



# **NORTHAM NEIGHBOURHOOD PLAN 2021 - 2031**

## **APPENDICES AND EVIDENCE BASE**

**(V2.9 OCTOBER 2022)**

# NORTHAM NEIGHBOURHOOD PLAN 2021 - 2031

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## APPENDIX 1: COMMUNITY FACILITIES

The Localism Act requires local authorities to maintain a list of assets of community value, which have been nominated by the local community. When listed assets come up for sale or change of ownership, the Act then gives community groups the time to develop a bid and raise the money to bid to buy the asset when it comes on the open market. This will help local communities keep much-loved sites in public use and part of local life. The list below is not exhaustive, those owned or controlled by Northam Town Council are marked with an\*.

### APPLEDORE:

St Mary's church and hall

Blue Lights Hall \*

Baptist Church

Appledore Reading Room Trust library building and events room

Appledore Social Club

Appledore Community Hall

Anchor Park

Churchfields play area and skate board park

Park above Tomouth – village green

'Blackies'

Richmond Dock

Maritime Museum

Appledore Public Houses: the Beaver, the Champ, the Royal Hotel, the Seagate Hotel

Appledore FC

### NORTHAM:

Northam Hall \*

Northam Community Centre

Public Toilet \*

St Margaret's Church and 'upper' room

'Rectory Gardens'

Northam Methodist Church and Hall

Northam Swimming Pool and fitness rooms

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Northam Lions Football Pitch and Burrough  
Farm \*

Bideford Blues FC

Allotments provided by the Town Council at  
Windmill Lane \* and Burrough Farm \*

Allotments provided by St Margaret's Church at Marshfield.

Lords Meadow \*

School field behind St Georges

Northam leisure centre the Square

The Kingsley and Golden Lion public houses

Bone Hill car park \*

Bone Hill \*

## **WESTWARD HO!:**

Westward Ho! Park, pavilion and tennis courts \*

Westward Ho! Cricket Club

Westward Ho! allotments and recreation facilities \* (To be delivered)

Kingsley Hall (which includes the Men's Shed,  
Snooker Club and School room)

Holy Trinity Church and Hall

Baptist Church and Hall

Westward Ho! Green

RND Golf Club

Westward Ho! Bowling Centre, Kingsley Park

Ridgeway Park play area

Deer Park MUGA and future LEAPs and LAPs off Buckleigh Road and Cornborough Road

The Village Inn public house.

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## APPENDIX 2: HOUSING NEEDS IN NORTHAM PARISH

In the Northam Housing Needs Survey 2017, 86% of respondents agreed that affordable housing should be available to anyone living in, or homeless (but formerly resident) in the Northam parish, who cannot afford to rent or buy on the open market.

The Torridge Ward Profiles (2020) records markedly higher ratios of residents over 65 in Northam and Westward Ho! (as in the table below) compared with the Torridge District, while the proportions of those aged up to 44 reflect reduced rates in these wards. The figures for Appledore are more on a par with the Torridge District average but the continuing lack of affordable housing can only contribute to the further loss of young people from the whole area.

<b>Population Age</b>	<b>0-4</b>	<b>5-15</b>	<b>16-24</b>	<b>25-44</b>	<b>45-64</b>	<b>65-74</b>	<b>75-84</b>	<b>85+</b>
Appledore ward	4.5%	11.1%	6.1%	19.1%	29.7%	16.2%	10.2%	3.1%
Northam ward	3.4%	8.3%	5.5%	15.6%	28.0%	19.6%	12.8%	6.8%
Westward Ho! ward	3.5%	6.7%	6.8%	17.0%	27.7%	21.2%	12.6%	4.6%
Torridge District	4.7%	11.6%	7.9%	19.0%	29.7%	15.5%	8.4%	3.3%

There is an identified need for housing in the area covered by the Northam Neighbourhood Plan. This is evidenced in the Northam Town Council housing needs survey 2017, which highlights the need for affordable dwellings, for either purchase or rent, and an identified need for more bungalows. Many recent housing developments have not sufficiently addressed the needs of the local population, but have certainly attracted new residents to the area.

