



Roecliffe & Westwick Parish Neighbourhood Plan

2019-2032

Pre-submission Draft March 2019

ROECLIFFE & WESTWICK PARISH COUNCIL



Vicarage Farmhouse, Roecliffe

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

1 FOREWORD

Your Plan for Roecliffe & Westwick

The 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.

The Neighbourhood Plan will seek to achieve this by:

- Encouraging proportionate housing development which is appropriate to the needs and wishes of residents in terms of volume, size and architectural design, commensurate with living in a conservation Village. 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 Village Conservation Area, consistent with the needs of the community and the environment, as well as the Village Green and the Roecliffe Common
- 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.
- Encouraging healthy and active lifestyles, and strengthening the social fabric of the community, by developing and improving leisure provision.
- Improving pedestrian and cycle 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 Pre-submission Draft 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 European Policies and the strategic elements of Harrogate Borough Council Local Development Framework (Local Plan).

In March 2012 the Government published the National Planning Policy Framework (NPPF, updated in July 2018) 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.

Harrogate Borough Council issued for consultation purposes, the publication draft of its Core Strategy in December 2016. Following amendments from this consultation, Harrogate Borough Council anticipates that its Core Strategy will be finally approved by the Inspector in Autumn 2018. This is the key part of the Harrogate Borough Council Local Plan



The village pond on The Common

The Core Strategy identified a hierarchy of settlements and directs development sequentially to the different levels in the hierarchy. Roecliffe & Westwick is not defined in the hierarchy and is recognised to be a "village/rural" settlement.

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 present government. 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 Borough 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 in a letter dated 4th September 2015. (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.

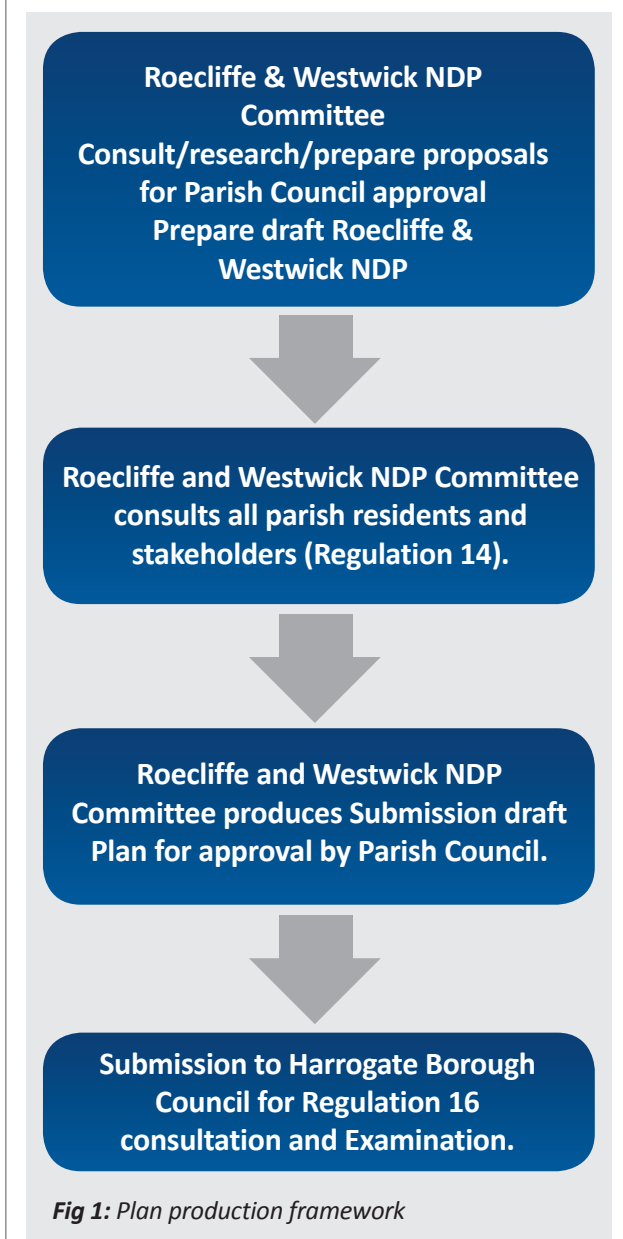
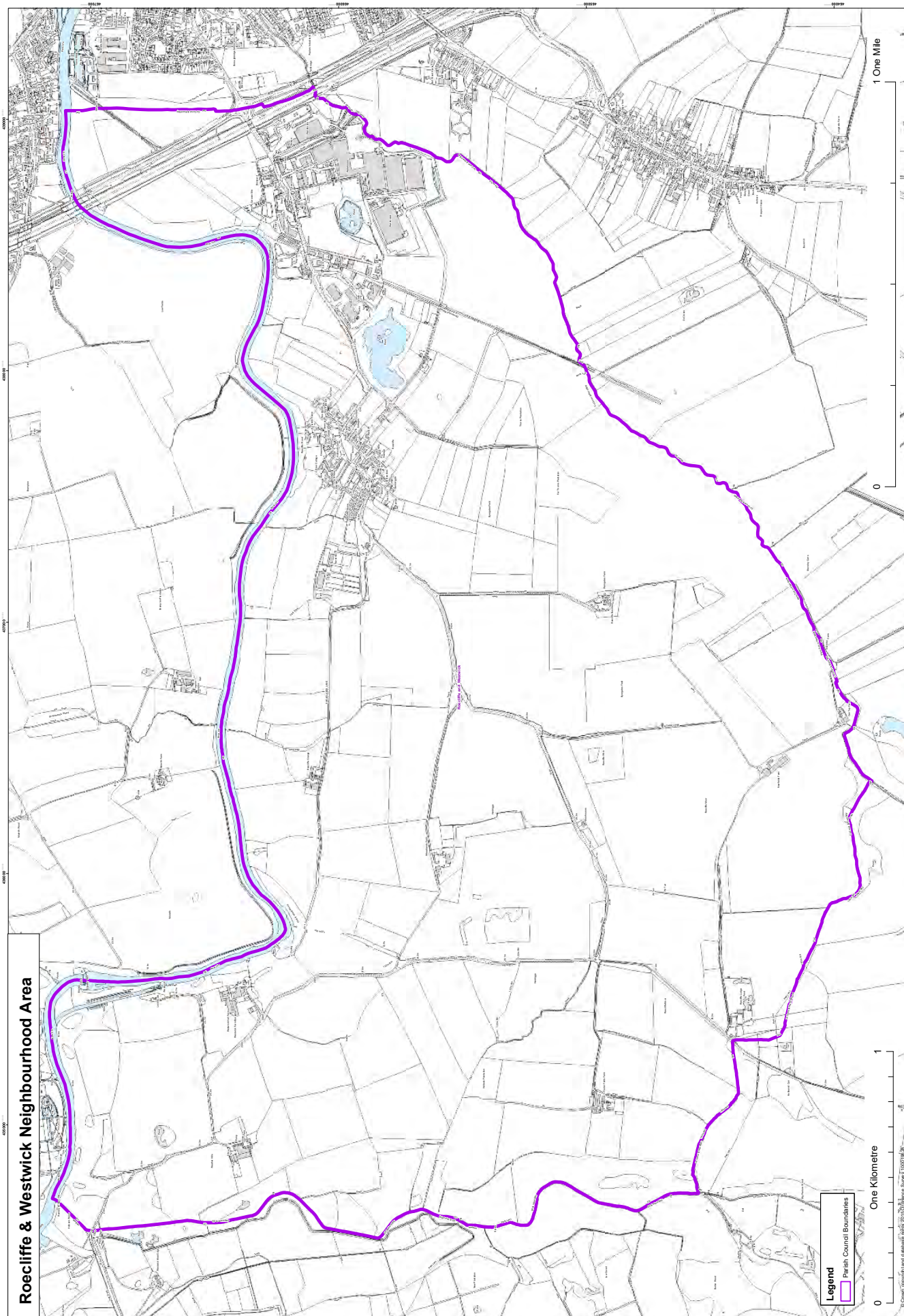


Fig 1: Plan production framework

4 COMMUNITY CONSULTATION



Map 1: Roecliffe & Westwick Neighbourhood Area (bounded in purple), which coincides with the Parish boundary.

The Terms of Reference for preparing the Roecliffe & Westwick Local Plan were agreed at the Parish Meeting on 8th September 2014, and these confirmed that the Neighbourhood Village Plan Committee would undertake all the necessary research and consultation, and present their findings and proposals to the Parish Council on a regular basis for discussion and approval. All residents of Roecliffe & Westwick are entitled to attend the Neighbourhood Village Plan Committee meetings, together with relevant stakeholders. The Neighbourhood Plan Committee would report to the Parish Council and ensure that the Parish Council was consulted at all times. This is the procedure that has been followed throughout the production of the Roecliffe & Westwick Neighbourhood Plan.

During the Plan preparation, the Neighbourhood Village Plan Committee has fully recognised the importance of community engagement and has made every effort to encourage as many residents and stakeholders as possible to attend the meetings.

Brief highlights are summarised below:

- New dedicated village website established and continuously updated with all Roecliffe & Westwick Neighbourhood Plan information and documents.
- A total of 3 Newsletters hand delivered to all residents and/or emailed to relevant stakeholders.
- A total of 12 Roecliffe & Westwick Neighbourhood Plan meetings – up to the completion of this draft.
- A general Meeting - June 2016
- Village Survey March 2016

Apart from the regular Roecliffe & Westwick Neighbourhood Plan, three sub-teams were set up as follows:

- Car Park team – to look at opportunities to develop a Car Parking area
- Contact Stakeholders Team
- Traffic and Parking Team
- Meeting Place team

The above Sub-committees ensured that wide cross sections of Roecliffe & Westwick residents were involved in the Plan preparation.

The following key consultation was also undertaken during the Plan preparation:

- March 2016 – Village Survey. There was a 60% response (150 respondees from a total population of 250) of with over 1600 comments.
- The survey forms the strong evidence base for the Planning Policies.

During the Plan preparation, the Roecliffe & Westwick Neighbourhood Plan Committee contacted all the landowners in Roecliffe & Westwick or their agents to inform them that a draft Roecliffe & Westwick Neighbourhood Plan was being prepared and that any potential housing development sites would be reviewed during that process. No sites in Roecliffe & Westwick had been identified through Harrogate Borough Council's Strategic Housing Land Availability Assessment (SHLAA), and as a result of this communication, no site was put forward.

All comments from the six weeks consultation exercise (the Survey) were analysed (see Appendix 4).

The draft Submission Plan will then be submitted to Harrogate Borough Council with all supporting documents and information. Harrogate Borough Council will publicise it, make it available for inspection and invite anyone interested to comment on it by a specific date (not less than 6 weeks from it

being published). Harrogate Borough Council will also notify anyone referred to in the consultation statement that the plan has been received.

Following Regulation 16 publicity, Harrogate Borough Council will provide copies of all the required documents to an agreed Independent Examiner who will be appointed to report on how the Plan meets the statutory requirements. Basic conditions for Neighbourhood Plans and orders are:

- They must have appropriate regard to national policy;
- They must contribute to the achievement of sustainable development;
- They must be in general conformity with the strategic policies in the development plan for the local area;
- They must be compatible with EU Obligations, including human rights requirements.

Subject to the successful examination, the Roecliffe & Westwick Plan will then proceed to a local referendum organised by Harrogate Borough Council. The Harrogate Borough Council Examiner will make recommendations to Harrogate Borough Council with regard to any need to extend the referendum outside Roecliffe & Westwick Parish.

If there is a favourable response to the referendum (50% plus in favour of those who vote), the Roecliffe & Westwick Neighbourhood Plan will become part of the statutory Local Plan for the area and becomes an important document in deciding planning applications in Roecliffe & Westwick.

5 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 well to the east of the village. 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 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 of 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.



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.

5.1 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.

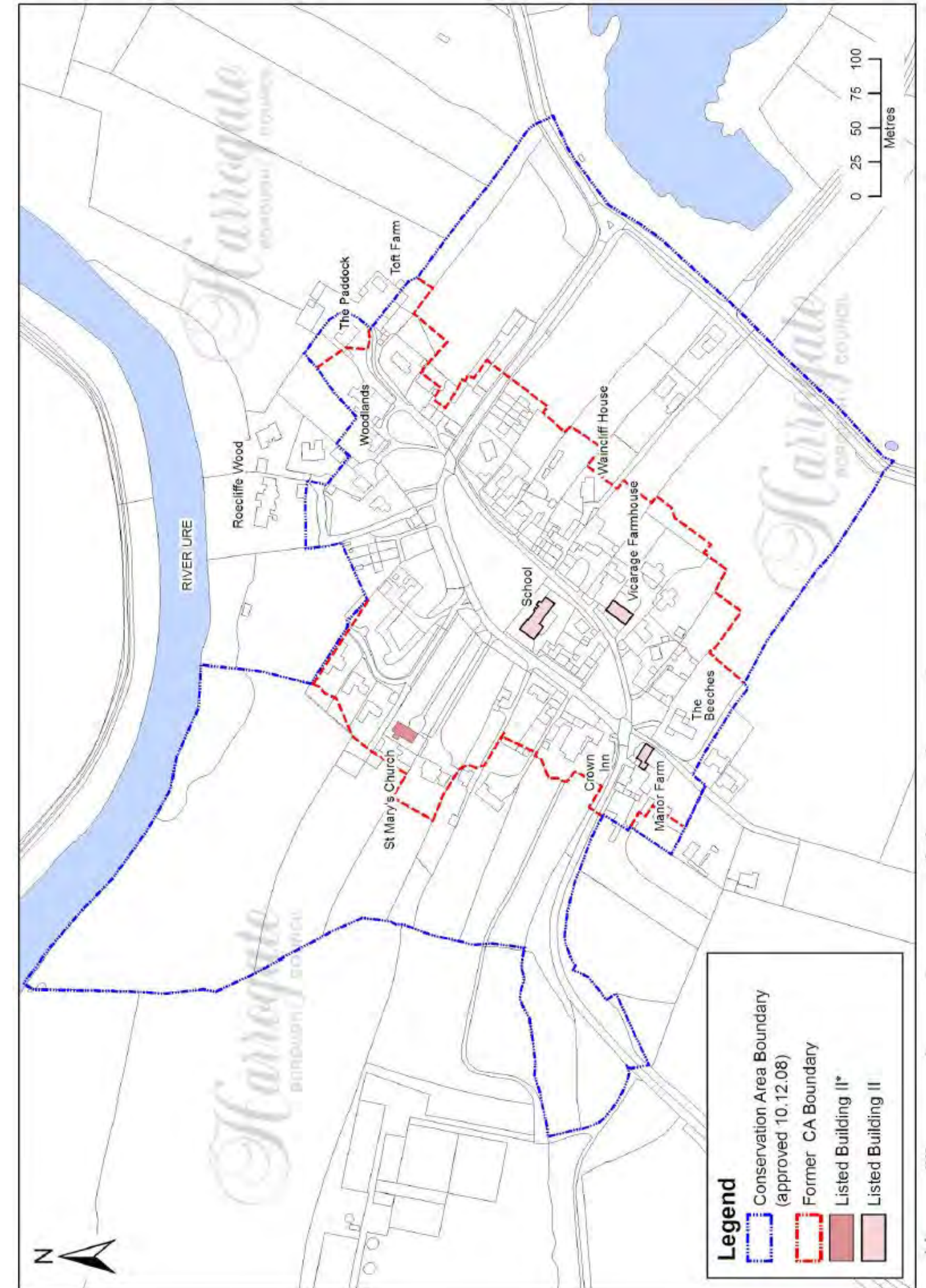
The boundary was amended on 27th October 1994 and again following the Appraisal on 10th October 2008.

