

NORTHAM NEIGHBOURHOOD PLAN 2024-2031



EXECUTIVE SUMMARY & Document List





Northam Neighbourhood Plan Executive Summary & Document List

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A) Northam Neighbourhood Plan Executive Summary

1 Introduction

1.1 What is a Neighbourhood Plan?

- 1.1.1 A Neighbourhood Plan is a community-led framework for guiding future development, regeneration and conservation of an area:
- a) It is about the use and development of land.
 - b) It becomes part of the statutory development plan for the District.
 - c) It must comply with EU Legislation; have regard to National Planning Policy and comply with Strategic Local Planning Policy.
 - d) It requires community engagement and robust evidence to support it.
 - e) It reflects issues that are particular to the neighbourhood, in this case, the Parish of Northam.

1.2 What it cannot do

1.2.1

- a) It cannot prevent all future development but can still resist or guide inappropriate development.
- b) It cannot deal with issues outside the scope of land management such as traffic issues.
- c) It does not need to repeat what is already in the Local Plan.

1.3 The Northam Neighbourhood Plan

- 1.3.1 The Northam Neighbourhood Plan aims to add local value and detail to the North Devon and Torridge Local Plan 2011-2031 in order to reflect the aspirations for the future of the parish by its residents and to address issues particular to the community.

- 1.3.2 These aspirations are encapsulated in the Plan's vision statement:

To maintain and enhance the individual characteristics of Northam, Orchard Hill, Appledore and Westward Ho! and to build

a more sustainable, self-reliant community of collaboration, connection and a strong sense of collective purpose.

1.3.3 The Northam Neighbourhood Plan document is divided into ten sections. The first section is a foreword; the second section provides a brief introduction to the Parish of Northam.

1.3.4 The second section is followed by sections detailing the national and local planning policy context for the Northam Neighbourhood Plan; the process of community engagement during the preparation of the Plan; the Plan's vision, objectives and policies. The Plan's vision, objectives and policies follow the National Planning Policy Framework and the Local Plan Sustainability Agenda and will last until 2031 (the same as the Local Plan), although they can be reviewed and changed as required. The process of implementation and on-going review of the Northam Neighbourhood Plan is described in the final section of the Plan document.

1.4 Consultation

1.4.1 In January-February 2023, local people, organisations and other agencies are asked for their written comments on the Plan. The consultation period lasted six weeks. All comments received were considered and the Plan was modified accordingly. The Plan was then given a final health check and then submitted to Torridge District Council as the local planning authority for them to send to an Independent Examiner for scrutiny

1.5 Submission to the Local Planning Authority

1.5.1 The Local Planning Authority will ensure that proper processes have been followed, and that the Plan meets the basic conditions for Neighbourhood Plans. At this stage further modifications may need to be made.

1.5.2 The final Plan is subject to public referendum. If more than 50% of those who vote in the parish accept the Plan, it is adopted. It then forms part of the development plan for the area alongside the North Devon and Torridge Local Plan 2011-2031, and will be part of the planning framework used in determining planning applications.

2 Neighbourhood Plan Objectives and Policies

General objective: The Plan will achieve sustainable development by applying through its objectives and policies the three principles of sustainable development – social, economic and environmental – that underpin the National Planning Policy Framework and the NDAT Local Plan.

Community

Objective: The protection of existing community facilities, and support for the development of new community facilities in Northam, Westward Ho! and Appledore.

Policy: CF1 COMMUNITY FACILITIES

Proposals for new development within the Plan area will be supported where:

- i. there is no loss of community facilities for which there is evidence of on-going demand and community value; and
- ii. the development adds new or enhances current provision of the community facilities; or
- iii. the development increases the availability of open spaces for sport and recreation purposes and children's play.

Housing and Development: a) Residential development

Objective: Local housing needs will be met through the increased provision of dwellings of one or two bedrooms. These new dwellings should be accessible and adaptable to meet household needs.

Policy: HO1 SIZE OF DWELLINGS

1. The provision of one or two bedroom dwellings will be supported.
2. New dwellings will be supported where they are designed to be accessible and adaptable and to cater for the changing needs of occupants over their lifetime.