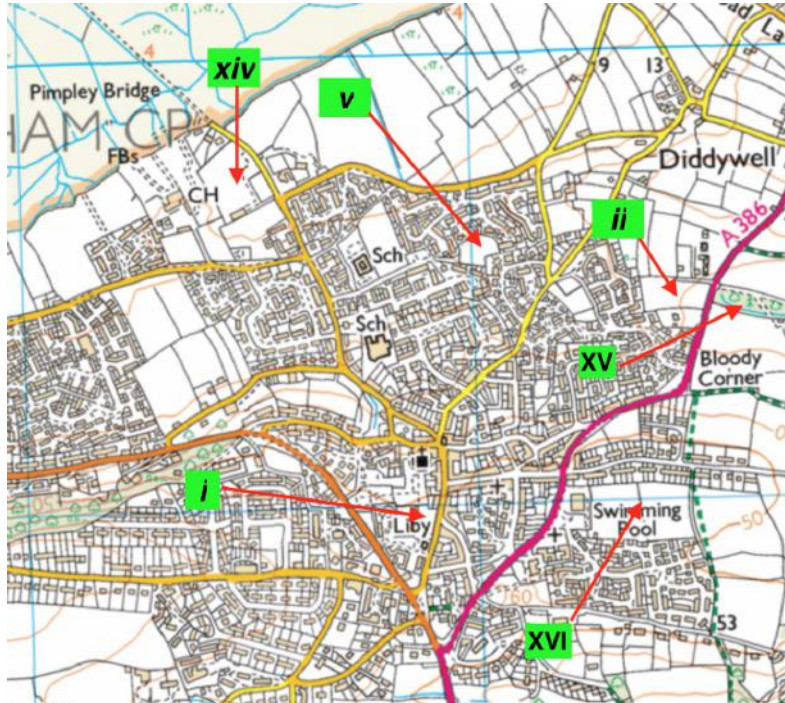
Many of the new homes built have been purchased as second homes or holiday lets, which can detrimentally affect the housing provision available for local people. The policies put forward in this Plan are in line with the vision and objectives of enhancing the area, and ensuring new housing developments include a mix of housing to meet the needs of local people, and that those developments are designed to be in keeping with the existing character of Northam, and to create a strong sense of place.

In order to meet the housing needs of local people, it is necessary to bring greater balance and mixture to the local housing market and create new opportunities for people to live and work here, and to strengthen our community and the local economy.

In answers given to the question on housing in the two consultation leaflets issued, the comment given over and over again was that there was too much new open market housing being purchased as second homes and holiday homes. Priority should be given to providing housing for full time residency. In 2012 3.28% of housing in the Torridge District were registered as second homes. In the Northam Parish area the percentage is 5.8% some 390 homes. (Strategic Housing Market Assessment up-date Dec.2012) (TDC Ward Profile 2020).

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## APPENDIX 3: DETAILS OF LOCAL GREEN SPACES Northam, Appledore and Westward Ho!



i) (right) Rectory Gardens is a historic open space in the heart of Northam and is used for the Northam May Fair.