5.2 Roecliffe Village Development Limit 2016

The Draft Development Limit 2016 (Policy GS3) as defined by this map (*map 3 page 16*) produced by Harrogate Borough Council, is fully supported by the Roecliffe & Westwick Neighbourhood Plan.



Yorkshire Rural Community Council 'Best kept village'



6 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.



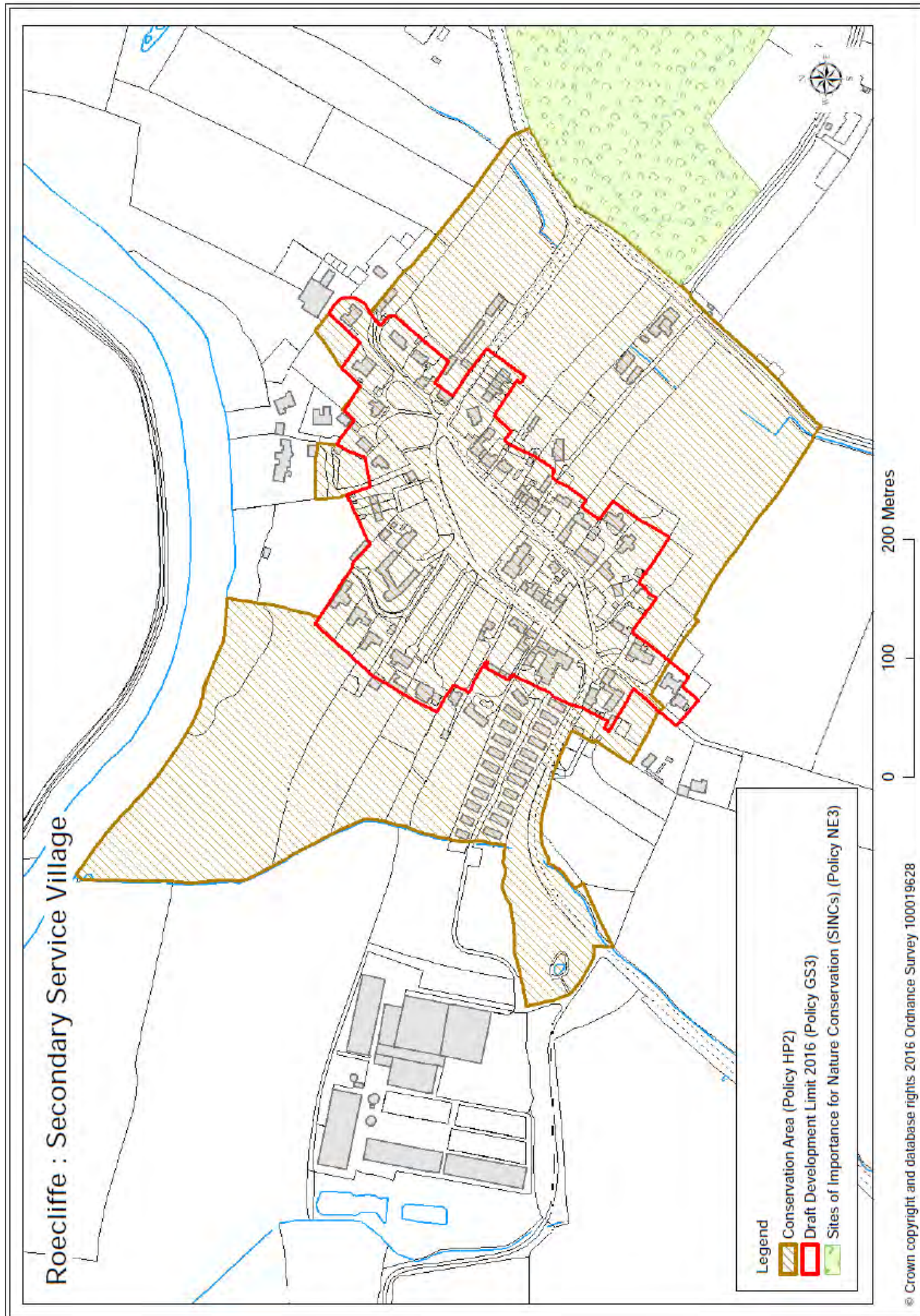
The Village School

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



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Map 3: Draft Development Limit

There has been little development in Roecliffe & Westwick over the years. (see map 3)

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 Roecliffe

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



Orchard Cottages



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



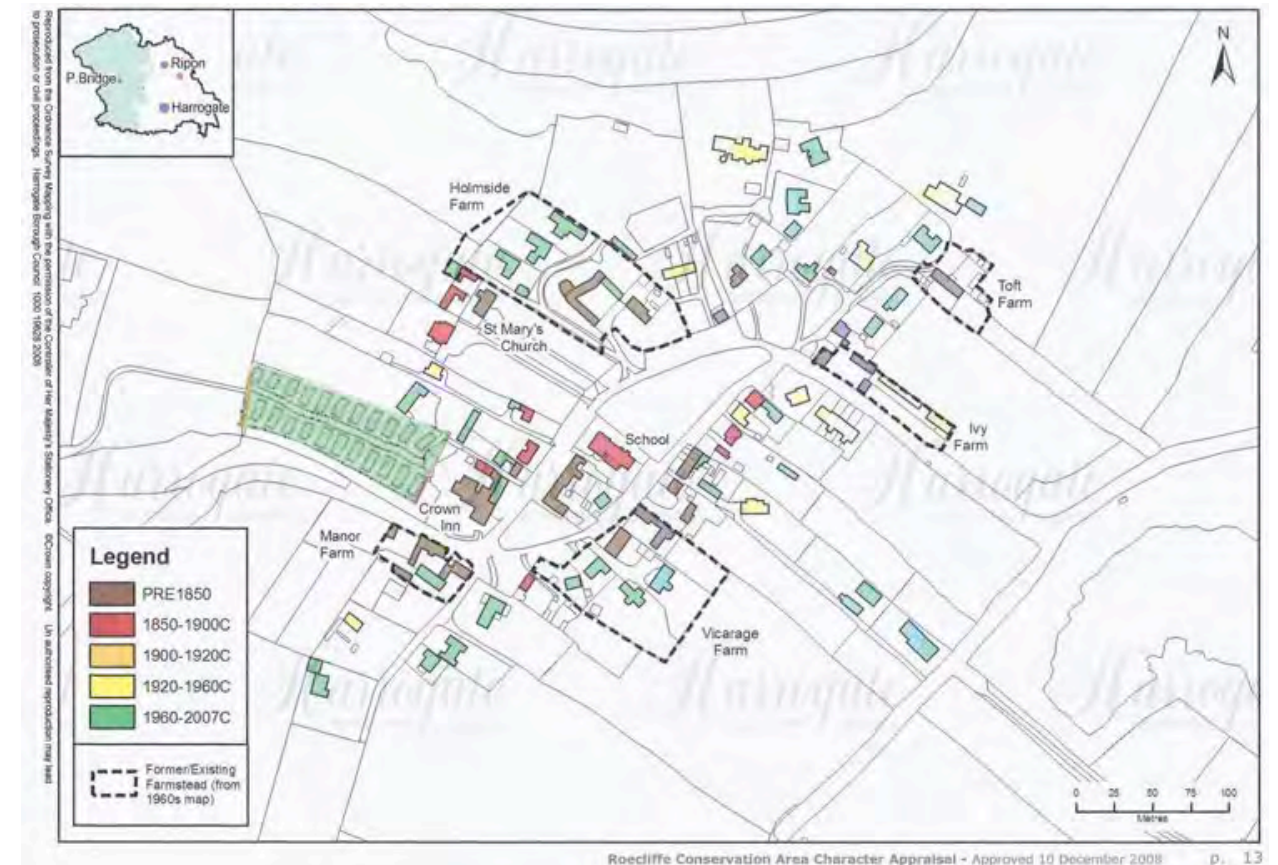
The Green around 1890 – with a pond



The old Methodist Chapel – 1835 - today



The Green today



Map 4: The development of Roecliffe village

7 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. The village green now has a number of trees and bulbs in the spring.

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.

8 VISION AND OBJECTIVES FOR ROECLIFFE & WESTWICK

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.

8.1 Vision For Roecliffe & Westwick



“The distinctive character and appearance of Roecliffe & Westwick shall be preserved and enhanced, with particular reference to the Conservation Area and the defined

Development Limits by ensuring positive management of future developments and avoiding high density housing. 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 and work in Roecliffe & Westwick but also to enhance the visual appearance of the area and for the benefit of visitors. To continue building a stronger community spirit and greater cohesion, local residents will continue to be consulted and involved in delivery of all aspects of the Plan.”

8.2 Objectives

- To ensure sensitive development that protects and enriches the landscape and built setting throughout the Neighbourhood Area.
- To ensure that any housing development is tailored to the future needs of Roecliffe & Westwick residents.
- 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.
- To protect the valuable green spaces within Roecliffe & Westwick.
- To improve the existing footpath network by creating new footpaths and cycle ways to extend connectivity and improve access to the surrounding rural countryside.
- To ensure all the 'village assets' are protected.
- To support and strengthen the small number of local businesses and assist those working from home.
- To support residents on an ongoing basis in the delivery and monitoring of the Plan.
- To seek on-going improvements to highways and develop a safer route for pedestrians passing through Roecliffe.

9 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, Services and Assets of Community Value;
- 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 Appraisal and Management Plan (CAAMP);
- 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 BUILT ENVIRONMENT

Objectives

- To ensure sensitive development that protects and enriches the landscape and built setting throughout the Neighbourhood Area.
- 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.
- To support residents on an ongoing basis in the delivery and monitoring of the Plan.

9.1 Design and Development

Justification and Evidence



Main road through the Village

The early Development of Rocliffe & Westwick and Rocliffe & 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 CAAMP 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



West end of The Green

Map 2 also indicates those buildings within the Conservation Area which have been identified as being 'positive', for one or more of the following reasons:

- Landmark buildings;

- Buildings which provide evidence of the village history and development;
- Buildings of architectural merit;
- Buildings with local historical associations;
- Buildings which exemplify local vernacular styles; and
- Groups of buildings which together make a positive contribution to the streetscape.

The CAAMP states that the Rocliffe 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 CAAMP also identifies the following key ways to retain character:

- Retention of mixed styles of architecture but principally two storey;
- Key views towards open countryside not to be compromised;
- Use of traditional local sourced bricks and pantiles for dwellings and in the construction of boundary walls alongside other properties with cement render and painted finish;
- Use of traditional hedge planting to farm land sides of building
- Retention of the permeability and accessibility of green spaces within and adjacent to the Conservation Area.

The Conservation Area is relatively flat and well above the river Ure flood line. 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.

The Harrogate Borough Council Core Strategy Policy H2 describes density requirements for new housing. It recognises that settlements outside the hierarchy, and Roecliffe is such a settlement. (Secondary Service Village). It contributes nothing to the overall housing numbers and that the area of land to be used for any housing development will be extremely small. No specific density criteria are therefore deemed necessary for future developments in Roecliffe. It is more important that any development reflects the existing spatial characteristics of the area.



Bar Lane from Boroughbridge



Holmeside Farm lane and more recent development

There has been some development with smaller plots, and there are some boundaries with over-dominant stone walls. Careful consideration of this transition in any future development is vital if Roecliffe is to retain its distinctive character and rural setting.

The built environment gains much of its character from its rural setting and the many rural vistas.

Mature trees are central to the character of the whole built up area, with many dwellings set in the landscape rather than dominating it.



Entrance to Roecliffe from Bishop Monkton



The Common and Pond

Significant groups of trees are to be found at the entrance to the village from Bishop Monkton, and on both sides of the river. Important 'specimen' trees occupy the Green from West to East providing an open, rural setting.



Orchard Cottages – Entering Roecliffe from Boroughbridge



To the west of The Green

Feedback from the Community

Findings from the survey

From the survey people value the attractiveness and its sense of community as important assets both of which they would like to see preserved and in some ways improved.

Highest on the list of facilities that people would like to have is a Village Meeting Place

By far the greatest challenge to the village is that of traffic and parking caused by the success of both the Village School and The Crown Inn.

Action taken by the Plan Group

Meeting Place. The survey of residents showed that 71% of them would like to see a Village Meeting Place built. Presently there is no land to build such a place, and meetings with land owners within Roecliffe & Westwick clarified that none of them were prepared to, or be thinking of releasing any land for sale. Until this situation is resolved, there are three options for meetings and get-togethers;

- Roecliffe C of E Primary School
- Crown Inn
- Church of St. Mary in Roecliffe

Meetings have taken place with each of the stakeholders involved with the following results.

Roecliffe C of E Primary School: The headmistress has told us that she is very open to the school being used for Parish activities outside of teaching hours- it is just a question of planning and scheduling. It is already used for Parish Council meetings and the Women's Institute. There is also a class room set up with lap tops which villages could use for evening computer training.

Church of St. Mary, Roecliffe: The church is owned by the Churches Conservation Trust so any changes to the fabric of the building would have to be approved by them. At present the church is not set up as a meeting place but as a place of worship. There is only limited heating, no running water and so no kitchen or toilet facilities. In order to accommodate people comfortably the pews would have to be removed and chairs purchased.

A meeting with The Churches Conservation Trust determined that they would have no objection to changes being made to the fabric of the church, but the money would have to be raised within the community. This is estimated to be £140,000. Heating is a major problem since the church has a barrel roof making it a major issue to heat the church economically to acceptable temperatures, especially in the winter months. In order to incorporate a kitchenette and toilet in the vestry of the church, running water would have to be brought to the church, and an extension put onto the vestry. If money was

raised in stages, this would enable work to be planned and scheduled accordingly.

The Crown Inn: The landlord is most accommodating with villagers when they have events which require food and drink, and helps out as and when he can so long as it doesn't affect his business. By planning ahead we have used The Coach house situated behind the restaurant for major village events, but for smaller events like Quiz Nights it is more cosy in the main restaurant of the Crown Inn.

Parking and Traffic. Traffic calming measures have been looked into and will continue to be pursued. The school is considering arrangements that would reduce congestion particularly in the morning.

Conclusions. Parking is likely to remain a problem especially in relation to activities and functions at The Crown Inn.

POLICY A1: DESIGN AND DEVELOPMENT

New development proposals should demonstrate that they preserve and enhance the distinct rural feel of the village of Roecliffe and its surrounding rural environment by:

- Respecting the local character, historic and natural assets of the surrounding area, in particular the Conservation Area, and taking every opportunity, through design and materials, to reinforce local distinctiveness and a strong sense of place.
- Ensuring that developments outside the Conservation Area do not adversely affect the character and appearance of the Conservation Area.
- Maintaining space and proportion of building plots.
- Ensuring that new structures do not dominate the village streetscape.
- Incorporating landscaping to mitigate the impact of development. Planting programmes for new development should incorporate native arboreal species local to the area.
- Prohibiting the removal of any trees that have a significant amenity value, without the support of an arboriculture report by a reputable company.
- Using traditional bricks and pantiles as the dominant construction material for new buildings and boundary walls.
- Maintaining the consistent two-storey eaves height found throughout the Conservation Area.
- Continuing to use rural and vernacular detailing on new build structures to ensure that the rural and historic character is retained.
- Providing pitched roofs and regularly spaced windows that do not dominate the street scene.
- Ensuring proposals for external lighting which require planning permission demonstrate how they respect local character, residential amenity and biodiversity.