Objective: To maximise the provision of affordable housing.

Policy: HO2 NEW AFFORDABLE HOUSING

1. Proposals to provide affordable housing through infill plots and new builds within development boundaries will be supported.
2. Where planning permission is required, proposals to provide affordable housing through the re-use of empty or derelict buildings will be supported where the building is capable of re-use without compromising the standard of accommodation to be provided.
3. The tenure mix of new developments will reflect local need, which includes provision of socially rented accommodation and low cost home ownership opportunities.

Objective: The design of residential development will ensure the amenity of new dwellings and protect the amenity of neighbouring properties.

Policy: HO3 RESIDENTIAL DESIGN AND AMENITY

Residential development will be supported where:

- i. private and public amenity space is provided to ensure usable outdoor space which creates a healthy environment meeting the needs of the occupants; and
- ii. overlooking of neighbouring properties and gardens detrimental to residential amenity is avoided; and
- iii. an increase in height over any replaced building is consistent with the height and form of neighbouring properties, fits unobtrusively with the character of the street scene and safeguards the amenity of residents of adjacent buildings.

Objective: In new dwellings parking for cars will be provided in proportion to the number of bedrooms.

Policy: TR1 RESIDENTIAL PARKING PROVISION

1. In designing residential development, priority should be given to encouraging the use of sustainable modes of transport to minimise the need for parking provision. Development will be supported where residential off-street parking provision, designed to meet the anticipated needs of residents and visitors, is well integrated and accessible to encourage maximum usage.

2. Residential off-street parking will be supported where it is based on the following maximum levels per dwelling:

- 1 bedroom dwellings – 1 space
- 2 bedroom dwellings – 2 spaces
- 3 bedroom dwellings – 2 spaces
- 4 bedroom dwellings – 3 spaces

Developments of four or more dwellings provide one further car parking space per four dwelling units.

Objective: The design of development should reflect and respect the character of the local built and natural environment.

Objective: The design of development should seek to mitigate and adapt to climate change and the transition to a low-carbon economy.

Housing and Development: b) Development, design and energy

Objective: The design of development should seek to mitigate and adapt to climate change and the transition to a low-carbon economy.

Policy: DE1 QUALITY OF DESIGN

1. Development should reflect local character and context; create a strong sense of place; and include design of an environmentally friendly nature and will be supported where it:
 - i delivers net zero carbon dwellings and delivers as a minimum Biodiversity Net Gain in accordance with National Policy;
 - ii it is sited and orientated to benefit from solar gain;
 - iii incorporates rainwater harvesting, grey water recycling systems and water efficiency measures;
 - iv it has access to sustainable transport options;
 - v incorporates the use of and re-use of traditional materials and low ecological impact materials and techniques;
 - vi is visually attractive as the result of good architecture, layout and appropriate effective landscaping, and functions well adding to the overall quality of the area, not just for the short term, but also over the lifetime of the development;
 - vii has a minimum of one bat box, one bee brick and one nesting box or cup per dwelling and all fencing includes hedgehog gaps;
 - viii avoids flood zones and coastal change management areas. Where these cannot be avoided a robust justification should be provided with the proposal.

2. Proposals for development should include supporting information which clearly demonstrates how existing key features and assets of the site such as

biodiversity, natural views, built structures, landmarks including mature trees, watercourses and hedges are impacted by the proposal. Any negative impact on these features must be accompanied by appropriate mitigation measures.

3. Residential development will be supported where household refuse storage space is externally accessible from the front of the house and is accessible from the kitchen without having to go through a living room.

Objective: Community-scale renewable energy production schemes will be supported.

Policy: DE2 RENEWABLE ENERGY

1. Community scale renewable energy proposals (for example, wind generators) will be supported subject to the avoidance of significant impact on residential amenity, landscape setting or biodiversity.

2. Proposals should be accompanied by an independent assessment of their siting, scale and setting in the landscape and impact on biodiversity.

Environment and Heritage

Objective: To improve, protect and enhance valued local green spaces.