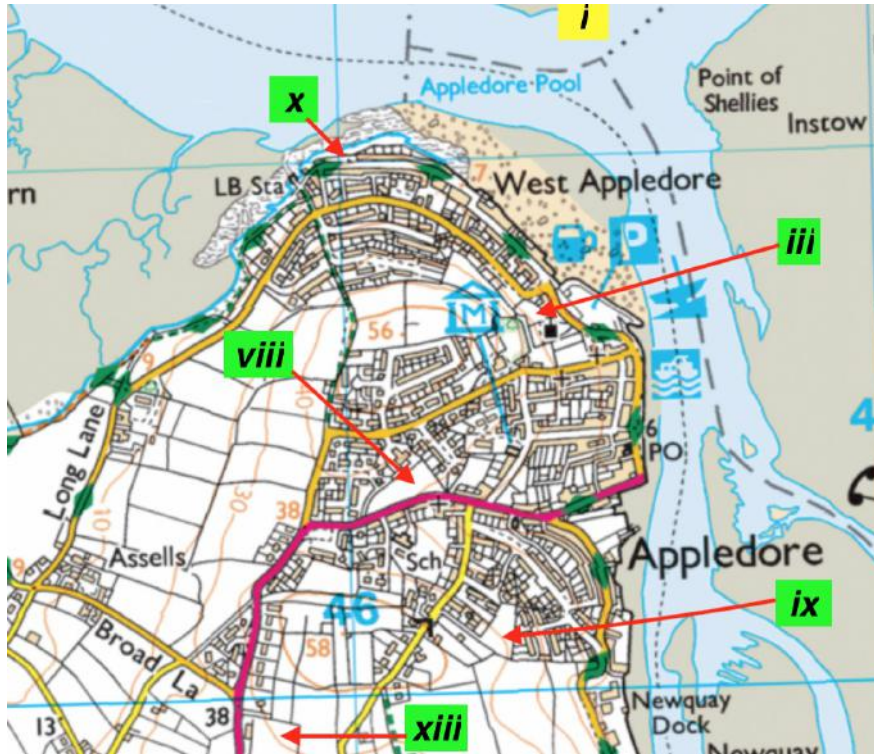


ii) (left) Allotments south of Marshford provide a valued facility for local gardeners and help to maintain the rural character of the countryside between Northam and Appledore. It is also believed to be part of the battlefield of Northam 1069, probably the second most important battlefield after the 1066 Hastings site.

iii) (right) Blackies is a locally valued prominent piece of land adjoining the north side of Appledore churchyard with extensive views across the estuary.



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iv) (right) Westward Ho! cricket ground is a valued recreation and sports facility for residents and visitors in the centre of the settlement.



v) (left) Humpty-Dumpty Field is the de-facto village green for the northern side of Westward Ho! and is much-cherished as informal amenity space, and for its tranquility and sea views. (correct? GL)

vi) (right) Westward Ho! Park, the only park in the village, is a greatly valued recreation and sports facility, both for residents and visitors.



vii) (left) Westward Ho! Escarpment and woodland are a valued and prominent feature on the long continuous ridge between Northam and Westward Ho! and have a significant wildlife value.

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viii) (left) Anchor Park, Appledore provides a large and important recreational space in the heart of the village, and has been much enhanced in recent years.



ix) (right) The Village Green, east Appledore, is the only public open space in that part of the village. It has great value as a children's play area and venue for community events.



x) (left) Hillcliff Gardens, Appledore is valued by residents and visitors for its tranquility and views of the estuary. It is also valued as the location of the stone memorial to the raids on North Devon in 878, 893 and 1069.

xi) (right) Tors View, Westward Ho! is valued by residents for its tranquility, its sea views and as the only publicly accessible green space in this area of Northam/Westward Ho!



xii) (left) Westward Ho! Village Green/Old Putting Green is valued by residents and visitors as a venue for community events and a much-needed open green space for relaxing in the heart of the village.

xiii) (right) Appledore Football Club Ground is valued as the only full-sized football pitch in the village. As a venue for games, the pitch provides a valuable social and recreational opportunity.



