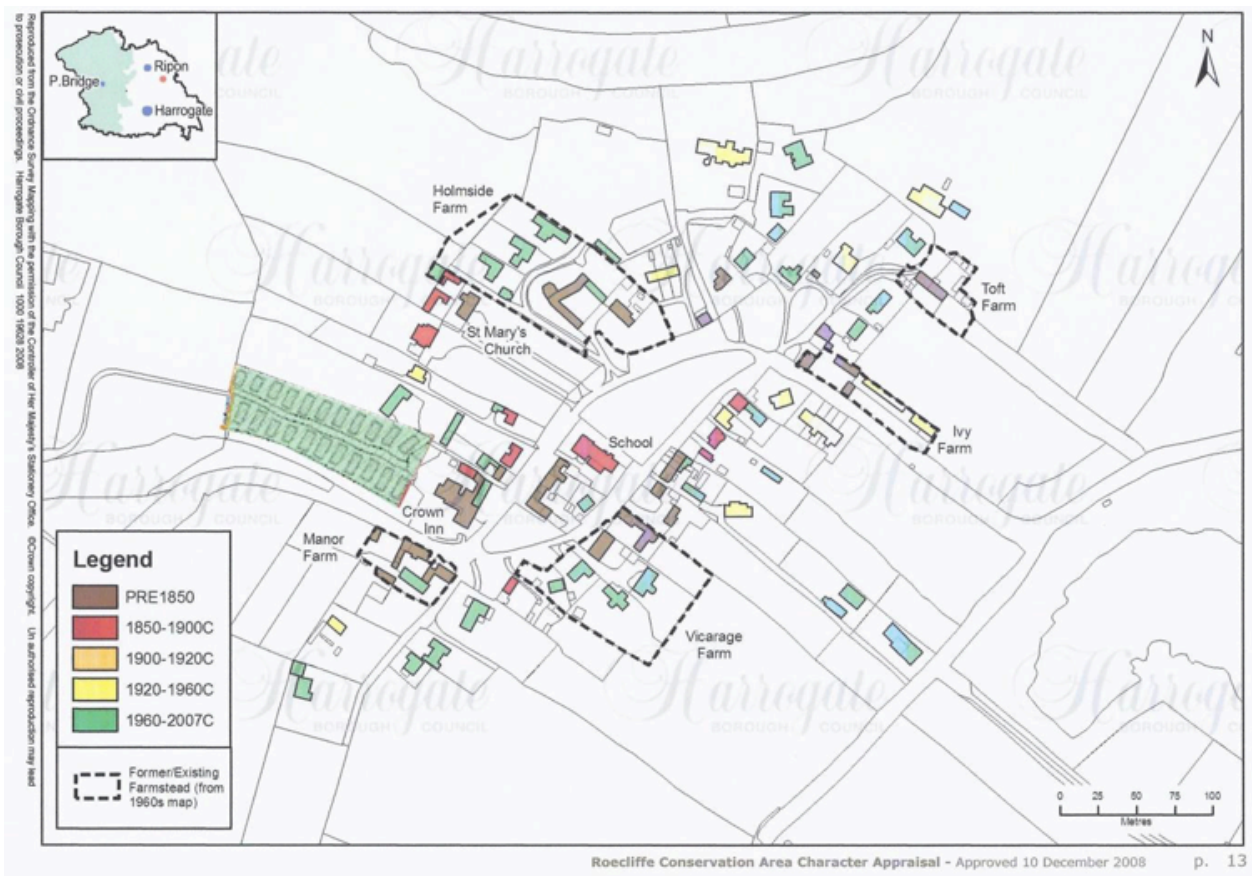
The Green around 1890 – with a pond



The old Methodist Chapel – 1835 - today



The Green today



Map 4: The development of Roecliffe village

6 ROECLIFFE & WESTWICK TODAY

Roecliffe village is perceived to be a delightful, attractive village, which is unspoilt by modern developments. The village setting around the village green with the Roecliffe Primary Church of England School in the centre is a magnificent spectacle, especially in spring with snowdrops, crocus and daffodils flowering. There are also 38 mature trees on the village green of various species, which add to the attractiveness. Although the entrance to the village is spoiled by the Industrial Area one has to pass through, on all other sides the vista is rural with fields and some wooded area. Whereas there used to be eight farms in Roecliffe and Westwick this has now fallen to four.