Policy: EN1 LOCAL GREEN SPACES

Local Green Spaces are designated in the following locations, as defined in Appendix 3a):

- i Allotments South of Marshford, Churchill Way, Northam
- ii Land known as Blackies, Torridge Road, Appledore
- iii Humpty-Dumpty Field, Great Burrow Rise, Northam
- iv Westward Ho! Park, Golf Links Road, Westward Ho!
- v Anchor Park, Appledore
- vi Village Green, The Backfield, Appledore
- vii Hillcliff Gardens, Irsha Street, Appledore
- viii Tors View, off Cornborough Drive, Westward Ho!

- ix The village green, Westward Ho!
- x Burrough Farm, Northam

Inappropriate development* on any of the areas listed above will not be supported except in very special circumstances.

*Reference paragraphs 107 and 152 of the NPPF 2023

Objective: To identify and protect local areas of open space and recreation

Policy: EN1a) OPEN SPACE AND RECREATION

The following areas are identified in Appendix 3b) as areas of open space and recreation under paragraphs 102 and 103 of the NPPF December 2023:

- i The Cricket Ground, Golf Links Road, Westward Ho!
- ii Appledore Football Club Ground, Churchill Way
- iii Bideford Blues Junior FC Sports Complex

Objective: To protect the distinct identity of Appledore, Northam And Westward Ho!

Policy: EN2 PROTECTING THE IDENTITY OF SETTLEMENTS

Development will only be supported where it maintains the visual and physical separation between any of the development boundaries of the settlements of Appledore, Northam and Westward Ho!

Objective: To protect the rural setting of Appledore, Northam and Westward Ho! and the special character of the area provided by its coastal and estuarine location.

Policy: EN3 PROTECTING RURAL CHARACTER

Within the area shown on map N1 development will be supported provided:

- i. it does not detract from the unspoilt character and appearance and tranquillity of the area;
- ii it conserves, restores, or adds traditional earth banks or hedgerows as boundaries, with the use of native broadleaf tree and hedgerow species, to integrate the development with the rural character of the area;

- iii it does not harm the setting of Northam Burrows or the South West Coast Path;
- iv there is safe convenient access to the development by foot, bicycle, vehicle and public transport; and
- v it is required because it cannot reasonably be located outside the area defined on Map N1.

Objective: To reduce light pollution and preserve dark skies in the gap between settlements.

Policy: EN3a) PROTECTING DARK SKIES AND REDUCE LIGHT POLLUTION

1. Within the area defined on Map N1 proposals for development will be supported where it is demonstrated that, if external lighting is required, it protects the night sky from light pollution through:
 - i The number, design, specification and position of lamps;
 - ii Full shielding (at the horizontal and above) of any lighting fixture exceeding 500 initial lumens and evidence of limited impact of unshielded lighting through use of adaptive controls; and
 - iii Limiting the correlated colour temperature of lamps to 3000 Kelvin or less.
2. Light pollution caused by new development should not compromise the views and vistas identified in policy EN4.

Objective: To preserve specified views of community value in order to maintain a sense of place, wellbeing and community identity in Northam Parish.

Policy: EN4 PROTECTING VALUED VIEWS

Development will be supported where it does not detract from the character and appearance of the landscape and does not harm the views identified on Map N3 (a) to (g) and detailed in Appendix 5.

These viewpoints are:

- i. Pimpley Bridge, Northam Burrows looking north-east to Staddon Hill, Appledore and east towards Northam/Westward Ho!.
- ii. Bone Hill, Northam looking north and north-west towards Appledore.

- iii. Bidna Hill looking east and south-east along the South West Coast Path.
- iv. Lookout Field, Staddon Hill, Appledore looking southwest towards Westward Ho!.
- v. Windmill Lane, Northam, from the field access looking north and north-east in the direction of the ridge extending from Bidna to Diddywell.
- vi. Village Green, Backfield, Appledore, looking north towards Blackies Wood.
- vii. Staddon Road, Appledore, looking south-west towards Long Lane and Northam Burrows.