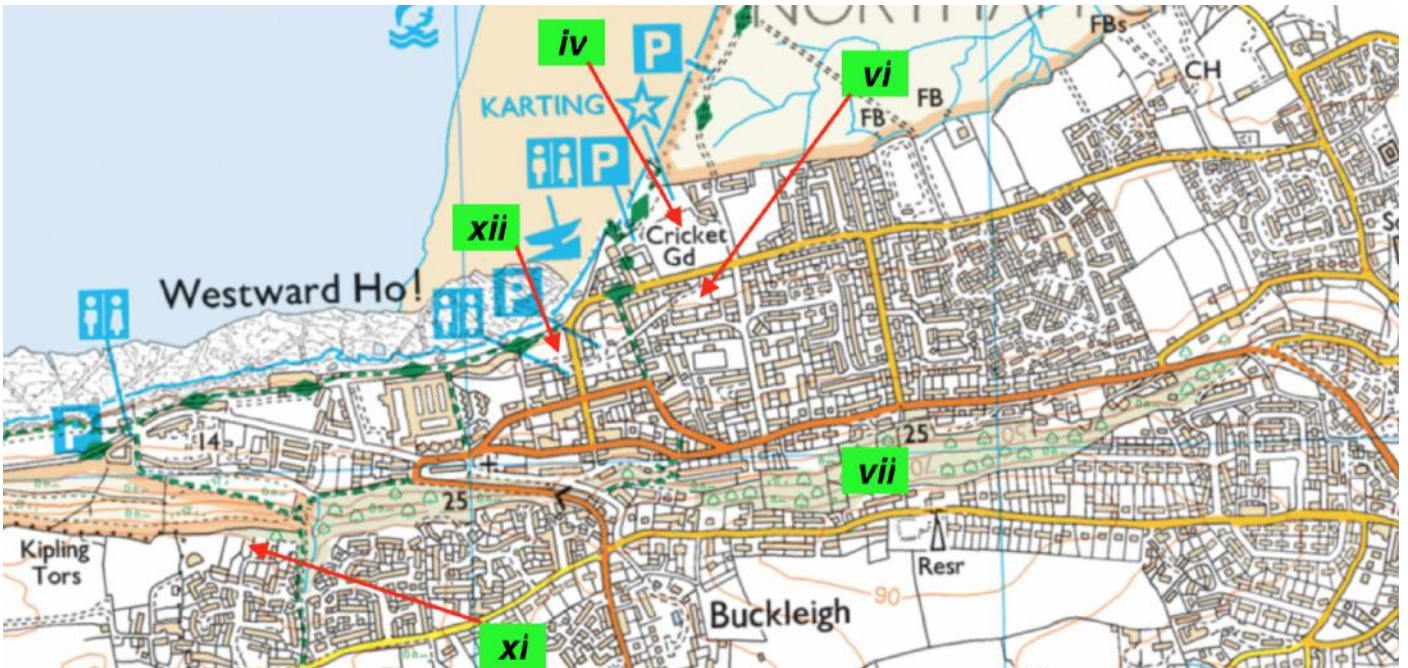
as



xiv) (left) Bideford Blues Junior FC Sports Complex is valued by residents as a recreational site of particular value to local young people and their families.



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xv) (right) Knapp Wood, between Appledore and Northam, is valued by residents for its landscape interest. Historical importance as an original feature of Knapp House Park. Good level of public visibility from A386 enables observation of wildlife.



xvi) (left) Burrough Farm, Northam is valued by residents as an informal recreation space, football pitch and allotments within easy walking distance of eastern Northam.

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## APPENDIX 4: DETAILED JUSTIFICATION FOR VALUED VIEWS

The Neighbourhood Plan policy 'Protecting Valued Views' covers seven locally valued views. Each view covers a clearly definable area and is considered to make a distinct contribution to the locally valued character of Northam Parish.

The seven views were selected using the following criteria:

1. Public accessibility of viewpoint
2. Specific reasons for designation i.e. quality of landscapes; far-reaching view; view to or from place of historical or public interest. etc.
3. Value placed on view by local community

### VIEW REFERENCE: (a)



# NORTHAM NEIGHBOURHOOD PLAN 2021 - 2031

VIEW DESCRIPTION	<b>Pimpley Bridge, Northam Burrows (Viewpoint O/S grid reference: SS 44353 29940) looking north-east to Staddon Hill, Appledore and east towards Diddywell</b>
	ASSESSMENT
1 Public accessibility of viewpoint	View from a small bridge that forms part of the public road to the beach. Slight elevation of the bridge enhances the view and adjacent grass verges provide a safe informal resting point. View-
2 Specific reasons for designation	Best position for far-reaching view of area between Appledore and Northam/Westward Ho! with largely undeveloped rural hillsides and fields fringing Northam Burrows. View shows historic separation of settlements. Contrasting high quality landscapes
3 Value placed on view by local community	View appreciated at all times of year by local residents and visitors using bridge when visiting Northam Burrows or the beach. View supported by consultation.



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## VIEW REFERENCE: (b)

VIEW DESCRIPTION	<b>Bone Hill, Northam (Viewpoint O/S grid reference: SS 44834</b>
	ASSESSMENT
1 Public accessibility of viewpoint	Established public viewing point easily accessible from road with adjacent seating and interpretation board. Level all-weather access for people with limited mobility.
2 Specific reasons for designation	Whilst modern houses obscure foreground, viewpoint is best position in central Northam for far-reaching view of Torridge estuary, undeveloped fringes of Northam Burrows, west Appledore and undeveloped green ridge marking edge of built form of Northam. View described in Charles Kingsley's novel <i>Westward Ho!</i>
3 Value placed on view by local community	Bone Hill is historic viewing site dating from the 1860's. View supported by consultation.