COMMUNITY ACTIONS

- Create an overall tree management/planting strategy;
- Assess requirement for additional Tree Preservation Orders/registration of hedgerows;
- Plant screening in those areas which have a negative impact on the rural character of Roecliffe & Westwick;
- Improve verges and paths using sympathetic materials;
- Tidy and maintain road signs and other furniture consistent with the local character; Additional bulb planting.
- Monitor noise pollution in the Parish

9.2 Design of Extensions

Justification and Evidence

Much development in Roecliffe & Westwick is likely to be by extension and modernisation of existing properties. These developments

have the potential to change the character of the built environment, and as indicated in the Survey, residents have a wish to minimise the negative impact of this type of development.



Unsuitable roofing material in Roecliffe Village



Flat roof extension in Roecliffe Village

POLICY A2: DESIGN OF EXTENSIONS

In addition to the requirements of Policy A1 the following shall apply to the design of extensions where planning permission is required:

- Extensions, including garages, should not cause the property to dominate its neighbourhood and street scene, and space will be retained between buildings and the street similar to the space between neighbouring properties.
- Extensions will be in materials to complement the existing or neighbouring houses.
- Original character features should be retained and replicated in the extension.
- Dormer windows shall be avoided on front elevations. They should be set back from the eaves, side/party walls and set down from ridgelines.
- Door architraves, window styles and frames should closely reflect the style of the original building.

9.3 Community Involvement

Justification and Evidence

Throughout the preparation of the Roecliffe & Westwick Neighbourhood Plan, the Plan Committee has consulted on every aspect of the Plan preparation. This has encouraged a stronger community spirit

and it is vitally important that in the future residents continue to be involved in ensuring the Plan delivery. Over the Plan period, planning applications will come forward and the community should therefore be consulted on an on-going basis.

POLICY A3: COMMUNITY INVOLVEMENT

Planning applications for ten or more new dwellings shall be accompanied by a Statement of Community Involvement. This statement should include:

- An explanation of how the community has been consulted about the proposals;
- A demonstration that a range of means has been used to engage with local people;
- A record of the views expressed by local people;
- An explanation of how the proposals have responded to local people's views;

Any subsequent application will only be supported if it is clear the feedback from the community has been taken into account as far as practicable.

9.4 Key Views

Justification and Evidence

Due to the mainly flat, open landscape of the Neighbourhood Area, the community of Roecliffe and Westwick benefit from a number of key views in and out of the parish. The significance of retaining key views is confirmed by Harrogate Borough Council's CAAMP (2008), which noted the importance of retaining views both in and out of the Conservation Area and Harrogate Borough Council's draft policy NE4: Landscape Character which states that visually sensitive skylines, hills and valley sides and visual amenity are to be protected and/or enhanced.

The key views in and out of Roecliffe & Westwick are:

Key View 1 Of Roecliffe village when entering along Bar Lane from the east, with the backs of houses visible across small fields and paddocks.

Key View 2 From the footpath to the north-west across the fields from which views of

Roecliffe village, church and Old Vicarage can be obtained.

Key View 3 From Bar Lane and Thorns Lane where a distant view of the houses and gardens can be seen beyond the small hedged tofts stretching to Thorns Lane.

Key View 4 From the footpath to the north west of Roecliffe village where views back to the Parish Church can be had.

Key View 5 The approach to the village is contained to the east by woodland. This contained entrance via narrow lanes between walls, hedges and woodland give way to the unexpected open vista of The Green.

Key View 6 The approach to the village is contained to the west by woodland at The Common and the water-filled clay pits at the former brick works. This contained entrance via a narrow lane between walls, hedges and woodland give way to the unexpected open vista of The Green, beyond the Crown Inn.



Key View 1 Of Roecliffe village when entering along Bar Lane from the east, with the backs of houses visible across small fields and paddocks



Key View 2 From the footpath to the north-west across the fields from which views of Roecliffe village, church and Old Vicarage can be obtained.



Key View 3 From Bar Lane and Thorns Lane where a distant view of the houses and gardens can be seen beyond the small hedged tofts stretching to Thorns Lane.



Key View 4 From the footpath to the north west of Roecliffe village where views back to the Parish Church can be had.



Key View 5 The approach to the village is contained to the east by woodland. This contained entrance via narrow lanes between walls, hedges and woodland give way to the unexpected open vista of The Green.



Key View 6 The approach to the village is contained to the west by woodland at The Common and the water-filled clay pits at the former brick works. This contained entrance via a narrow lane between walls, hedges and woodland give way to the unexpected open vista of The Green, beyond the Crown Inn.

POLICY A4: KEY VIEWS

Development should consider the visual impact of proposals and ensure careful design to protect the following key views, (also identified on the policies map), in order to maintain the character and appearance of the parish of Roecliffe and Westwick.

- **Key View 1** Of Roecliffe village when entering along Bar Lane from the east, with the backs of houses visible across small fields and paddocks.
- **Key View 2** From the footpath to the north-west across the fields from which views of Roecliffe village, church and Old Vicarage can be obtained.
- **Key View 3** From Bar Lane and Thorns Lane where a distant view of the houses and gardens can be seen beyond the small hedged tofts stretching to Thorns Lane.
- **Key View 4** From the footpath to the north west of Roecliffe village where views back to the Parish Church can be had.
- **Key View 5** The approach to the village is contained to the east by woodland. This contained entrance via narrow lanes between walls, hedges and woodland give way to the unexpected open vista of The Green.
- **Key View 6** The approach to the village is contained to the west by woodland at The Common and the water-filled clay pits at the former brick works. This contained entrance via a narrow lane between walls, hedges and woodland give way to the unexpected open vista of The Green, beyond the Crown Inn.



Objectives:

- To ensure sensitive development that protects and enriches the landscape and built setting throughout the Neighbourhood Area.
- To ensure that any housing development is tailored to the future needs of Roecliffe & Westwick residents.
- 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.
- To seek on-going improvements to highways and develop a safer route for pedestrians passing through Roecliffe.

9.5 Future Housing Development

Justification and Evidence

The Harrogate District Local Plan: Settlement Hierarchy Background Paper (October 2016) designated Roecliffe as a Secondary Service village. Secondary Service Villages provide residents and people living nearby with some basic services and facilities. These villages have a well-defined built up area, and:

- a key public service (such as a primary school and/or a GP surgery);
- community facilities (recreational facilities, and either a village hall or at least one place of worship);

- most of the villages also contain: a shop (a general store catering for day-to-day needs) or a pub or a café.

The Housing and Economic Development Needs Assessment report which was commissioned by Harrogate Brough Council, identifies Roecliffe as part of the Ripon and Boroughbridge sub area of Harrogate district. The report stated that “Ripon and Boroughbridge is the sub area with the second highest number of sales. The sub area shows the highest number of sales in detached houses, followed by terraced and then semi-detached. Flat sales levels are lowest and when compared to Harrogate sales, the difference is considerable. In Ripon and Boroughbridge sub-area, there is mostly demand for family houses, 2-3 bedroom and sometimes bungalows in the price range of £100,000-£200,000 up to £250,000. There is a significant gap in supply in terms of single person occupation such as 1-2 bedroom properties and bungalows for elderly couples. There is demand for downsizing from family homes to single person accommodation homes, typically this is from 3-4 bedroom houses to 1-2 bedroom ground floor flats or houses. There are many elderly couples who look for small flats, however there is a definite lack of supply of these.” This information is based on 2016 data and represents the whole of the Ripon and Boroughbridge area, not specifically Roecliffe and Westwick.

The report recommended that “in the Ripon and Boroughbridge sub-area the focus of delivery should still be 2 and 3 bedroom properties. The council may seek to deliver a slightly increased number of 1 bedroom flatted properties to address the identified gap in the market and to encourage downsizing.”

Harrogate’s Strategic Housing Market Assessment (SHMA) highlights the importance of providing a good mix of housing to accommodate older people and the changing requirements of our ageing population, throughout the district. The SHMA recommends the focus of new developments is for 2 and 3 bedroom properties.

There are currently 78 dwellings in Roecliffe & Westwick. The vast majority are within the main village.

An examination was undertaken to establish which areas of land might be suitable to qualify for consideration as potential locations as development sites. Sites suitable for more than one property were examined. A number of such locations were identified.

In all cases except one, the landowners were strongly opposed to any development proposals. The “excepted site” is the so called “Arrows Field”.

Outside the village envelope all of the land within the Neighbourhood Area is Agricultural Land.

Within the Neighbourhood Area working farms still exist with extensive agricultural land in full use. The protection of this agricultural land is seen as vitally important and any proposal for housing development on such land should be refused. Roecliffe & Westwick highways are of limited capacity with some roads having single car width sections and poor geometry junctions. Changes to these road sections/junctions cannot be achieved without significant adverse effect on the distinctive village character in the Conservation Area. It can therefore be concluded that opportunities for housing development in Roecliffe village are severely restricted.

Harrogate Borough Council maintains a database of potential sites for housing and Industry. For housing, this is the Strategic Housing Land Availability Assessment (SHLAA).

Harrogate District Council have identified a draft development limit (policy GS3) as shown on the map 3 outlined in red. This limits further building tightly to the core of the village and is well inside the present conservation area.

Notwithstanding the fact that Roecliffe & Westwick is not considered to be a sustainable location for significant development, the Plan Committee undertook a thorough evaluation of all the possible sites. Areas of land that were large enough to accommodate more than a single dwelling were identified. Landowners and stakeholders of these sites were contacted. As a result of these enquiries no land was available for further building.

After consulting with the various landowners the pros and cons for each site were discussed by the Plan Committee.

It is felt that whilst Roecliffe and Westwick is considered as a secondary service village, its close links with nearby Boroughbridge create a special situation wherein the possible future housing demand for the area cannot be separately identified.

HBC is better positioned to examine the strength of these potential demands, and to therefore allocate the land resources. Extensive draft allocations have been designated within the Boroughbridge boundary. The current total is approximately 400 properties.

Concern has been expressed in regard to the capacity of the infrastructure serving the locality in general to absorb these further developments. This extends beyond the sewage system, the roads infrastructure and similar hardware, to the schools, surgeries and capacity of the emergency services.

It is for these reasons that the decision has been taken not to make housing development allocations through the medium of the Neighbourhood Plan.

Additional on street parking facilities were created some years ago by means of the installation of approximately 100m of Grasscrete, at the expense of Village Green. Proposals for further similar encroachments have been rejected by the Parish Council.

Roecliffe village is expected to remain the same size with no plans for expansion of housing.

A problem exists within the Parish of overnight HGV parking on the various small roads serving the industrial areas of Roecliffe. These occurrences result in a residue of waste of all kinds being left behind when the vehicle continues its journey. There is the further nuisance of noise from these parked vehicles, some of which need to run their engines overnight in order to maintain refrigerator temperatures.

At the time of writing a project has been promised by NYCC whereby restrictions and signage will be put into force such that all HGV's other than those with legitimate business in the area will be denied access to the area. The usefulness of these initiatives depends entirely on the policing of infringements. Meetings have been held with relevant interested local bodies, including the police, allowing the importance of this issue to be stressed. An undertaking was given to consider reports of

such infringements as high priority, and for suitable action to be taken.

Feedback from the Community

However despite the above, residents of Roecliffe & Westwick are not essentially anti-development, as indicated in the Survey. They are aware that development could also bring some benefits to the community through the delivery of the improvements described in the Projects for Roecliffe & Westwick section.

Of the 176 returned surveys, over 70% of the respondents stated they were over 60 and 45% of those, stated they were 70 or over. These results indicate that Roecliffe and Westwick currently has an ageing population which might in the future lead to a supply of larger or family houses being available if there are smaller properties in the vicinity that older people could downsize to.

The survey question relating to future domestic housing development in Roecliffe and Westwick resulted in near 50:50 preferences. Those wishing no development registered 52% of total respondents; those in favour of some further qualified development registered 48%. Of those who wished to see further housing, a large proportion were in favour of affordable or communal housing.

POLICY B1: SMALL SCALE HOUSING DEVELOPMENT

Development proposals will be welcomed where these:

- a) Are small-scale major developments (i.e. less than 10 dwellings);
- b) Do not extend the village into the surrounding countryside outside the village of Roecliffe Development Limits (2016).

COMMUNITY ACTIONS

- Continue with consultation/education/co-operation with the school in highlighting and minimizing the impact of parking.

9.6 Development Criteria: Highways

Justification and Evidence

The road from Boroughbridge to Roecliffe is Bar Lane. At the village the road diverges around the main area of the village green, forming Back Lane, and the main road, which, having no official name, will be referred to as Main Street. These re-join at the end of the Green, whence commences the road to Westwick, and on to Bishop Monkton. Sheaflands Lane proceeds to the right off this road at the edge of the village across the Common, and is a cul-de-sac serving farms. There is an informal track off Sheaflands serving as an access route to the market garden, whose proprietors have an agreement with the Parish Council giving access permissions across the Common, for the purpose of running their business.



Back Lane

The Roecliffe & Westwick highway network is shown on Map 1. The principal access road runs East/West through the village centre connecting the A168 (Knaresborough/Ripon road) just west of Boroughbridge Centre with the A61 at Bishop Monkton. This road can be busy at times, of car-borne visitors to the Crown Inn and of parents dropping off/collecting children from the school. The principal access road into the Village is Bar Lane, and through the Village is Main Street and Back Lane.



Main Street Car parking/congestion by The Green



Damage to The Green opposite The Crown Inn

From the Village Survey October 2016, it became very clear that Car Parking in the village of Roecliffe together with highway issues and safety were of very high importance to the villagers. Comments from the survey also covered such items as speeding traffic both through the village and on Bar Lane between the A1M round-a-bout and the village, poor footpaths, constant damage to grass verges and parking of cars referred to.



The principal highway problems were identified as:

- Main Street – although wide enough for two cars to pass when no vehicle are parked, the main road through Roecliffe village is generally narrow with a blind bend to the west by the Crown Inn. This causes particular problems with

through traffic for all Roecliffe & Westwick residents, buses which often need to reverse, and village residents seeking access to their property.

- To the east alongside of The Green, cars are regularly solidly parked round the bend as far as Ivy Farm both at school start/finish times and when there are visitors to the Crown Inn. The road is reduced to a single carriageway, preventing emergency vehicles and buses getting through.



Vehicles on the narrow main road through Roecliffe

- When school is in session, vehicles are regularly observed travelling too fast in the vicinity of very young children playing, often unsupervised, on The Green by the school.
- The reserved designated car parking area (shown blue on the maps) is only sufficient for visitors to local properties and for school staff.
- Back Lane is only one-car width and is suitable only for access, although the bus uses this route to turn round at this route terminus.



Congestion on the main road through village

- Difficulties are created for turning manoeuvres for large vehicles (buses) and also has poor sight lines.