Over time there has been development especially in the Industrial Park with large companies like Reed Boardall and Paynes Dairies moving in. In the village itself the roads have been upgraded from tracks and kerb stones added. There has been a significant traffic increase, but not with standing all these changes the village still retains much of its historic character, and since 2008 the pretty, original centre of Roecliffe has been confirmed as a Conservation Area. It is now undoubtedly a neater and tidier village without herds of cows and flocks of sheep being driven through the village. The transition has been gradual and well managed.

Roecliffe Park is a development of 22 park homes and is located behind the Crown Inn. Purchase of these homes is restricted to those over the age of 55.

The population in the area has always been small and continues to be so to this day. It had a population of 238 according to the 2011 census. There have been fluctuations over time with its most significant decrease in the 1950s where it merely reached 150. The population in 2011 was very similar to what it was in 1871. In the past agriculture and general workers were the most common occupation for males. Most

females with declared occupations work in domestic service.

St. Marys Church of Roecliffe, which was built in 1843, fell into disrepair in 1977 when its barrel roof began to crack and was ruled unsafe. The church was fenced off and out of use until the Redundant Churches Fund took it over, put in tie bars and reinforced buttresses to secure the roof, The church reopened in 1989. The church is now owned by The Churches Conservation Trust.

The survey carried out for this Plan, suggests an age profile of very young children through to retired people in their 80s. In the past 15 years many more young families have moved to the village, many of the children going to the local school.

The Crown Inn



The Crown Inn and the school both serve as centres for activities, contributing to village life.

Use of the Green is made as a play and sports area for both the children attending School and by local children. The School promotes a desire to learn within a safe, happy and inspiring environment. Every child is recognised as an individual. Christian values and spirituality are at the heart of all aspects of school life, although children from all faiths and backgrounds and those of none, are welcomed.

6.1 Roecliffe Conservation Area

The Roecliffe Conservation Area was first designated on March 17th 1976.

Approval was given by Harrogate Borough Council for the Conservation Area Character Appraisal on 10th October 2008.

The boundary was amended on 27th October 1994 and again following the Appraisal on 10th October 2008.

6.2 Roecliffe Village Development Limit

The Development Limit defined in the Harrogate District Local Plan (Policy GS3), is fully supported by the Roecliffe & Westwick Neighbourhood Plan (see Map 3 on page 12).

Guiding principles for the emerging Plan were developed early in the plan preparation. Meetings were held with Officers from Harrogate Borough Council to give guidance, and open meetings with residents all helped drive decisions. Issues were identified by the responses to the Village Survey (March 2016)

and from discussions at the various Roecliffe & Westwick Neighbourhood Plan Committee meetings over the past two years. The Vision and the Objectives have been posted on the village website inviting comments. These form the basis for this Plan, and in particular the Planning Policies and Projects.

7.1 Vision For Roecliffe & Westwick



“The distinctive and welcoming character and appearance of Roecliffe & Westwick shall be preserved and enhanced, with particular reference to the Conservation Area and the defined Development Limits. A safer and more secure environment will be developed, particularly as regards highways, so that Roecliffe & Westwick continues to be a safe and peaceful rural community. Existing green space, footpaths and bridleways will be protected and preserved, to improve the quality of life for all people who live, may come to live and work in Roecliffe & Westwick; but also to enhance the visual appearance of the area and for the benefit of visitors.”

7.2 Objectives

- i To ensure sensitive development that protects and enriches the landscape and built environment throughout the Neighbourhood Area.
- ii To ensure that any housing development is tailored to meeting identified housing needs, including the needs of existing and future Roecliffe & Westwick residents.
- iii To protect the landscape generally including agricultural land, woodland, wildlife habitats, the historic sites and particularly the key views into and out of the Conservation Area.
- iv To protect the valuable green spaces within Roecliffe & Westwick.
- v To improve the existing footpath network by creating new footpaths and cycle ways to extend connectivity and improve access to the surrounding rural countryside.
- vi To ensure that village services and facilities are protected and local heritage assets are conserved and enhanced.
- vii To support and strengthen local businesses and assist those working from home.
- viii To seek on-going improvements to highways and develop a safer route for pedestrians passing through Roecliffe.

8 PLANNING POLICIES FOR ROECLIFFE & WESTWICK

People in Roecliffe & Westwick appreciate the special qualities of Roecliffe & Westwick and essentially would like to see little change, continuing the historical background. However, they accept that the village cannot stand still in time and that further housing development will occur over the Plan period. One of the main objectives of this Plan is to ensure that any new housing development respects the character of the village and wider parish.