**Two Objectives: To identify non-designated heritage assets of considerable local significance and enable their conservation under national policies. (and)
To support development that recognises, conserves and enhances the significance of heritage assets.**

Policy: HE1 CONSERVATION OF HERITAGE ASSETS

1 The non-designated heritage assets listed in the Northam Parish List of Locally Important Heritage Assets (NPLLIHA) have considerable local significance. In accordance with national policy, development proposals should avoid harm to these heritage assets and have regard to their character, important features, setting and relationship with any surrounding buildings or uses.

2. Where a heritage asset listed in the NPLLIHA shows signs of neglect or deliberate damage, the harm done to the asset will be accorded no weight in any decision on its future.

3 Development proposals for sites where there is potential for effect on designated or non-designated Heritage Assets (including those heritage assets listed in the NPLLIHA) and their settings should be accompanied by proportionate heritage impact assessments. These should identify the significance of heritage assets, along with any potential archaeological remains, and the nature and degree of those effects, and demonstrate how any harm would be avoided, minimised or mitigated. Where appropriate, development should take opportunities within the setting of any heritage assets to better reveal their significance.

4. Proposals will be supported where:

i. they demonstrate increased opportunities for access, education, and public appreciation of the historic environment, or propose other viable uses for the asset consistent with its conservation.

ii. they use vernacular design and materials, thereby reinforcing local character and distinctiveness and a strong sense of place.

Objective: To protect and enhance areas of biodiversity and green corridors to ensure that the Parish of Northam continues to have a species- rich and diverse range of flora and fauna.

Policy: EN5 PROTECTION OF GREEN CORRIDORS AND BIODIVERSITY ENHANCEMENT

1. Development proposals will be supported where:
 - i if adjacent to or within primary green corridors as defined on Maps N5(a) and N5(b) they maintain and enhance the corridors' function and demonstrate measures to secure connectivity of the corridor, thus supporting continued free movement of species through the site;
 - ii biodiversity net gain is provided in accordance with national policy, as a minimum of 10% on the site (including that which existed prior to any clearance of the site for development) and including such features as mature trees, hedgerows, hedge banks and areas of woodland. The net gain in biodiversity will be achieved by an agreed, enforceable and monitored Management Plan with the applicant specifying what is to be protected and enhanced;
 - iii they conserve, protect, and enhance non-statutory and undesignated wildlife areas as listed in Appendix 7; and
 - iv they incorporate Sustainable Drainage Systems (SUDs) to not only minimise flood risk but to increase biodiversity on the site.

Objective: To increase the connectivity of settlements and reduce pollution by the protection, enhancement and introduction of new attractive and accessible walking and cycling networks for all residents and visitors to enjoy.

Policy: TR2 CYCLE AND PEDESTRIAN ROUTES

1. Residential and economic development proposals will be supported on the following basis:

- i. The provision of safe, accessible and attractive pedestrian and cycle routes,

providing permeability through the site and connectivity to the wider community.

ii. they incorporate public cycle parking facilities;

iii. dedicated footpaths and cycleways are provided where this would create safer and more convenient routes than pavements and roads that use the easiest practicable gradients and include planting schemes to create attractive routes.

2. Proposals to upgrade or extend existing footpaths and cycleways will be supported as included in the Local Cycle and Walking Infrastructure Plan [LCWIP]).

3. Support will be provided to the creation of a traffic separated pedestrian and cycle route leading from Heywood Road to the Torridge Bridge and on to the Tarka Trail.

Business

Objective: To support the expansion of existing business and the emergence of new, and locally focused business in sustainable locations.

Policy: ED1 BUSINESS

1 Within development boundaries economic development will be supported with preference given to brownfield sites.

2 Outside development boundaries and the Appledore Maritime Employment Zone, small-scale proposals for business enterprises that require a rural location will be supported providing that: an economic need is demonstrated which benefits the local economy, and which cannot reasonably be met within development boundaries.

3. Loss of existing employment uses will only be supported where it can be demonstrated that the existing use is no longer required or viable, and that the premises/site/ business has been actively marketed for at least twelve months at an appropriate market price.

Objective: To protect, improve and enhance public car parking provision.