Narrow entrance to Back Lane

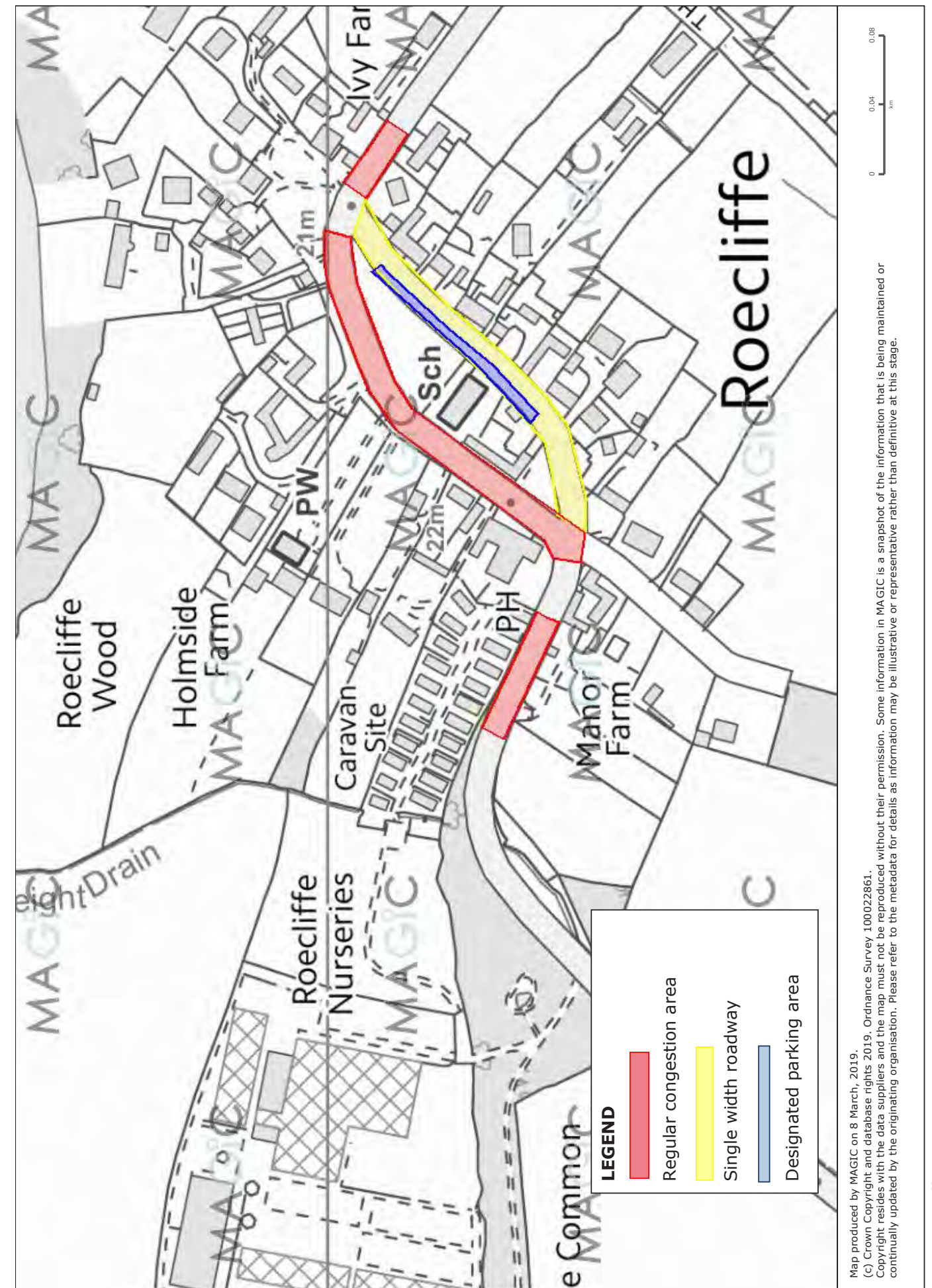
- Vehicles are regularly observed parking to the North-west of The Crown Inn. The bend immediately to the west creates a potential danger to all road users. The 30 mph restriction is not observed and there is no lighting. The sight lines from both the west and east round The Crown Inn is a particularly dangerous place to be parked.
- There is significant support for a 20mph speed limit zone through the village centre.

In recognition of the importance of these issues, meetings were held with stakeholders, in order that a greater understanding of them could be gained.

Reed Boardall

Volumes of traffic serving their premises are anticipated to remain at current levels in the short to medium term. Vehicles have become larger, with higher refrigerator vehicles now being available, and twenty four hour working now means a more even spread of traffic flow across a full day. Business conditions and demands are changing, and the “Monday morning Friday afternoon” spikes are expected to disappear. There may be limited congestion at shift changeover times of 0600, 1400, and 2200 each day, but it is hoped that these times are generally outside other traffic flow peaks.

Reed Boardall have a policy of continually reminding their driving staff of the need for courtesy to the local community.



Map 6: Roecliffe Village Congestion and parking
Crown Copyright and database Ordnance Survey LA100019567

It is acknowledged that local parking is a problem and advice is issued to incoming drivers, by means of a leaflet which is available in a range of languages.

Litter picking local to the entrance of the premises is undertaken on a regular basis, as well as grass verge and roundabout maintenance.

Waste is left by visiting drivers who have parked up overnight. This is offensive, and is a health hazard. HBC Environment Department are usually quick to respond to any report of this, removing the offending material quickly and safely.

Reed Boardall acknowledge their involvement in the overnight parking issues and are able to influence the behaviour of drivers who are visiting their premises. Any drivers waiting to load at Reed Boardall are advised to park elsewhere in future. They are unable to influence other drivers.

Paynes Dairies

The volumes of traffic visiting Paynes Dairies is not expected to increase in the short to medium term. In recognition of the local concerns regarding speeding down Bar Lane, Paynes have a commitment to driving within the highway speed limits. Mr. Payne noted that despite the volume of traffic his vehicles create, none of his drivers were caught in the police exercise to monitor speeding.

Methods of enforcing speed limits include “sleeping policemen” and “rumble strips”. The use of either of these would significantly increase the noise of the traffic, as well as increase the wear and tear on the vehicles. Land has been acquired by Paynes at the top of Brickyard Road, and a wagon park has been created. The use of this will remove the need for any Paynes vehicles to be parked on the highway. It will increase the traffic significantly up Brickyard Road, which will highlight the problems caused by visiting drivers overnighting.

Payne’s has a programme of litter picking outside their premises.

NYCC Highways Department

A meeting was held to establish what plans and budgets NYC might have which could impact on issues from the Neighbourhood Plan survey responses, and the Bar Lane traffic survey of 2015.

The early opinion expressed was that the issues highlighted were of low priority in comparison with those elsewhere, and that the budget available was zero. NYCC felt that the current highways infrastructure in the area was sufficient and satisfactory for its purpose. These conclusions had been reached after “road modelling” exercises. It was noted that this road modelling was performed during consideration of any significant planning application. NYCC were unable to acknowledge the concerns of the population in regard to the suitability of the footpath serving the local highways, and in particular Bar Lane, as well as the village of Roecliffe itself.

There are no plans to upgrade Bar Lane. Development proposals are reactive rather than proactive; no vision, no plan.

Road signage which will address the overnight parking problems has been the subject of considerable lobbying, and an undertaking to install such signs was finally given by NYCC in Spring 2017. The usefulness of such a system depends on the underlying enforcement, and meetings with local politicians and police representatives have stressed how vital this matter is.

It is hoped that greater control and restriction of the parking will increase the road safety levels instead of waiting for some unfortunate occurrence to prompt action.

School

Several meetings and discussions have been held with Mrs. Dalton, the head teacher. It is clear that a large part of the parking problem in the village is due to parents leaving and collecting children from the school. This issue

only exists for an hour in the morning and again in the afternoon. It is caused by the temporary influx of parents parking to collect or drop off the children.

Various alternatives for addressing the problem have been examined. These include the creation of a dedicated school bus service whereby a large number of children could be moved in or out in a single vehicle, from some local collection point, perhaps Boroughbridge car park. This has been dismissed as too expensive, and because it is not possible to make its use compulsory. It is felt that parents would probably not voluntarily use such a service.

The creation of a new, local car park has been examined, but no suitable land could be found available. Again, its use could not be made compulsory. There is an informal agreement with the Crown Inn management to use their car park and this is working to a degree.

A suggestion to stagger the start/finish time of the school was made. Whilst the extra cost of the necessary supervision was prohibitive, a proposal is being considered to significantly increase the availability of pre-school and after school functions, which will have the effect of creating a stagger. It was felt that these functions would be in great demand, and be self-financing.

An informal one way system is in operation among the majority of parents which does

help considerably with traffic flows at school time.

There is a lay by and an area of “Grasscreted” Village Green which helps to accommodate parking. Other potential similar areas are being sought.

The Crown Inn

Consultation has been held with the former proprietor.

The car park has been marked out with permanent markers with the most efficient parking layout. This works well, and ensures the car park is used to its capacity, whilst at the same time preserving adequate access to Roecliffe Park, where there are 22 properties whose owners require access, as well as the need to leave access available for any emergency vehicles which may need to enter.

On busy function days, the overspill vehicles need to park in the village adding to the parking problem.

Feedback from the Community

In the Village Survey, 97% of responses indicated that they were concerned about the impact of traffic on the village.

The village is served by one bus route (into Boroughbridge and onward) and also has a number of school buses at appropriate times.

POLICY B2: DEVELOPMENT CRITERIA HIGHWAYS

Where appropriate, measures which enhance traffic management and the operation of the highways will be encouraged where such can be shown to have a positive impact upon highway safety in and around Roecliffe village. Any measure should be of a design appropriate to the character of the village.

POLICY B3: ADEQUATE CAR-PARKING PROVISION

Residential car-parking In any new housing development should provide off-road car parking spaces in accordance with standards as set out by North Yorkshire County Council as a minimum. Development proposals must demonstrate that there will be no over-spill of residential car-parking onto Main Street, Roecliffe.

COMMUNITY ACTIONS

- Continue to monitor speeding incidents
- Support 20mph zone in Main Street;
- Install 30mph flashing signs on Bar Lane travelling west/east; Create gateway features to the west of the village by The Common; Control HGV access through Roecliffe & Westwick; and
- Lobby for improvements to highway drainage.

C VILLAGE FACILITIES AND SERVICES

9.7 Village facilities and services

The smallness of its population means that Roecliffe Village has few services or facilities within the village and is unlikely to be provided with any further facilities by outside bodies. Residents take advantage of the facilities in Boroughbridge: doctors, dentists, pharmacy, post office, secondary school, shops and library.

There are a number of issues raised by the Survey that demonstrate the value of The Green and having a regular venue for community organisations to meet and enjoy their interests.

Local community groups

W.I.
Racket Club
Book Club
Craft Club
Roecliffe Village Fund

Objective:

- To ensure all the 'village assets' are protected.

Justification and Evidence

Roecliffe & Westwick is seen as very attractive place to live, but with few services. Many residents take advantage of the services available in Boroughbridge, including Secondary School, Post Office, doctors, dentists, a pharmacy and various small retail shops, major supermarket with petrol filling station.

In addition, an even wider number of services are available in Knaresborough and Ripon, which are classed as a major urban settlements. Examples of services available in Knaresborough include, banking,

supermarkets, estate agents and there are significant employment opportunities.

Many children of Roecliffe & Westwick of primary age attend the local school which is in walking distance from the heart of the village. That school is often over-subscribed for new entrants.

Many of the children of Roecliffe & Westwick of secondary age attend Boroughbridge High School.

Although the village setting and the built environment are instrumental in preserving the rural character of Roecliffe & Westwick, it is the valuable community facilities that help to make Roecliffe & Westwick a pleasant place to live. The 'Assets of Community Value' which contribute to the rural village character identified by the residents of Roecliffe & Westwick are listed.

The school was built over 100 years ago and the building has recently had some renovation and modernisation. It is the main facility in the village and to ensure it has a sustainable future and attracts community use, the School Governors and Head teacher must be involved in the preparation and delivery of the Roecliffe & Westwick Neighbourhood Plan. The Parish Council supports the school and may need to look to raising additional funds to support community use.

Land is owned by the Parish Council that in the opinion of the Local Authority furthers the social well-being or social interest of the local community. Social interest includes cultural, recreational and sporting interest.

Feedback from the Community

In the Village Survey of 2016, the following Facilities and Services were strongly supported by the villagers.



Public Footpaths



Claypit Ponds

Facilities and Services
Buildings
Crown Inn
Village School
St. Mary's Church and graveyard
Natural Environment
The Village Green
The Common and Pond
Designated Footpaths & Bridleways
River side
Claypit Ponds
Community Facilities
Women's Institute
The Village Fund Committee

Buildings

The Crown Inn is a thriving Gastro pub which is a visual attraction to the village and attracts visitors from a wide area. The facilities are also enjoyed by residents of the village and its function room is sometimes available for village functions. From the Village survey a number of residents commented that they would like it to be available for more community functions.

The village primary school is a major asset to the village and occupies a prominent position

on the Village Green. The school is often oversubscribed with children travelling in from the surrounding areas. The sound and sight of children playing on the village green contributes to the vitality of the village and is appreciated especially by older house bound residents.

St Marys Church is now in the care of The Churches Conversation Trust who maintains the building while the churchyard is cared for by Roecliffe Church Committee. The church community contribute to the upkeep of the church financially and volunteers ensure that

the church is cleaned and cared for thereby offering a welcome to visitors. The church is used by the school and also hosts concerts from time to time.



The Crown Inn



St. Mary's Church



The Village School

Natural Environment

The Village Green is a valuable asset to the village and has a major impact to on the attractiveness of the village. It is a major asset to the school being used as a playing and sports area. Village children use the green regularly for ball games. It is used by

residents for large village functions (weather permitting) such as The Big Lunch and celebrations for the Queen jubilee and the Royal wedding. The Parish Council encourages and supports such functions. From the survey residents would appreciate greater use of the green.



The Big Lunch Queen's Jubilee celebration

The Common and pond. The upkeep of the Common and pond is supported by volunteers on an ad hoc basis and is likely to remain the case. The Parish Council appreciates resident's contributions.

The Riverside, Footpaths and Bridle Ways. These are enjoyed by residents but their upkeep is the responsibility of landowners. The Parish Council supports effects made to keep these rights of way in order.

Claypit Ponds. The flooded clay pit ponds are designated an area of Special Scientific Interest and are in private ownership. This area provides a valuable buffer between the industrial development and the village. The Parish Council should protect this area and resist any development that would impact on its special status.

Community Facilities

The Women's Institute (WI). The WI has been established in the village for over 80 years and continues to be the most active group in the village. Many initiatives have originated from the WI. The Village now has a Book Exchange instead of a 'telephone exchange' so keeping

an iconic feature in the village. A book Club and a craft group meet regularly.

The Village Fund Committee has developed from simply a group looking after trees to a group that raises money to care for other features in the village such as seats and planting around the village signs. The Committee also organises village events, usually using the village green as a venue.

Conclusions

If Roecliffe Village is going to continue to thrive it is important that its structural and natural assets are protected from intrusive development. Support needs to be given to voluntary groups that seek to enhance and expand Community Assets in the village.

POLICY C1: MAINTAINING VILLAGE FACILITIES AND SERVICES

The change of use of the following facilities will only be permitted if it can be demonstrated that reasonable efforts have been made to secure their continued use for the current purposes and/or alternative provision is made:

- Roecliffe C of E Primary School
- St. Mary's Church, Roecliffe, and the churchyard.
- Crown Inn

9.10 Non Designated Local Heritage Assets

Justification and evidence

There are a number of listed and scheduled buildings and assets in the Neighbourhood Area which are protected to an extent. Historic England have listed the following assets:

- Roecliffe School and the Schoolhouse – Grade II listed
- Vicarage farmhouse – Grade II listed
- Manor farmhouse – Grade II listed

- Church of St Mary - Grade II* listed
- Site of Roman fort and settlement 400m north of Brickyard Farm - scheduled

However, there are other non designated assets, which contribute to the character of the parish. It is important that these assets are recognised and taken account of, especially when new development takes place.

The Neighbourhood Plan steering group has assessed the local area using guidance provided by Historic England and identified a number of assets they consider important to protect. These are marked on map 7 and the assessment of each is provided in Appendix.

