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Our ref: SF&F/Yo/DW

To whom it may concern

ROECLIFFE & WESTWICK PARISH NEIGHBOURHOOD PLAN 2018-2032

I am writing to you on behalf of my client Roecliffe Estate, where I am involved in the management of their farming enterprise (Roecliffe Farms) and also assist with general property management.

The owners of Roecliffe Estate have recently had the opportunity to look through the Roecliffe & Westwick Neighbourhood Plan, pre-submission draft March 2019, and would like to highlight and comment on the following areas covered in the document.

The Roecliffe Estate is very supportive of the community as a whole in having greater involvement in local planning policy. However as the major landowner adjoining the village of Roecliffe, they feel that a more detailed consultation should have been undertaken with them before the document was drafted. To date the only formal consultation received has been a survey sent to all residents.

On page 33 of the document it states that: "In all cases except one, the landowners were strongly opposed to any development proposals". The owners of Roecliffe Estate have not been given the opportunity to comment in detail on any development proposals, so feel this statement could potentially be misleading.

The Roecliffe & Westwick Neighbourhood Plan at several point, such as the map on page 57, references the creation of New Green Corridors. The Roecliffe Estate is very supportive of improving the environment in the area, as demonstrated by being part of several environmental stewardship and woodland enhancement schemes for a number of years. However the Estate would like to highlight that some of the proposed New Green Corridors are on land owned by the Estate that is used for access by farm equipment, the Estates ownership includes parts of the dismantled railway, Thorns Lane and Becklands Lane and land by the River Tutt. Therefore before any such Green Corridor is created, it is important that the detail of how any area would be managed is fully agreed by the Estate.

On page 48 Thorns lane is mentioned in both the text and in a photo, and it states that Thorns Lane is a bridleway, however this is incorrect. Thorns Lane is owned by Roecliffe Estate and not a public right of way, except for a short section of footpath. The rest is a private access, primarily used for farm equipment getting to adjoining fields.

On page 50, under policy D1 creating new circular walks and planting are mentioned, Roecliffe Estate appreciate the need for people to access the countryside, but feel a detailed agreement would be needed on this directly with them, given their landownership. The Estate has undertaken a lot of work over the years to create and improve woodland it owns, but any new planting would need their consent. Equally creation of circular walks could be a concern, if they also give an easier means for hare coursers and fly tippers to

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access the area, both of which are growing problems. Therefore any changes to rights of way would need very careful thought.

Under section 9.12 on page 59, it is noted that unfortunately there does not seem to have been engagement of the farms that make up the parish, as part of the local businesses in the area.

At section 10.2 on page 67, improving Thorns Lane is detailed as one of the projects for the village, the Roecliffe Estate would like some clarity on what is meant by this. As stated earlier the majority of Thorns Lane is owned by the Estate and used for regular access by farm machinery.

Additionally on page 67 at point 14, reference is made to returning the non-conservation areas by the village to Green Belt and agricultural use. As the major adjoining landowner any proposed change in designation of land farmed and or owned by my client would need full consultation with Roecliffe Estate before being implemented.

I look forward to your response on the points raised in this letter.

If you wish to discuss any of the details above, then please do not hesitate to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read "Duncan Winspear". The signature is written in a cursive, slightly stylized font.

Duncan Winspear

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