Policy: TR3 PUBLIC CAR PARKING

1. Proposals for alternative uses of public car and motorcycle parking spaces serving the three centres will not be supported unless it can be demonstrated that the loss of any such spaces would not adversely affect the vitality and viability of that centre as a retail, service, and visitor destination.
2. Support will be given to improving the quality of public parking in the centres so that it is convenient, safe, secure, and available for short-stay use to protect the vitality and viability of the centres as retail, service, and visitor destinations.
3. Proposals for the development of any privately owned or controlled car parks within the centres will only be acceptable where they will not result in additional on-street parking or reliance on public car parking provision.
4. Proposals to improve the availability of a public electric vehicle charging infrastructure in existing car parks will be supported.

Objective: To support new, expanded, or enhanced tourism accommodation and attractions in sustainable locations.

Policy: ED2 TOURISM ATTRACTIONS AND ACCOMMODATION

1. Within the defined settlement development boundaries, proposals for sustainable tourism attractions, leisure developments, a diverse range of new tourist accommodation, and associated tourism facilities and services will be supported where they do not detract from the character of the area or affect protected landscapes, residential amenity, environmental or heritage assets.
2. Within the area defined on Map N1 only proposals which provide for extensions to existing tourism attractions or tourism accommodation will be supported provided that:
 - i. they cannot reasonably be located outside the area defined on Map N1; and
 - ii. in the case of tourism accommodation, they are for the reuse or conversion of existing buildings; and

iii. proposals comply with NDAT Local Plan policy DM17.

3. Outside the defined settlement development boundaries and the area defined on Map N1, only proposals which provide for extensions to existing tourism attractions or tourism accommodation will be supported provided that:

i they cannot reasonably be located within settlement development boundaries; and

ii. proposals comply with NDAT Local Plan policies DM17 and DM18.

Objective: To support sustainable development of Richmond Dock, Appledore for maritime-related purposes or small business use.

Policy: HE2 RICHMOND DOCK

Redevelopment of Richmond Dock will be supported for maritime-related or small business use provided that:

i. the integrity of the structure and setting are retained; and

ii. the dry dock remains capable of its original use, with sufficient vehicular access and clear working space; and

iii. the construction methods do not adversely impact on the historic structure and setting.

Objective: To support proposals for economic maritime-related development within the Appledore Maritime Employment Zone.

Policy: ED3 APPLEDORE MARITIME EMPLOYMENT ZONE

1. Proposals for the redevelopment of any part of the zone identified on Map N6 for non-employment uses will not be supported unless such proposals meet all the requirements of policy DM13 of the NDAT Local Plan.

2. Within the zone employment development related to maritime industries will be supported, subject to the following being met:

i. the design, massing and materials used on any building does not harm the setting of Tapeley Park, or the character of the Undeveloped Coast; and

ii. any development proposal must include traffic and transport assessments, detailing measures to mitigate the impact of the development on the highway network.

3 Neighbourhood Plan Document List

Northam Neighbourhood Plan 2024-2031
Northam Neighbourhood Plan 2024-2031 Appendices

Northam Neighbourhood Plan 2024-2031 Basic Conditions Statement
Northam Neighbourhood Plan 2024-2031 Consultation Statement

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EVIDENCE BASE 1: POLICY RELATED DOCUMENTS

A) Current Policy Related Documents

- 1 Northam Town Council Housing Needs Survey Results (2017)
- 2 Northam Parish Heritage Assessment
Extracts from the North Devon and Torridge Joint Landscape
- 3 Assessment relating to the Northam Neighbourhood Plan Area Wildlife Resource Map and Species Information for Neighbourhood Planning (Northam) (Devon Biodiversity Records Centre)
- 4 Extracts from the Barnstaple with Bideford LCWIP relating to the Northam Neighbourhood Plan Area

B) Archive Documents Showing Evolution Of Policy

- 1 Northam Conservation Area, appraisal by Devon County Council (1987)
- 2 Appledore 2003 A Conservation Area Appraisal Supplementary Planning Guidance Torridge District Council (2003)

EVIDENCE BASE 2: COMMUNITY ENGAGEMENT DOCUMENTS

- 1 Northam Neighbourhood Plan Steering and Advisory Groups Terms of Reference
- 2 Northam Neighbourhood Plan Community Engagement Strategy
- 3 Northam Neighbourhood Plan Record of Community Engagement