POLICY C2: NON DESIGNATED LOCAL HERITAGE ASSETS

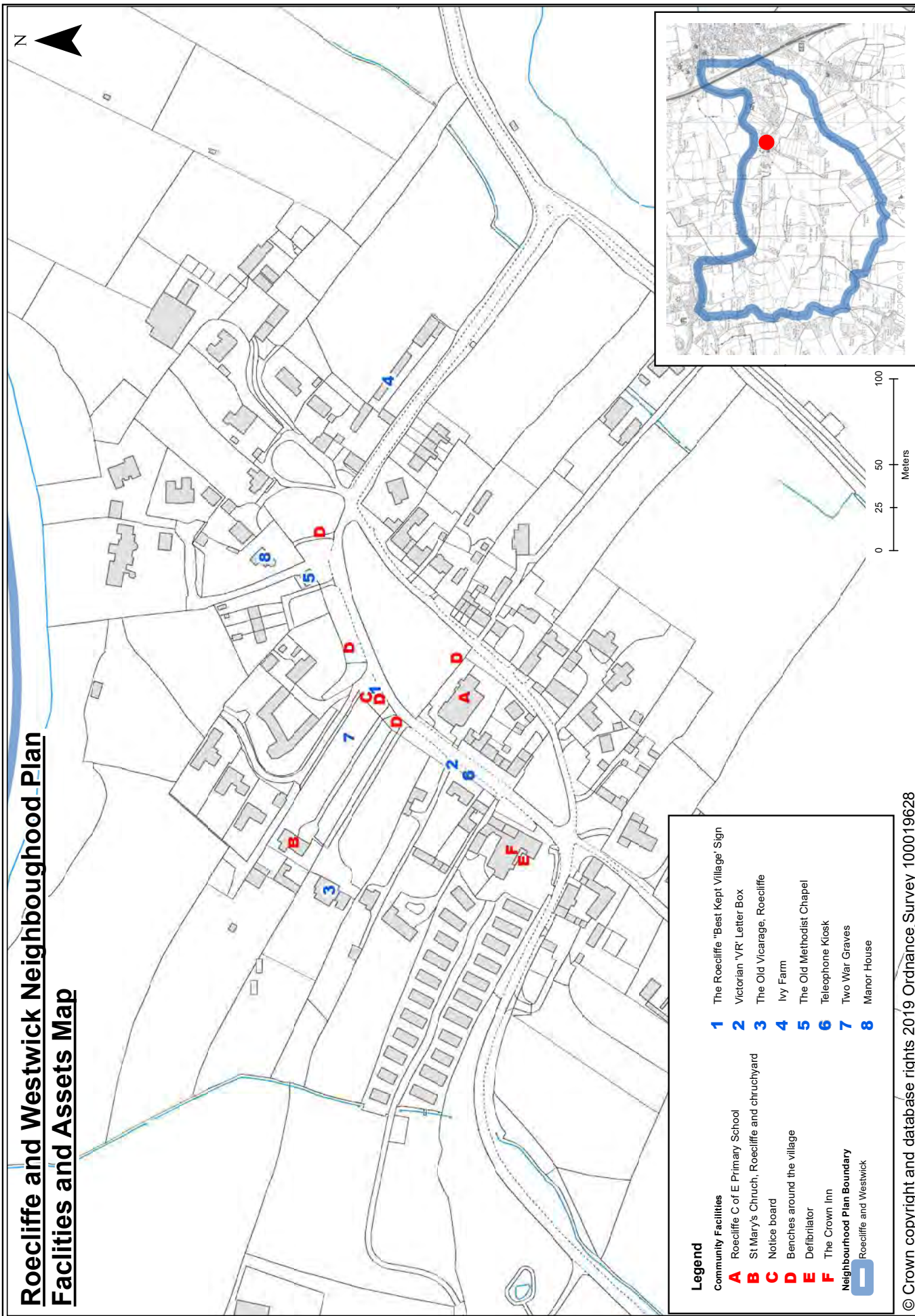
Non designated local heritage assets will be conserved and enhanced, wherever possible for their historic significance and/or their importance to local distinctiveness, character and sense of place.

Proposals for development that affect such assets should take full and proper account of the scale and impact of any harm or loss to the community.

The following non designated local heritage assets have been identified:

- The Roecliffe "Best Kept Village" sign
- Victorian "VR" Letter Box
- The Old Vicarage, Roecliffe
- Ivy Farm
- The Old Methodist Chapel
- Telephone Kiosk
- Two war graves
- Manor House

This list is subject to change if local heritage assets are identified in the future.



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Map 7: Roecliffe and Westwick Community Facilities and Non Designated Assets Map

D FOOTPATHS, CYCLEWAYS AND BRIDLEWAYS

Objectives

- To improve the existing footpath network by creating new footpaths and cycle ways to extend connectivity and improve access to the surrounding rural countryside.
- To seek on-going improvements to highways and develop a safer route for pedestrians passing through Roecliffe.

better footpaths and public rights of ways connecting to Boroughbridge are regularly maintained to encourage less use of cars and promote better health and well-being.

The principal footpath problems are as follows:

- The footpath along Bar Lane varies in width, creating difficulties for larger mobility scooters and baby strollers to pass. The grass verge to the path often over-grows onto the path, reducing usable width. There is a need to cross the road at Brickyard Road.
- The footpath through Cherry Island Wood on the riverside, is very poorly maintained and difficult to pass. This is part of the 'Roecliffe Ramble' signed route and much used by visitors and residents alike.
- The footpath to Staveley is poorly maintained in parts and needs additional signage.
- The footpath along Sheaflands Lane is very good as far as the gate into the wooded part. From there to the Boroughbridge/Bishop Monkton road is in poor condition and requires maintenance

9.9 Footpaths, cycleways and bridleways

Justification and Evidence

The village has many narrow lanes and footpaths that are critical to maintaining the rural nature of the village. Up-keep of these Public rights-of-way is vital and many residents commented on this aspect in the Survey.



One of many Bridleway/Public Footpaths

For most people living in Roecliffe & Westwick the car has become the principal mode of transport, even for some of the shortest journeys. It is very important that



The footpath/bridleway between Boroughbridge/Bishop Monkton road and Roecliffe Grange.

- The footpath on The Common is in very poor condition, to the point that walkers use the road round the bend rather than the footpath. Reconstruction is required.



The footpath on The Common

146. The footpath from Roecliffe to Minskip (6 on Map 7) is in part, in very poor condition and poorly signed since part was re-routed some years ago.



Poorly maintained footpath between Roecliffe and Minskip

To enable a greater appreciation of the landscape features and interaction with the wildlife, access to the countryside is achieved via a network of public footpaths, however, small additional short footpaths would enable circular routes without necessitating a return via local roads.

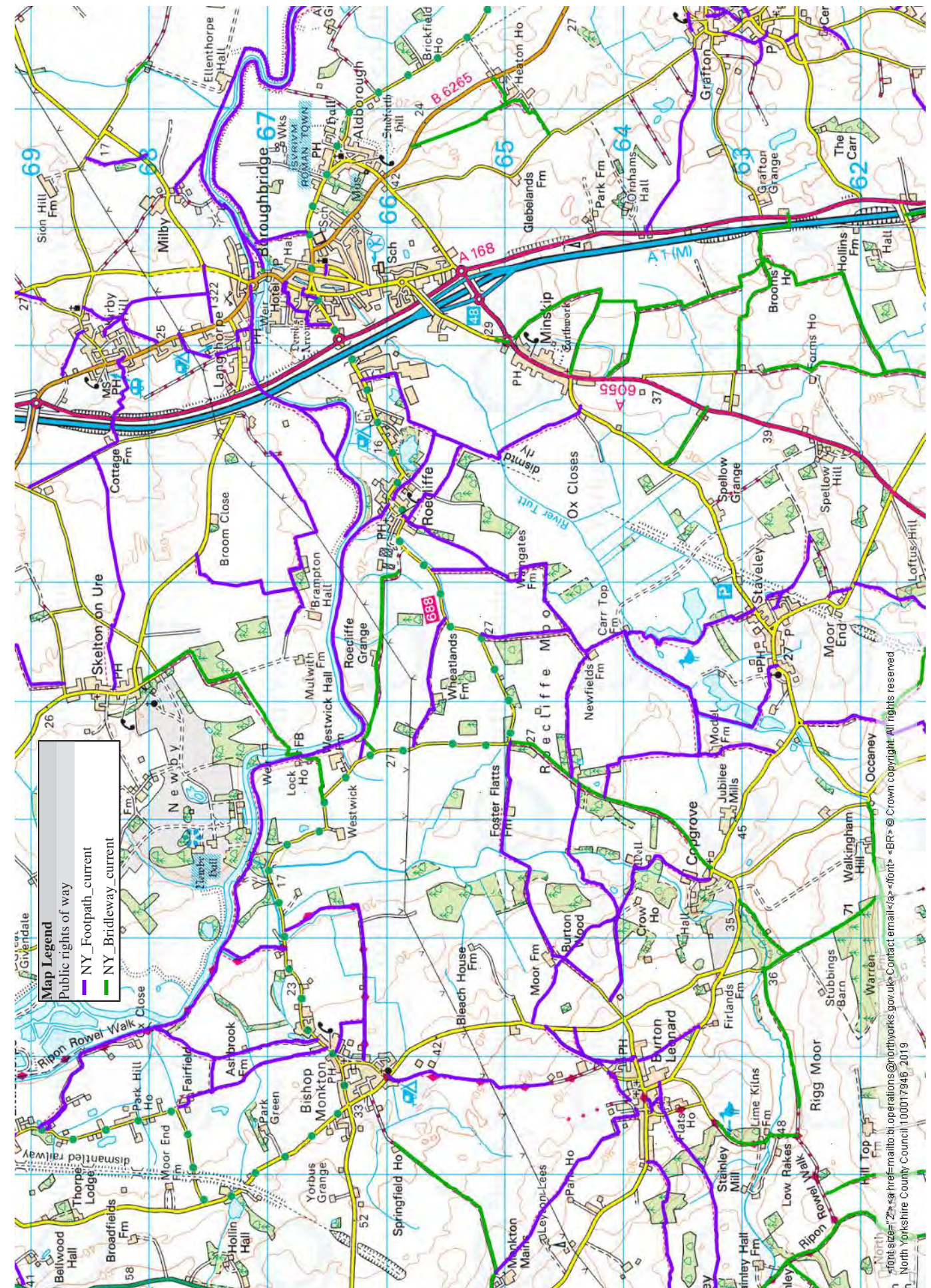
The key routes shown on Map 8 are as follows:

- 1) Roecliffe Ramble – along the river Ure bank to the lock

- 2) As route 1 and returning to Roecliffe on route 2.
- 3) Leaving Roecliffe towards Whingates Farm, returning to village.
- 4) Using route 3 to Whingate Farm, continue to Newfields Farm, continue route past Wheatlands Farm and return to village.
- 6) Various routes lead to and from Staveley wildlife Park (route 6)

Feedback from the Community

The Village Survey revealed the extent of support for green space and public rights of way. Concern was expressed about the state and maintenance of particular areas e.g. Thorns Lane where there is indiscriminate use of the land surrounding the bridleway for unsightly commercial activity.



Map 8: Footpaths/Bridleways in Roecliffe & Westwick with surrounding connections Crown Copyright and database right North Yorkshire Council 100017946 2017

POLICY D1: FOOTPATHS, CYCLEWAYS AND BRIDLEWAYS

Development proposals will take all reasonable opportunities to improve footpath and bridleway access, by, for example, facilitating new circular walks and new safer alternatives to existing routes. Any proposed routes and changes to existing routes will be expected to take advantage of features such as good views, amenity areas and also provide further planting as part of the proposals.

The layout of any proposed development should take into consideration the possibility of future footpaths and bridleways and access links not directly provided by the developments.

COMMUNITY ACTIONS

- Improve signs for country walks;
- Provide map of routes on a new Community Noticeboard;
- Maintenance of footpaths and bridleways generally



Sign to Roecliffe Ramble



A blocked footpath through Cherry Island Wood on the Roecliffe Ramble



Sign on The Common – requires up-grading

E GREEN SPACE

Objective

- To protect the valuable green spaces within Roecliffe & Westwick.

9.10 Local Green Space

Justification and Evidence

Although Roecliffe benefits from a large amount of surrounding open green fields and countryside, the village centre does not have many green spaces that residents and visitors can freely access. An assessment was undertaken by the steering group of all the

potential areas of Local Green Space within the village. As a result only two local green spaces were identified, the village green and the common. These Local Green Spaces are marked on the policies map. The NPPF guidance (paragraphs 99-101) was utilised and is demonstrated in the Local Green Spaces Assessment (appendix 2).

Local Green Spaces

	Location	Local Significance
The Village Green	Centre of Roecliffe Village	Use by school and village
Roecliffe Common	To the west of Roecliffe Village	Open aspect on entering Village



The Village Green



The Common Pond

Feedback from the Community

The Village Survey revealed that community Open Space should be protected.

POLICY E1: LOCAL GREEN SPACE

In accordance with national policy on Green Belts the following areas are designated as Local Green Spaces where new development will only be allowed in very special circumstances:

- LGS1: The village green
- LGS2: Roecliffe Common

9.11 Green Infrastructure

Justification and evidence

Roecliffe is a rural village and the parish is predominantly laid to agricultural land with industry confined to the southern aspect of Bar Lane. The Roecliffe Brick and Tile Works established in the late 19th Century ceased to function in 1963 but a fortunate legacy is the large lake, formerly the source of clay which separates industry and the village at Thornfield Lane.

The Roecliffe Ramble was an original part of the Ure Walks through Time Project beginning at the church and proceeding along the bank of the River Ure and on to Westwick Lock. The historic coal barge traffic continued on to Ripon City via Bishop Monkton.

The Village Green and Roecliffe Common are registered common land and Staveley Quarry is designated as a Site of Importance for Nature Conservation (SINC). Green spaces and routes in the Roecliffe and Westwick Plan area provide access for pedestrians, cyclists and horse riders.

Roecliffe and Westwick Parish Council and the Roecliffe Village Fund maintain the trees on the Village Green and have recently financed the enhancement of Roecliffe Common by felling dead trees and clear overgrowth of blackthorn etc.

The parish benefits from an abundant and diverse range of green corridors, nature areas and wildlife habitats. Local wildlife are attracted to the waterways, woodlands and open countryside. Walking 'The Roecliffe Ramble' route along the River Ure will often give seasonal sightings of roe deer, barn owl, tree sparrow, and finch flocks, as well as buzzards waterfowl and many different types of flora and fauna.

A number of nature areas are already protected by existing legislation, for example Bishop Monkton Ings SSSI and the Roman Fort and Settlement. In addition, to the east of the village, the former clay pits have become flooded and surrounded by dense secondary woodland of ash, hawthorne and sycamore. This has been identified by Harrogate Borough Council's draft Local Plan as a Site of Importance for Nature Conservation (SINC).

Harrogate Borough Council's draft Local Plan supports the protection of the natural environment and draft policy NE3 states that development should not result in any net loss of biodiversity. SSSIs and SINCs are protected under this policy. However, there are still some key areas that would benefit from protection under this Plan.