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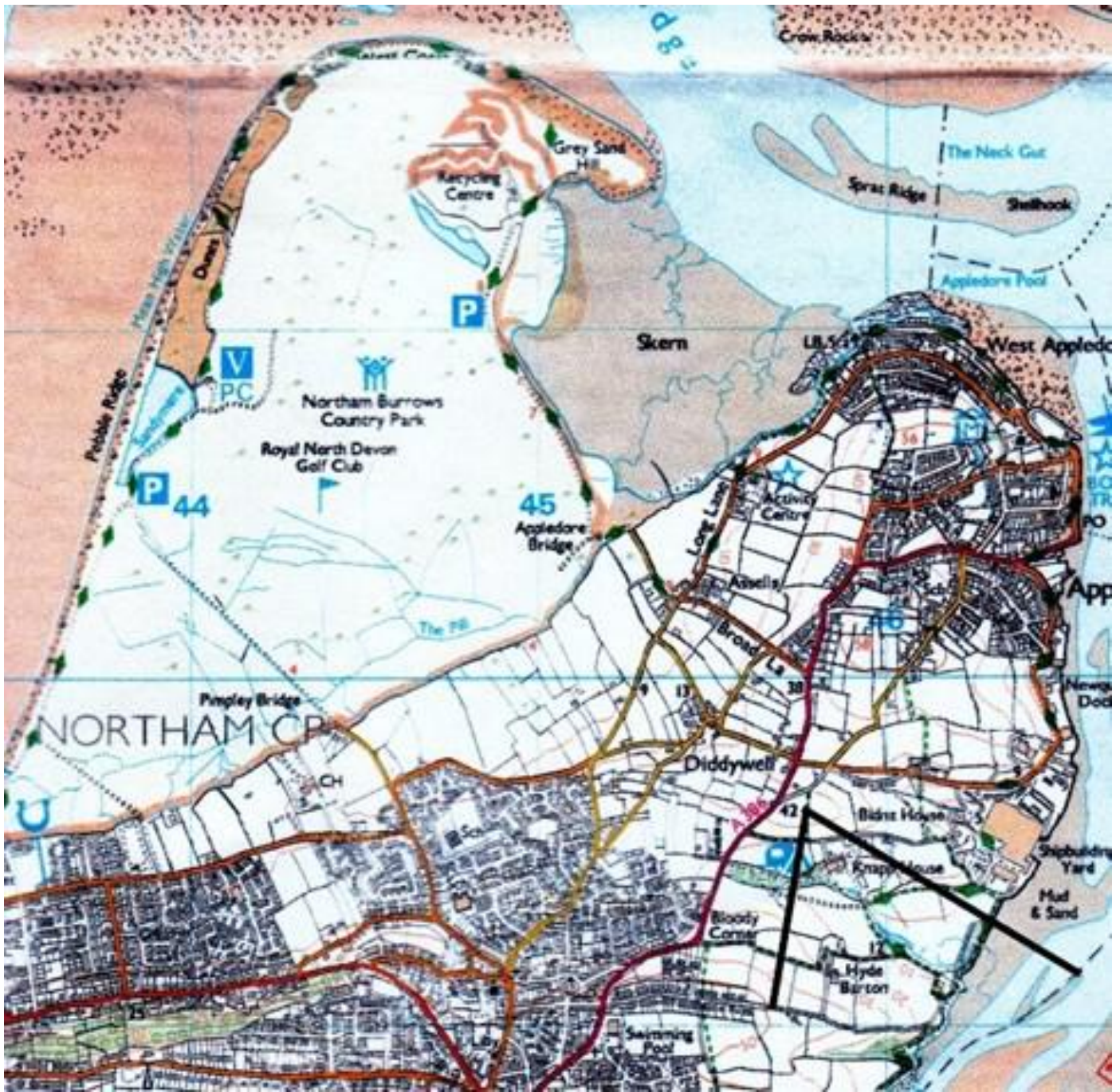
# NORTHAM NEIGHBOURHOOD DEVELOPMENT PLAN 2021 - 2031

## VIEW REFERENCE: (c)

VIEW DESCRIPTION	<b>Bidna Hill (Viewpoint O/S grid reference: SS 45765 29613) looking east and south-east along the South-West Coastal Footpath.</b>
	ASSESSMENT
1 Public accessibility of viewpoint	Viewpoint on public footpath adjacent to ruins of Bidna Windmill. Viewpoint not accessible to people with limited mobility. No seating but ruins provide convenient resting point. Viewpoint easily accessible from South-West Coast Path.
2 Specific reasons for designation	Only publicly accessible position to view contrasting high quality landscapes of Torridge estuary shores and undeveloped green valley with traditional Devon field boundaries. Landscape is historic setting of Bidna windmill and two buildings with medieval origins - Knapp House and Hyde Barton. View forms part of the setting of the identified battlefield of Northam 1069.
3 Value placed on view by local community	Path used by local walkers at all times of year. View supported by consultation.