Any development must be sustainable – making environmental, social and economic progress for current and future generations. These three dimensions constitute what is sustainable in planning terms.

Environmental – contributing to protecting and enhancing our natural, built and historic environment

Social – supporting strong, vibrant and healthy communities

Economic – contributing to building a strong, responsive and competitive economy

The Planning Policies set out below have been devised to manage future development in order to achieve the Vision and Objectives for Roecliffe. The intention is that these policies must be taken into account by applicants and decision-makers as a whole, when an application is submitted and decisions are made as to whether an application would be acceptable.

The policies are divided into six themes, namely:

- A** Preservation and Enhancement of the Built Environment;
- B** New Housing Development;
- C** Village Facilities and Services;
- D** Footpaths, Cycleway and Bridleways ;
- E** Green Space;
- F** Local Economy.

In order to assist those seeking to apply these policies, each policy has supporting text setting out the context in which the relevant policy has been formulated, the local community's views on that subject and the evidence that supports the policy. All the policies have been carefully framed, taking account of the following:

- The National Planning Policy Framework;
- The Roecliffe & Westwick Parish Plan;
- The Roecliffe & Westwick Conservation Area Character Appraisal (CACA);
- Harrogate Borough Council Local Plan/ Harrogate Development Framework ;
- 2011 Open Space, Sport and recreation Assessment (Open Space Audit); and
- Local information collected through the Neighbourhood Plan communication and consultation process.

A PRESERVATION AND ENHANCEMENT OF THE HISTORIC ENVIRONMENT

Objectives

- i To ensure sensitive development that protects and enriches the landscape and built setting throughout the Neighbourhood Area.
- iii To protect the landscape generally including agricultural land, woodland, wildlife habitats, the historic sites and particularly the key views into and out of the Conservation Area.

8.1 Design and Development

Justification and Evidence



Main road through the Village

The early Development of Roecliffe & Westwick and Roecliffe & Westwick Today sections of this document (Sections 6 & 7) outline the history of the Parish, and development of its character to date. The general built form is that of converted original brick farm buildings and cottages scattered about the Village Green, with newer infill

houses, predominantly two storey detached in brick with some render. A key feature in the village is that the properties are set well off the road and without road-side footpath, retaining the rural village character. The main road winds through the village from Boroughbridge to Bishop Monkton and this gives rise to attractive unfolding views of the street scene in both directions.



West end of the green – tree and border planting

20th century development took the form of individual detached houses built along farm track cul-de-sacs, such as Barrowgates at the side of Manor Farm where an existing building was converted for residential use. A short row of terrace houses on the entrance to the village from Boroughbridge were originally built by the Rural District Council in 1947.

There is individuality in house styles, but a unity in terms of scale (two storey), and materials (predominantly brick, including garages), walls rather than fences, and/or grass verges and rustic hedges fronting highways.

The heart of the village is exclusively a Conservation Area. Harrogate Borough Council approved the Conservation Area Character Appraisal (CACA) on the 10th

December 2008 to be used as a material consideration in the determination of planning decisions. This extended the original Conservation Area designated in 1981, and Map 2 identifies the extent of the revised Conservation Area.



View across the central area of The Green



East end of The Green



East end of The Green

Map 2 also indicates those buildings within the Conservation Area which are included on the Statutory List of Buildings of Special Architectural or Historic Interest, namely:

- Church of St. Mary - Grade II* listed
- Manor Farm House - Grade II listed

- Vicarage Farmhouse - Grade II listed
- Roecliffe School & Schoolhouse - Grade II listed

The CACA states that the Roecliffe Conservation Area is of both architectural and historic interest.

- Important views both towards and away from the Conservation Area; and
- Risk of unsympathetic public realm having a detrimental effect.

The CACA also identifies the following key ways to retain character:

- Development should not impinge on the form and character of Roecliffe;
- Retain original historic features;
- Avoid the use of intrusive dormers or inappropriate roof windows;
- Use of material which generally match or complement local traditional materials;
- Retain important gaps between buildings to ensure glimpses of trees and views are maintained.

The character of the Conservation Area has influenced and informed the development outside it. Generally, large detached dwellings are set within expansive plots, and the most common building material is brick. Occasionally architectural features similar to those of the Conservation Area have been included in the detailing of the buildings. There are a great number of mature trees and hedgerows.

Roecliffe is identified in the Harrogate District Local Plan as one of 41 service villages that are considered sustainable locations for development. Although no allocations of land have been made for additional growth in Roecliffe any future development that does occur will help support the continued provision of services and facilities. Any new