Landscape features

In 2010 study by Natural England¹ looked at green infrastructure corridors for Yorkshire and the Humber. It determined that the regionally significant Ure corridor (R16) and the Tutt and

Bishop Monkton corridor (D77), which is of district significance, both run through the parish of Roecliffe and Westwick. An overview of both corridors, (extracted from Natural England's report), follows:

Ure Corridor

The Ure corridor begins high on the Pennine watershed and runs through Wensleydale to the Vales of Mowbray and York. It is regionally significant as one of the major Dales rivers, mostly retaining its natural form as an active gravel river and connects the upland landscapes of the Yorkshire Dales with lowland areas, passing through a transitional landscape of rolling foothills. It meets the Swale corridor south of Myton-on-Swale at the northern end of the Ouse corridor. It passes through primarily mixed arable farmland and is comparatively rural and much of the corridor is well wooded. The corridor is recognised as a historically important link across the Pennines and embraces a diverse range of landscapes and a number of key settlements that act as service centres and hubs for tourism, including Hawes, Leyburn, Middleham, Masham, Ripon & Boroughbridge. It is rich in historic assets from the roman castle at Bainbridge, through Middleham Castle to the prehistoric Thornborough Henges – which contain relics of the largest ancient ceremonial area in Britain, Newby Hall, the prehistoric Devil's Arrows standing stones, Marmion Tower and Norton Conyers. It also incorporates several important nature conservation sites including Hackfall Woods – a glacial overflow channel renowned for its wild natural scenery, River Ure Grasslands which contains a number of rare plant species including the burnt orchid, and Ripon Parks SSSI. Recreation is important in this area and the corridor presents a key opportunity to promote recreation, linking key population centres with the wilder, more remote landscapes in the west. It also presents key opportunities to ameliorate flood risk given the extent of its catchment and the key settlements along its course. The River Ure Corridor and the

Neighbourhood AreaThe River Ure defines the northern boundary of the Neighbourhood Area and the flat, linear floodplain of the River flows between Newby Hall and Boroughbridge. The area is intensively farmed for cereal crop production in large open fields crossed by ditches draining into the River Ure. The A1(M) is a dominant feature to the east of the character area and where it crosses the Rivier Ure it effectively cuts off the corridor from Boroughbridge.

The prehistoric, ancient monument, the Devil's Arrows standing stones are to the east of the Neighbourhood Area but are physically located in the neighbouring parish of Boroughbridge.

To the north east of the Neighbourhood Area and 400m north of Brickyard Farm is the site of a Roman fort and adjacent settlement. Listed as an Ancient Monument. Historic England describes it as being as located on a raised river terrace, south of a bend of the River Ure. This area was prone to flooding which explains why the fort was constructed on raised ground, further back from the river. It was probably built shortly after AD71 when Petillius Cerealis began his push north into the territory of the native Brigantes and was abandoned in AD85, when a fort was established at nearby Aldborough.

Tutt and Bishop Monkton corridor (D77)

The Tutt and Bishop Monkton corridor connects the Nidd corridor at Knaresborough to the Ure corridor via the River Tutt to Roecliffe and the Holbeck to Bishop Monkton. Of district significance, it comprises relatively flat largely agricultural land, which creates a landscape which feels remote and open. The corridor includes lowland basins drained by small rivers and sparse tree cover. The landscape contains historic wetlands such as Bishop Monkton Ings SSSI and the lakes, and recreated wetlands at Staveley Nature Reserve provide diversity in the landscape. The corridor drains into the Rive Ure which

¹ http://webarchive.nationalarchives.gov.uk/20140605112209/http://www.naturalengland.org.uk/regions/yorkshire_and_the_humber/ourwork/yandhgreeninfrastructuremappingproject.aspx

can result in flooding issues. Controlling surface run off and flow within the catchment area is important.

In February 2004, Harrogate Borough Council conducted a thorough landscape character assessment of the area. The landscape characteristics of the parish of Roecliffe and Westcliffe are included in the following character areas:

Holbeck Valley Bottom Corridor– from Copgrove in a northerly direction to the River Ure

This character area is the remnant of an extensive wetland and is of great environmental value. Land use is diverse and fields at the north of the area are managed for both grass and arable production. South of these fields, the landscape is open, marshy grassland, which is subject to winter flooding. Holbeck flows through the parish of Roecliffe and Westwick and together with Ings Drain supports many species of marginal vegetation including strands of reeds, as well as providing drainage to the surrounding farmland. The corridor through the parish is well wooded and this blocked woodland, typically mixed and deciduous, along with the undulating landform of the surrounding arable land, encloses the area channeling and shortening views.

This character area includes Bishop Monkton Ings SSSI (Site of Special Scientific Interest). The SSSI is located at the north west of the Neighbourhood Area with the majority of the site in the neighbouring parish of Bishop Monkton. The SSSI is described in Natural England's citation as follows: "Bishop Monkton Ings comprises a diverse range of wetland habitats on low-lying alluvial soils adjacent to the Holbeck, a north draining tributary of the River Ure, together with small areas of broadleaved woodland. The grassland and spring-line communities represent a remnant of a formerly more extensive wetland area of a type which is threatened by drainage and agricultural improvement."

Knaresborough to Boroughbridge dismantled railway

The dismantled railway that runs through the Neighbourhood Area is part of the old Pilmoor, Boroughbridge and Knaresborough Railway Line. The section between Boroughbridge and Knaresborough opened in 1875 and was closed in 1964. The former railway line is now used as a footpath.

River Tutt low lying arable farmland – follows the River Tutt north east from Staveley to meet with the River Ure at Boroughbridge

River Tutt is a small watercourse within a flat area of land which is open due to generally sparse cover and flat landform. The floodplain is generally restricted as there are a number of ditches along straight field boundaries which drain into the river. The land is mainly grade 3 agricultural where the fields are managed for intensive arable production with pockets of grassland for livestock. Field boundaries are made up of hedges or post and rail or post and wire fences. The use of post and wire is common in the area and does not help to maintain landscape patterns. Roecliffe is a village on the edge of the character area. There is a public footpath that connects Roecliffe to Staveley.

Hadriggs and Roecliffe Moor – from Holbeck Valley Bottom to south of Newby Hall

This character area is described as a flat, uniform landscape of grade 3 agricultural fields, mostly managed for cereal production with a small number of grassland fields for livestock. There are few trees and large fields with missing boundaries, which creates an open landscape with uninterrupted views, broken by blocks of deciduous and mixed woodland. Views of large-scale storage sheds west of Boroughbridge and the A1(M) corridor impact on character and views from the area.

Woodlands

There are a number of deciduous woodlands in the Neighbourhood Area, including Cherry Island Wood, Holbeck Wood and Holbeck Plantation.

Watercourses

The main watercourses that run directly through the Neighbourhood Area are the River Ure and the River Tutt. There are several drains running off the rivers throughout the Neighbourhood Area. The Environment Agency's flood maps below indicate the extent of flooding from both rivers and seas and surface water. Recently a new storm drain has been created by the Environment Agency linking the River Tutt to the River Ure. This 'River Tutt Diversion Screen' is now an important piece of local green infrastructure from the perspective of flood prevention.

Bar Lane Green Gap

To the east of the village is Bar Lane industrial estate. The estate accommodates approximately 30 light industrial and office based businesses. Although the estate provides good local employment opportunities, there are issues with high volumes of traffic in the area and HGV parking in village streets overnight.

To the south of the road lies Claypit Ponds SSSI, also known locally as Roecliffe Ponds and Meadows. Roecliffe Ponds and



River Tutt Diversion Screen

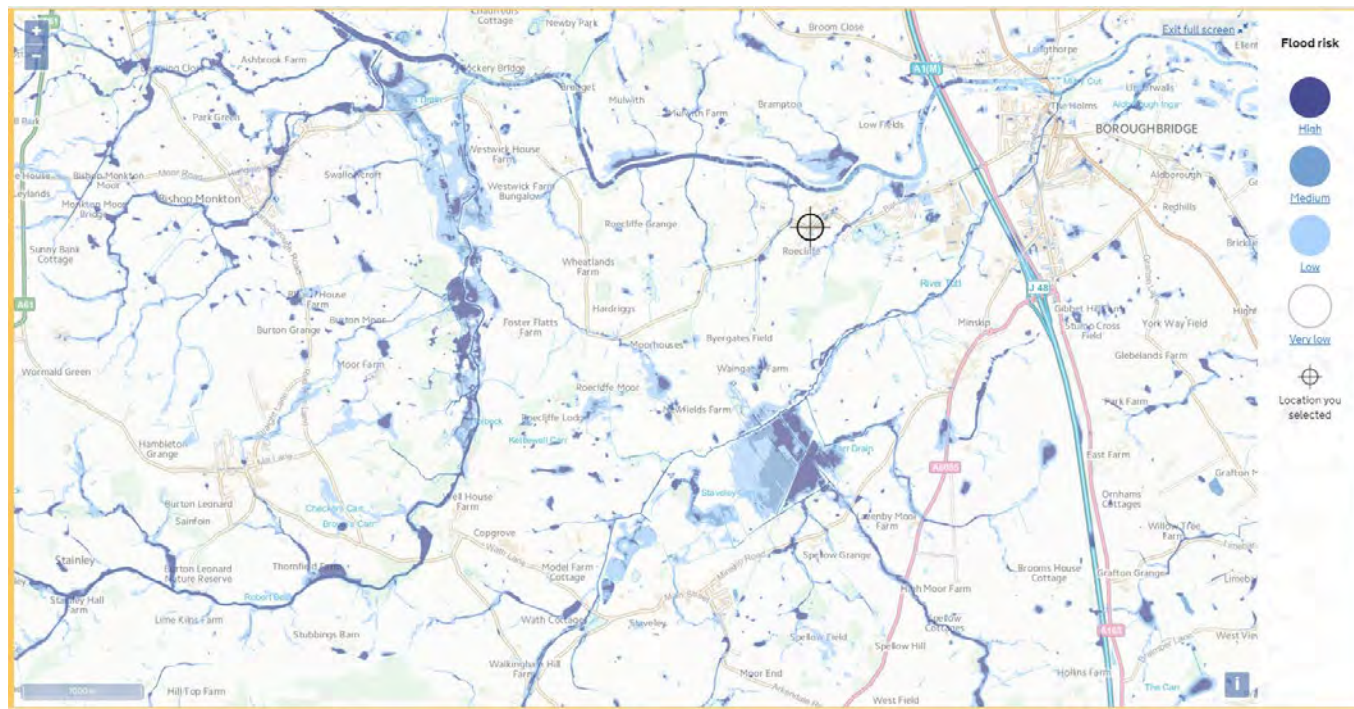
Meadows is full of wildlife with the ponds supporting a good range of coarse fish, including carp, bream, perch, roach, eel and pike as well as water lilies, dragonflies and kingfishers. The meadows have developed naturally over the years and are now full of wild flowers and insects, including common spotted and bee orchids, birds foot trefoil, ox-eye daisy and knapweed.

Becklands Lane is lined with fine oaks and the ponds and meadows are surrounded by a wooded fringe of scrub, including hawthorn, elder and grey willow. These provide nesting and feeding sites for many species of birds, including sparrowhawk, great spotted woodpecker and chiffchaff.

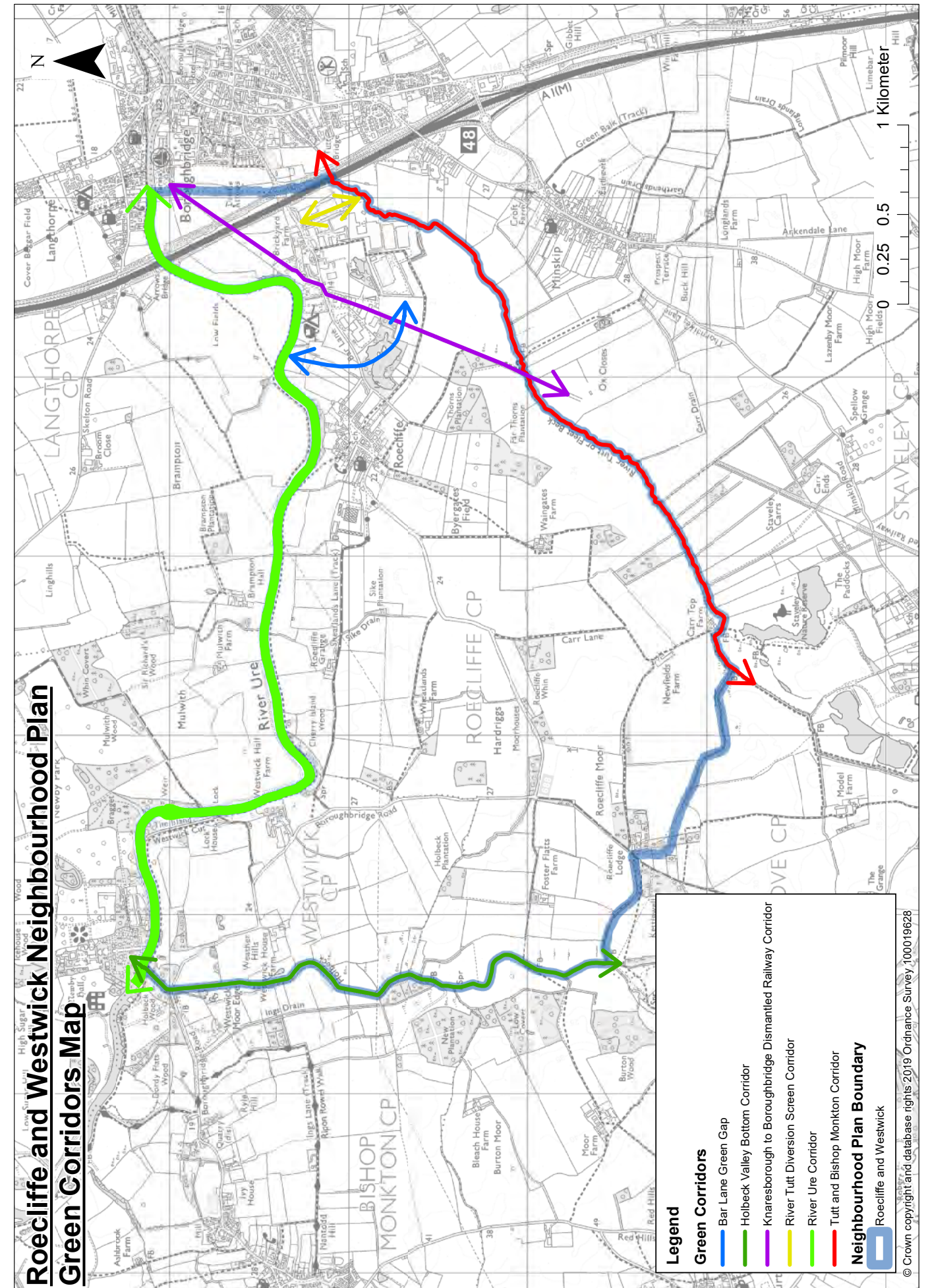
The Green Gap as a whole provides a valuable buffer between the industrial estate and the village, including for noise reduction, ensuring there is a clear sense of entry into and out of the village and the integrity of the two zones – residential and industrial – should be maintained in order to protect valuable green space, farmland, habitats and the Conservation Area.



Map 9: Environment Agency Flood Map – Flood risk from rivers or the sea



Map 10: Environment Agency Flood Map – Flood risk from surface water



Map 11: Green Corridors Map

POLICY E2: GREEN INFRASTRUCTURE

The following identified green corridors will be improved and protected for the multiple benefits derived from them for the community, including habitats preservation, flood risk mitigation, noise reduction, wildlife movement, health and recreational opportunities. Development proposals should not result in the disruption of the functioning of these corridors:

- River Ure Corridor
- Tutt and Bishop Monkton Corridor
- Holbeck valley Bottom Corridor
- Knaresborough to Boroughbridge dismantled railway corridor
- River Tutt diversion screen
- Bar Lane Green Gap

Development proposals within or adjacent to these corridors should seek to integrate strong green infrastructure, including:

- New accessible public green spaces for formal and informal recreation. New green space should seek to address identified deficits in the area and/or vicinity of the development.
- Retention of hedges, trees and landscape features.
- Retention of existing street trees and those 'off street' which form part of the street scene and provision of new trees wherever practicable. Existing trees in the street scene should be conserved and replaced on a like for like basis should felling be deemed inevitable.
- Provision of porous surfaces wherever hardstanding is required off the carriageway.
- Provide corridors for wildlife to move through, around or across a development site.