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## VIEW REFERENCE: (d)

VIEW DESCRIPTION	<b>Lookout Field, Staddon Hill, Appledore (Viewpoint O/S grid reference: SS 46002 30653) looking south-west towards Westward Ho!</b>
	ASSESSMENT
1 Public accessibility of viewpoint	View from public all-weather footpath with several seats. The specific viewpoint is in front of the seat immediately north of the pole supporting overhead electricity cables. Viewpoint not easily
2 Specific reasons for designation	Far-reaching view with high quality seascape, contrasting with landscape of Northam Burrows and undeveloped rural farmland with clear field boundaries providing historic setting of Northam
3 Value placed on view by local community	Field name implies historic viewing point. Path popular with local residents and visitors who come to enjoy view. View supported by consultation.





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## VIEW REFERENCE: (e)

VIEW DESCRIPTION	<b>Windmill Lane from the field access (Viewpoint O/S grid reference: SS 45606 29068) looking north and north-east in the direction of the ridge extending from Bidna to Diddywell.</b>
	ASSESSMENT
1 Public accessibility of viewpoint	View from field access adjacent to Windmill Lane. No seating but proximity to road allows easy access for people with limited mobility. Viewpoint within easy reach of South-West Coast Path.
2 Specific reasons for designation	Best position to view entrance to Torridge estuary with high quality landscape of largely undeveloped valley and ridge identified as site of battle of Northam 1069 together with the historically important landscape setting of the battlefield. Mid-ground view of historic parkland around Knapp House. The view incorporates much of the important rural gap between the settle-
3 Value placed on view by local community	Viewpoint used on guided tours of Northam battlefield. View supported by consultation.



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## VIEW REFERENCE: (f)

VIEW DESCRIPTION	<b>Village Green, Backfield, Appledore (Viewpoint O/S grid reference: SS 46281 30069), looking north towards Blackies Wood.</b>
	ASSESSMENT
1 Public accessibility of viewpoint	Viewpoint on village green immediately north of children's playground. There are seats and picnic tables adjacent to viewpoint
2 Specific reasons for designation	Best viewpoint to view Appledore from south. Viewpoint not easily accessible to people with limited mobility. Contrasting open greenfield in foreground and built-form of Appledore bounded by estuary. Whilst mid-ground view is developed it is of historical value. Rooftop view shows evolution of Appledore in a way not visible from street level including historic chimneys and lookout towers. View framed on left by the Holt, a landmark mansion of local historic importance dating from 1850's.
3 Value placed on view by local community	View incorporated after first round of consultation.