F LOCAL ECONOMY

Objective

To support and strengthen the small number of local businesses and assist those working from home.

9.12 Local Business Support

Agriculture and Farming remains a vital part of the local economy, adding greatly to the visual amenity of the Local Plan area.



Nation-wide horticulturist



Touring Caravan site



Payne's Daries plant



Many SME's on the old brick works site

Industrial Development of Roeclyffe.

South of the River Ure there was a west to east stratum of clay suitable for making bricks, tiles and pottery. The Roeclyffe Brick Yard on Bar Lane was established in the early part of the 18th Century and after the construction of Smeaton's Canal at Boroughbridge in 1770 the river became the transport mechanism to export bricks and tiles to Ripon, York and further afield.

Many of the properties in Roeclyffe are constructed of the characteristic brick and pantiles including the present school constructed in 1874. The brickyard closed in 1964 when the clay deposit had been almost worked out but the clay pit ponds still exist as a nature reserve and fishing ground and are protected as a site of nature conservation.

The industrial designated land was purchased by a civil engineering firm who demolished some of the workers houses and the old buildings and has passed through several ownerships .and is currently owned by Bar Developments who have planning permission for office and light industry.

In the 1970s planning permission was given to Wilson Transport to relocate from Church Lane , Boroughbridge to agricultural land to the East of the brickyard site.

In 1987 Wilson Transport merged with Allerton Cold Storage and in 1992 became Reed Bordall. Reed Bordall is in the food distribution business and is now the major employer in the region with over 700 employees working from the seven massive cold storage chambers. The site has extended to 55 acres and there are 180 truck movements daily.

A potato chip factory was developed on part of the original brick yard site together with a potato grading unit but that has since become Paynes Dairy who operate a milk processing and delivery service.

In addition to Reed Bordall and Paynes Dairy there are more than 50 businesses located in the Neighbourhood Plan area primarily office and light industrial on Becklands Close, Brickyard Lane and Clay Pit Lane.

The volume of car, lorry, HGV and 44 ton refrigerated vehicles accessing businesses on Bar Lane is a major concern to residents and pedestrians and cyclists face an uneasy challenge despite the 30 mph restriction. The capacity of this road continues to be questioned. The congestion, at times, caused by HGV's, is a source of major concern and improvements will have to be instigated eventually if road safety standards are to be maintained.

Roecliffe Nursery established in 1989 on a site off Sheaflands Lane with access across Common Land has expanded rapidly and now occupies over five acres of greenhouse

owned by Johnson's of Whixley.

Roecliffe Business Centre on Waingates Lane was founded in 2004 from the conversion of a group of disused farm buildings, formerly known as Waingates Farm. The farm was built in the late C19th, made from locally sourced materials (red brick from the Roecliffe Brick & Tile Company and sandstone from Aldborough) and was originally run as a mixed farm comprising arable, dairy, sheep and cattle.

Since the early '80's the farm buildings had become increasingly redundant as the farming enterprise within the Roecliffe Estate evolved to become entirely arable. Today the Estate manages over 1000 acres of arable and woodland and includes another 8 restored properties, which are all let or service occupied, around 40 acres of woodland laid down in 1989 plus substantial set-aside field margins along the River Tut.

Current businesses in the Centre are:

- Dee Set
- Time Outdoors
- Premier Wealth Management
- Gap Solutions
- Waingates Farm Huts

Apart from The Crown Inn there are no business premises in Roecliffe Village but a few residents may work from home.



Reed-Boardall – the largest employer in the Parish.

POLICY F1: LOCAL BUSINESS SUPPORT

Development proposals which provide support and give encouragement to local businesses and ensure viability is maintained and strengthened will be supported provided that they:

- Contribute to the character and vitality of the local area.
- Protect residential amenity
- Do not adversely impact upon road safety.

COMMUNITY ACTIONS

Improve Roecliffe & Westwick website for local businesses.

9.13 Broadband/Connectivity

Justification and Evidence

Broadband performance is very sketchy in Roecliffe. There is a “green box” in Bar Lane, and if “super-fast” Broadband has been installed then generally people get download speeds of 20 to 25mbps , and upload of around 5mbps. Without this, then a speed of 5mbps download is more likely. Even with super-fast broadband there are reports of pictures freezing, and some houses sharing a telephone line with neighbours,

which affect performance dramatically.

Best performances are in Westwick next door to the Business Centre which have use of the 100mbps going into the Business Park. Elsewhere in Westwick one finds the worst performances of all with very little reception. However, Westwick is far from the “green box” to be able to make use of it.

Feedback from the Community

The Roecliffe & Westwick Neighbourhood Plan Committee, in contacting various businesses and the school, was pleased to note wide use of this facility.

POLICY F2: BROADBAND/CONNECTIVITY

To support more people working from home and to encourage local micro/small business growth, this Plan supports the technology infrastructure that serves to improve broadband speed throughout the Neighbourhood Area.

Development proposals should demonstrate how they will contribute to and be compatible with internet connectivity. This should include plans showing suitable infrastructure provision to ensure all new developments are ‘fibre-ready’.

COMMUNITY ACTIONS

To analyse which broadband providers provide the best coverage and speeds in the area and to look into ways in which coverage could be improved for those who are a significant distance away from the fibre cabinet.

9.14 Bar Lane Industrial Zone

Justification and Evidence

Bar Lane Industrial Estate, Roecliffe, is a mixed use industrial estate with a number of light industrial and office based businesses

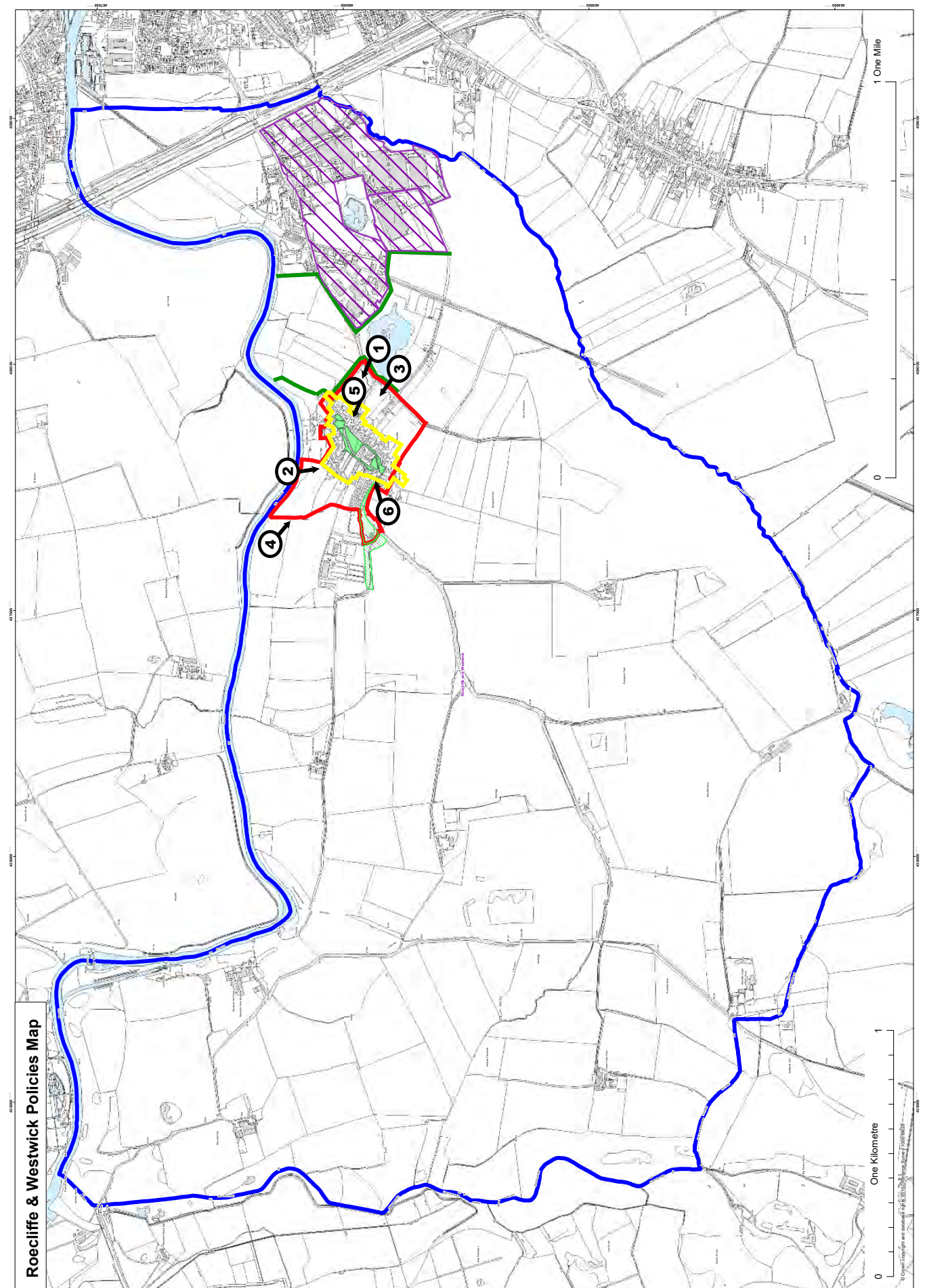
on site. Due to the location and number of activities occurring on the estate, there are ongoing issues with high volumes of traffic in the area and HGVs overnight parking in Roecliffe's village streets. To contain these issues and to prevent an overspill of the estate into surrounding countryside or village, the area around Bar Lane Industrial Estate is designated an Industrial Zone.

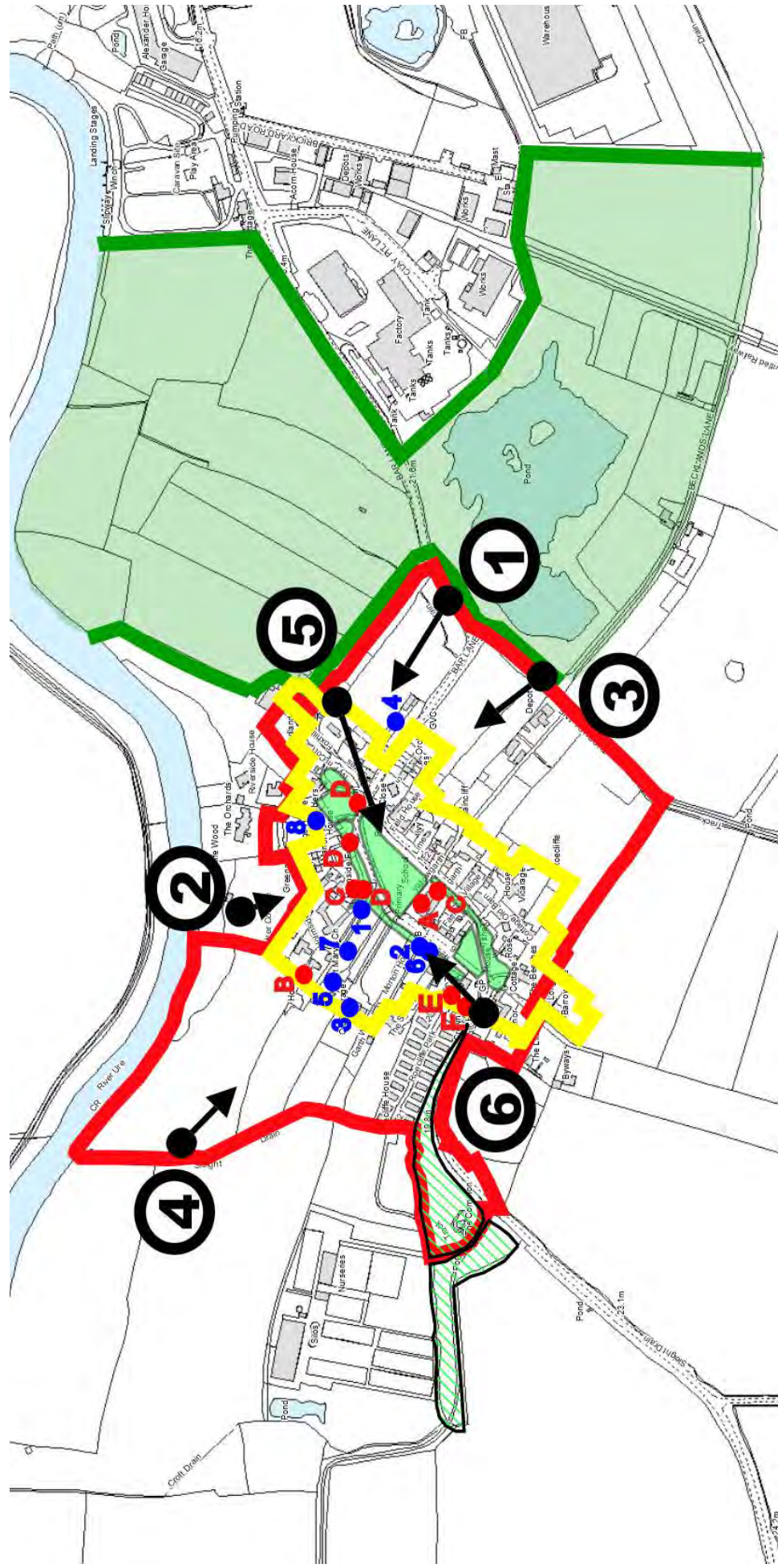
POLICY F3: BAR LANE INDUSTRIAL ZONE

The area around the current Bar Lane Industrial Estate, as marked on the policies map, is designated an Industrial Zone. Business development schemes within this zone are encouraged provided that:

- new buildings and structures are in keeping with its surroundings in terms of scale and design.
- adequate car-parking provision for on-site staff, commercial vehicles and visitors to the extent that there will be no over-spill onto the highway, except in exceptional circumstances.

9.15 Policies Maps





Policies map 2

Key	Community Facilities	Non Designated Local Heritage Assets
	A Rocliffe C of E Primary School	1 The Rocliffe "Best Kept Village" sign
	B St Mary's Church, Rocliffe and the churchyard	2 Victorian "VR" Letter Box
	C Two notice boards	3 The Old Vicarage, Rocliffe
	D Benches around the village	4 Ivy Farm
	E Defibrillator	5 The Old Methodist Chapel
	F Crown Inn	6 Telephone Kiosk
		7 Two war graves
		8 Manor House

Policies map key

10 DELIVERING THE PLAN

10.1 Community Infrastructure Levy (CIL)

The Community Infrastructure Levy (CIL) is a non-negotiable charge on new buildings in £s per square metre. A building becomes liable on the granting of planning permission and the CIL is paid when building commences on site. CIL is paid to the Local Authority (Harrogate Borough Council). In addition a “meaningful proportion” of the CIL is passed by the Local Authority to the Parish Council. If there is a Neighbourhood Plan adopted this proportion is 25%.

Both the Local Authority and Parish Council are required to spend this levy by funding the provision, improvement, replacement, operation or maintenance of infrastructure, or anything else that is concerned with addressing the demands that any development places on an area.

Harrogate Borough Council has produced a “Regulation 123” list that sets out the type of infrastructure projects that it intends will be wholly or partly funded by CIL. This includes transport schemes, public rights of way, flood protection schemes, primary and secondary education, green infrastructure, community sports facilities, public realm improvements and public health improvements.

Whilst the Roecliffe & Westwick Neighbourhood Plan is primarily a document relating to land-use within Roecliffe & Westwick, the community have identified a number of projects, which will require co-operation, assistance and funding from outside stakeholders.

Potential Multiple housing development in Roecliffe & Westwick (East of A1M) will no doubt increase pressure on highways inside the village and its surrounds, and also demands for local facilities such as schooling, healthcare, public utilities, policing, waste services and leisure, most of which are currently provided outside Roecliffe & Westwick. These are the types of projects HBC will be expected to fund through the CIL.

To ensure the Vision for Roecliffe & Westwick is achieved and development is integrated sustainably into the village over the next 15 years, it is essential that the projects outlined in the Projects Priority List are supported. Many of the projects have little cost and it is anticipated that some will be achieved by local fund raising. It is envisaged that the Projects will also be funded from grants obtained from, for example, Lottery Funding, and Sports Aid England.

Some of the projects, however, are more suitable for delivery by the Parish Council and some by Harrogate Borough Council. It is envisaged that the Parish Council will use its “meaningful proportion” and Harrogate Borough Council will use CIL funds accordingly.

The Parish Council will receive “meaningful proportion” payments from Harrogate Borough Council and will then need to resolve how these payments are distributed between projects in support of Roecliffe & Westwick. It is the responsibility of the Parish Council to make sure decisions made are fair and transparent, and are informed by appropriate community engagement. The Community Infrastructure Regulations require the Parish Council to report annually on how monies have been spent. This serves to provide appropriate checks and balances when spending this new source of revenue.

10.2 Projects for Roecliffe & Westwick

It is intended that this Projects Priorities List could be used by the Parish Council when allocating any CIL that may be available.

No.	Projects Priority List
High Priority	
1	Traffic management.
2	Parking in the Village.
3	Meeting Place.
Medium Priority	
4	List assets of community value.
5	Computer training courses.
6	Improve footpath through The Common.
7	Community transport scheme and community charging point.
8	Review and match housing to village demography.
9	Maintain and improve Visitor Information display board showing green space, footpaths, bridleways and other important features.
10	Improve Thorns Lane.
Ongoing	
11	Litter Control.
Other	
12	Create an overall tree management/planting strategy.
13	Monitor noise pollution in the Parish.
14	Investigate returning all or part of the village surrounding area not included in the Conservation area, to Green Belt and agricultural use.
15	Continue with consultation/education/co-operation with the school in highlighting and minimizing the impact of parking.
16	Introduce 20mph zone in Main Street.
17	Improve signs for country walks.
18	Improve Roecliffe & Westwick website for local businesses.
19	To analyse which broadband providers provide the best coverage and speeds in the area and to look into ways in which coverage could be improved for those who are a significant distance away from the fibre cabinet.

The above projects will be funded through:

- HBC and Parish Council Community Infrastructure Levy;
- Grants;
- Roecliffe & Westwick Fundraising.

10.3 Delivery Committee

Consideration has been given as to how the Roecliffe & Westwick Neighbourhood Plan should be monitored once adopted, and how the various agreed village improvements can be delivered. It is recommended that a Roecliffe & Westwick Neighbourhood Plan Delivery Sub-Committee of the Parish

Council be formed once the Plan is in place to act on behalf of the residents of Roecliffe & Westwick through the Parish Council and to work in very close co-operation with the Parish Council, Harrogate Borough Council and other relevant stakeholders.

Appendices

APPENDIX 1 – COMMUNITY FACILITIES ASSESSMENT

Name of facility	Address	Primary use	User groups	Condition/Capacity	Recommendation ¹
A Rocliffe C of E Primary School	The Green, Rocliffe, York YO51 9LY	Primary Education	Families with young children. Outside school hours the school is used for Parish Council, WI and the Annual Assembly meetings. The school will also be a Rescue Centre in the event of a “disaster”.	Good condition; 100 children	Support and maintain
B St. Mary’s Church, Rocliffe, and the churchyard.	The Green, Rocliffe, York YO51 9LY	A monthly church service for the village, and periodic School services. Also baptisms, weddings and funerals. Churchyard used for interment and ashes.	Members of the village plus visitors. Village school for their services. Churchyard used for burials for villagers or people with connections with Rocliffe and Westwick.	Well maintained by the Churches Conservation Trust. Holds 100	Support the Churches Conservation Trust and maintain the church for services.
C Two notice boards	Rocliffe Village Green and Bar Lane.	Update villagers with useful information	All villagers and visitors	Good, but need annual renovation	Keep and replace when necessary
D Benches around the village	Various but mainly on the Village Green	For weary travellers	All villagers and visitors.	Good condition but all need annual renovation	Keep and replace when necessary
E Defibrillator	At The Crown Inn, Rocliffe, York YO51 9LY	For emergency treatment of heart problems	All villagers and visitors	Good condition which needs regular testing	Keep, and give annual training sessions
F Crown Inn	Rocliffe, York YO51 9LY	Old Coaching House restaurant and pub with limited accommodation	All villagers and visitors. Also a Wedding venue,	Excellent condition and well maintained	Keep and consider as an Asset of Community Value
¹ A recommendation can be as simple as retain for community use, or make reference to potential improvements that may involve a policy or become a project.					

APPENDIX 2 – LOCAL GREEN SPACES ASSESSMENT

Site name/location	Local characteristics of the site	Close proximity to community?	Local special significance	Area in hectares	Land owner/maintenance
Village Green	On entering Rocliffe the road splits into the main road and the back lane, which merge again on leaving the village. The greater part of the Green lies between the two, though there are smaller areas beyond, at the north-east and south-west ends, and extensive verges to the north-west and south-east. There was formerly a large pond in the village to the north of the school but it began to drain away in 1947. Unsuccessful attempts were made to re-line it but, when the Boroughbridge by-pass was built in the early 1960’s, surplus spoil from its construction was used to fill it in. The site now forms part of the Green.	Houses have been built all around the village green.	There are now 39 trees that have been planted on the village green, some over 120 years old, and others much more recent. There is a good spread of different variety tree. Also a vast number of spring flowers. But overall the village green is an important landscape feature as one enters the village from either Boroughbridge, or Bishop Monkton.	0.82	Both the village green and the trees on it are maintained by the Rocliffe & Westwick Parish Council.
Rocliffe Common	Rocliffe Common on the northern periphery of the village provides a backdrop and helps to soften the impact of park homes at this end of the village. The Common sits on the right hand side of the road as one leaves the village towards Bishop Monkton. A footpath has been set between the trees which leads to a pond which contains different fauna and flora. This new path now forms part of the Rocliffe Ramble	Rocliffe Common is on the northern end of the village and so is close to the Village Green and residencies to the north of the village.	Rocliffe Common is common land and so protects this part of the village from any building. It also affords residents with a pleasant walk through the woods as an alternative to walking on the Bishop Monkton road. The only vehicles allowed to cross the Common via Sheaflands Lane, are Johnson of Whitley vehicles accessing their Nurseries, where they nurture plants and small bushes.	1.54	Maintained and owned by Rocliffe & Westwick Parish Council.

Note NPPF describes Local Green Space as follows:

The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

- where the green space is in reasonably close proximity to the community it serves;
- where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and
- where the green area concerned is local in character and is not an extensive tract of land.

APPENDIX 3 – NON DESIGNATED LOCAL HERITAGE ASSESSMENT

Feature name ²	Location	Description ³	Why is the feature of interest and significance? What evidence exists to support the proposed selection?
1 The Roecliffe "Best Kept Village" sign	The Green, Roecliffe, outside the churchyard wall	Beautifully designed plaque set on a post to commemorate Roecliffe being the Best Kept village in the Lower Ure in 1998.	Reminder to younger generations of the efforts made by villagers to keep the village tidy and beautiful. Also of interest for visitors to see.
2 Victorian "VR" Letter Box	Next to the Phone Box on the Village Green	A "VR" Letter Box, still in use, set in the wall.	"VR" Letter Boxes are rare these days and it is important to ensure they are kept from the heritage point of view.
3 The Old Vicarage, Roecliffe	On the Left Hand Side of Roecliffe church	Multi-gabled Old Vicarage, adjacent to the church, built of brick in 1865, but with unusual neo-Norman stone details to doors and windows, reflecting the church.	Roecliffe Conservation Document written in 1995 by Harrogate Borough Council (HBC) supports this selection. Also the features that reflect those of the church next door need preserving.
4 Ivy Farm	On the north- east end of the village green next to Bar Lane.	Ivy Farm is a simple but attractive early C19 building which marks the north-east entrance to the village.	Roecliffe Conservation Document written in 1995 by HBC supports this selection.
5 The Old Methodist Chapel	Situated on the village green at the north east end of the village.	The Primitive Methodist Chapel, having served for many years as a village shop, is now a dwelling.	A lot of history in this building and again the Roecliffe Conservation Document written in 1995 by HBC supports this selection.
6 Telephone Kiosk	Outside Forge House and next to the "VR" letter box.	An original K6 telephone kiosk, which the Parish Council purchased from BT for £1.	It is an original K6 telephone box mentioned in the HBC's Roecliffe Conservation report of 1995.
7 Two War Graves	In the Churchyard	Two war graves to pilots, Flight Lieutenant Michael Thomas Gibson Henry, 39876, DFC, RAF 35 Squadron, and Sgt Gilbert Crozier 2213869, 1651 H.C.U.RAF (VR) (Wireless Operator/Air Gunner, who were killed in the Second World War in 1941 and 1944 respectively.	Part of the history of the UK and Roecliffe in-particular.
8 Manor House	On the north west end of the village green.	Manor House was part of the Manor of Aldborough and was referred to as The Manor House in old deeds. It was not sold by the Lawson Tancred's until 1935 when its land stretched to the river and it was a market garden.	Manor House has been identified as the oldest house in the village by Derek Bielby when he wrote his history of the village.

²Does the feature have a name locally eg building name? If not, a brief description. ³ A more detailed description of the physical form. ⁴Age, Rarity, Aesthetic Value, Group value (ie a grouping of assets with a clear visual, design or historic relationship), Historic association, Archaeological interest, Designed landscapes, Landmark status, Social or Communal value

APPENDIX 4 – COMMUNITY SURVEY RESULTS

In the Village Survey March 2016, 176 surveys were issued. 45.95% were male respondents and 54.05% were female respondents

Age profile:
 18 – 29 0.9%
 30 – 44 12.61%
 45 – 59 13.51%
 60 – 69 27.93%
 65 – 69 0%
 70+ 45.05%

Question 1 (126 respondents) Thinking about the Parish of Roecliffe & Westwick as a whole, what do you think are its most important assets?

43.65% - The people and sense of community
 50.79% - The attractiveness of the village
 12.29% - Access to the Motorway.

Question 2 (122 respondents) Again thinking about Roecliffe & Westwick as a whole, what do you believe are its biggest challenges?

24.59% Availability of public transport
 46.72% - traffic
 9.02% Availability of housing
 8.2% - Access to services
 18.85 other (Inc. parking & HGV Lorries in village)

Question 3 (100 respondents) Please help us understand why you selected the answers above.

This was a long, detailed list of residents' comments. (96 in total)

Question 4 (121 respondents) When thinking about recreational areas in the village, would you like to see any of the following established?

71% Village meeting place
 6.61% Children's playground
 29.75% Sports ground or facilities
 Others were specified inc. car park

Question 5 (121 respondents) Do you think Roecliffe & Westwick can accommodate

more new housing?
 49.59% Yes
 50.41% No

Question 6 (58 respondents) was to ask for indication of housing types, but no detail of sort of housing that might be accommodated was indicated.

Question 7 (59 respondents) Can you identify any sites which you think would be suitable for housing and commercial development?

Inc. Extension to Roecliffe Park and Brickyard Lane; Field on left entry to village and several fields between village and Boroughbridge; field adj. to A1M to Boroughbridge side.

Question 8 (59 respondents) Please also identify any areas of land which you feel are unsuitable for housing and commercial development.

Inc. Village Green; commercial building already saturated; caravan parks; any area subject to flooding; Westwick/Bishop Monkton end of village should remain as a rural haven...; Land to the north/south/west is farming land and need to remain so

Question 9 (117 respondents) Getting around – Transport We all need to get around our area in order to live our lives, and we use different means to achieve this i.e. bus, car, bicycle etc. How can we improve getting around?

41.88% Increased frequency of bus service
 18.8% - Bicycle lanes and routes
 24.79% Voluntary car service
 24.79% other inc. yellow lines in village; smaller buses; car parking all the edge of north side of Green; wider footpath from Village on Boroughbridge Road for larger Mobile scooters.

Question 10 (117 respondents) Looking at Roecliffe & Westwick – Environment Clean air, uncluttered streets, unpolluted rivers and

lots of green spaces and habitats make an attractive environment in which to live and work and visit. What are your suggestions as to how we can sustain an attractive environment?

- 26.5% Better street lighting
- 21.37% Improved public rights of way
- 31.62% Street/footpath cleanliness
- 58.12% Other inc. improvements to: Common- Sheaflands lane; Roecliffe Ramble; Thorns Lane; more signs or chain-link round Green to stop parking; improve Pond on Common; more litter-picks; car parking outside village and more.

Question 11 (112 respondents) Healthy Roecliffe & Westwick - Community, voluntary and health. Roecliffe is a caring and supportive community that offers opportunities for and access to, leisure, health services, and a network of voluntary groups and facilities. What are your three most important suggestions to help you, and others, become involved in a healthy, active and supportive local community?

Answers included: eliminate noise from Pub after midnight; community meeting place; more village activities; good communication; police speed restriction through village; improve public footpaths ... and more.

Question 12 (111 respondents) Learning – education As Roecliffe grows and changes we need to provide a variety of places to learn, communicate and meet. What are your three most important suggestions to provide opportunities and access to lifelong learning?

Answers included: Good school; keep fit classes; village hall; more use of Church building; evening classes; share skills with self-help classes; Computer Club; organised nature walks ... and more.

Question 13 (110 respondents) Meeting and greeting – attractions. Roecliffe has the three key attractions of St. Mary's church, The Crown Inn and Roecliffe C of E Primary School, as well as open spaces for leisure,

walking etc. What are your suggestions for making sure that these attractions and the village open spaces are best used to benefit residents?

- 22.73% Reduce dog fouling
- 62.73% Improve car parking for leisure activities 37.27% - Use the Church for more meetings
- 28.18% other inc. improve Pub car park, tidy waste bins; clean up Common Pond; use school for more activities; pavement round village; improve public rights of way...and more.

Question 15 (27 respondents) Do you feel secure living in Roecliffe & Westwick?

- 100% Yes
- 0% No

Question 16 (83 respondents) What are your suggestions for improving security Result

- 28.92% More evidence of Neighbourhood Watch activities
- 7.23% More police controls
- 43.37% Traffic calming measures, particularly round school
- 20.48% Other inc: traffic calming on entry to village; traffic calming between motorway and village; more street lighting; 20mph in village.

Question 17 (24 respondents) What additional Police controls do you think are required?

Answers include: parking on bend near pub; speed indicators in village; speed checks on Bar Lane.

Question 18 (111 respondents) Is there anything else that this questionnaire hasn't covered that you feel would contribute to a better life in Roecliffe and Westwick?

Answers include: extra open meetings; more opportunity to meet as a community; security cameras on A1M bridge; additional community funding; access to Roecliffe Park other than through pub car park... and more.