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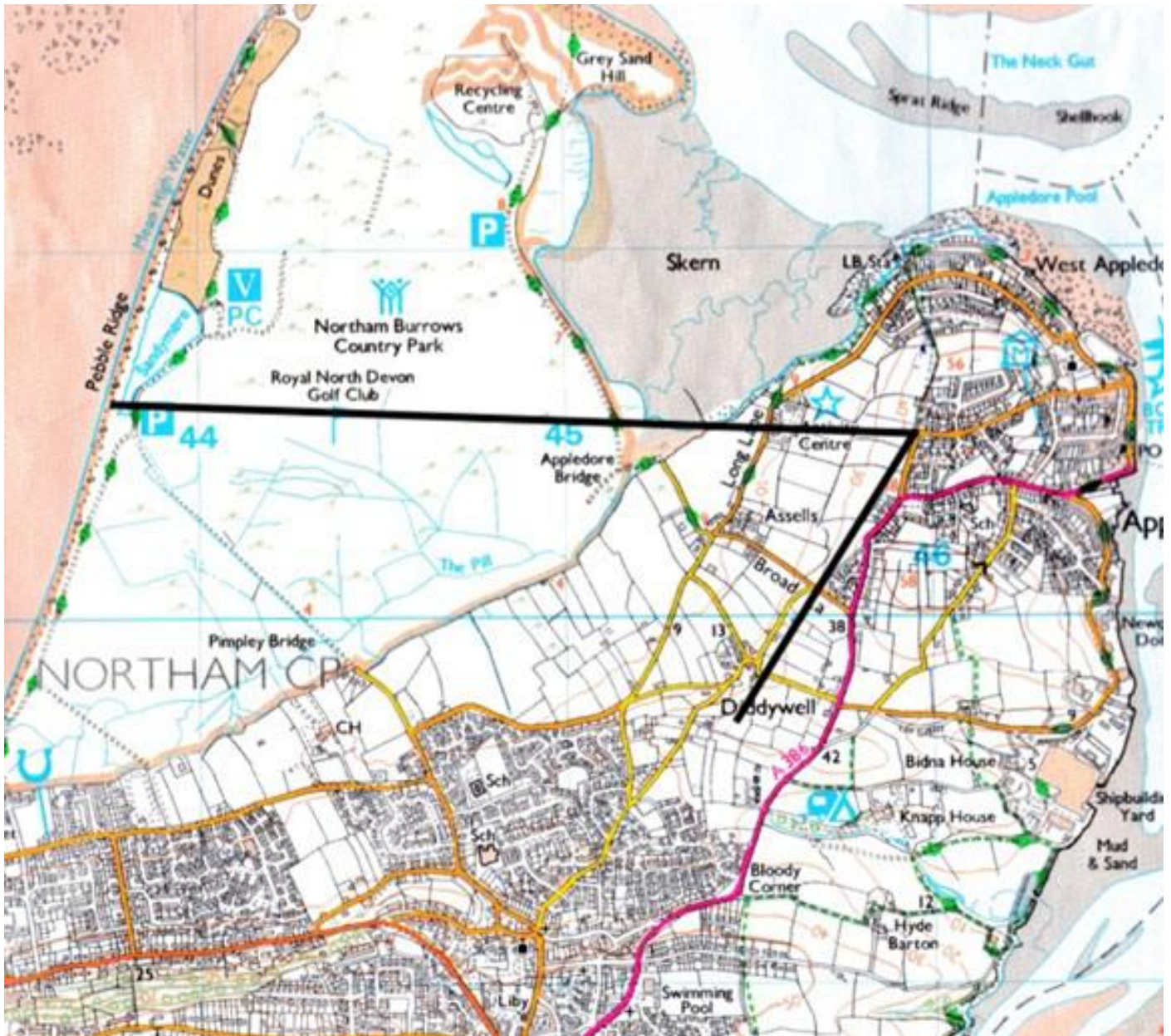
# NORTHAM NEIGHBOURHOOD DEVELOPMENT PLAN 2021 - 2031

## VIEW REFERENCE: (g)

VIEW DESCRIPTION	<b>Staddon Road, Appledore (Viewpoint O/S grid reference: SS 45964 30485) looking south-west towards Long Lane and Northam Burrows.</b>
	ASSESSMENT
1 Public accessibility of viewpoint	Viewpoint is field access adjacent to Staddon Road at its junction with lane to Lookout field. Adjacent seat for resting. Close to road and footway so viewpoint is accessible for people with limited mobility.
2 Specific reasons for designation	Most accessible viewpoint for far-reaching view of Westward Ho! from north for people with limited mobility. Whilst distant view partly overlaps with NNP5 d), mid-ground and left of view features high quality landscape of undeveloped green slopes with traditional Devon field boundaries and is the best position to view the rural setting of Northam and its relationship to Northam Burrows.
3 Value placed on view by local community	View incorporated after first round of consultation.



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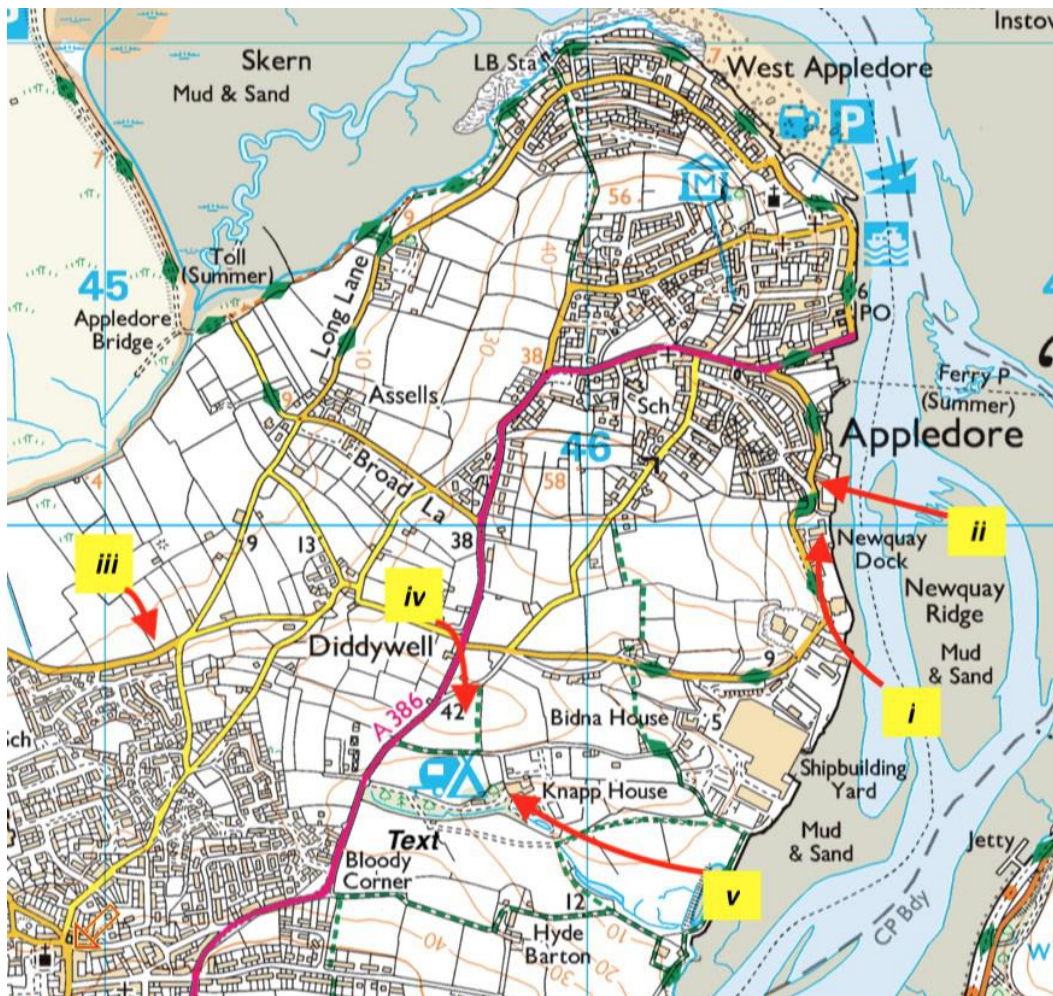


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## APPENDIX 5: NORTHAM PARISH LIST OF LOCALLY IMPORTANT HERITAGE ASSETS

Selection for the Northam Local List of Heritage Assets is based on the following criteria;

- a. The heritage asset must be listed in the HER or National Trust HBSMR.
- b. The heritage asset must be otherwise undesignated.
- c. The heritage asset must be of demonstrable local historical importance.
- d. The heritage asset must meet one or more of the following criteria (source: Historic England paper on local heritage listing):
  - i) over 50 years old;
  - ii) demonstrable rarity;
  - iii) aesthetic interest;
  - iv) group value;
  - v) archaeological interest;
  - vi) archival interest;
  - vii) historic landscape interest;
  - viii) landmark value;





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ix) social & communal value.

i) (left) Site of New Quay Dry Dock, Appledore

HER Reference: MDV57771 / MDV57772

Site of Victorian dry dock and drawbridge shown on 19th century map. Dry dock is believed to be intact. Likelihood of significant archaeology. Given the local importance of shipbuilding, sites of this nature have social and communal value.

ii) (right) Middle Dock, Appledore

HER Reference: 43301 / MDV78503

Victorian warehouse and boundary wall associated with Middle Dock. The structures are reasonably intact although there is evidence of considerable repairs. Given the local importance of shipbuilding, sites of this nature have social and communal value.



iii) (left) Second World War pillbox, Appledore Road, Northam

HER Reference: MDV106763

Second World War pillbox probably built to defend Northam Burrows before the construction of RAF Northam. Only known complete pillbox in the NNP area. Pillbox is of unusual construction.

iv) (right) Bidna Windmill, Churchill Way, between Appledore and Northam

HER Reference: MDV11737

Ruins of windmill c. 1809. Historic landscape interest. Prominent landmark sited on ridge overlooking Northam.



v) (left) Knapp House, Churchill Way, between Appledore and Northam

HER Reference: MDV120133

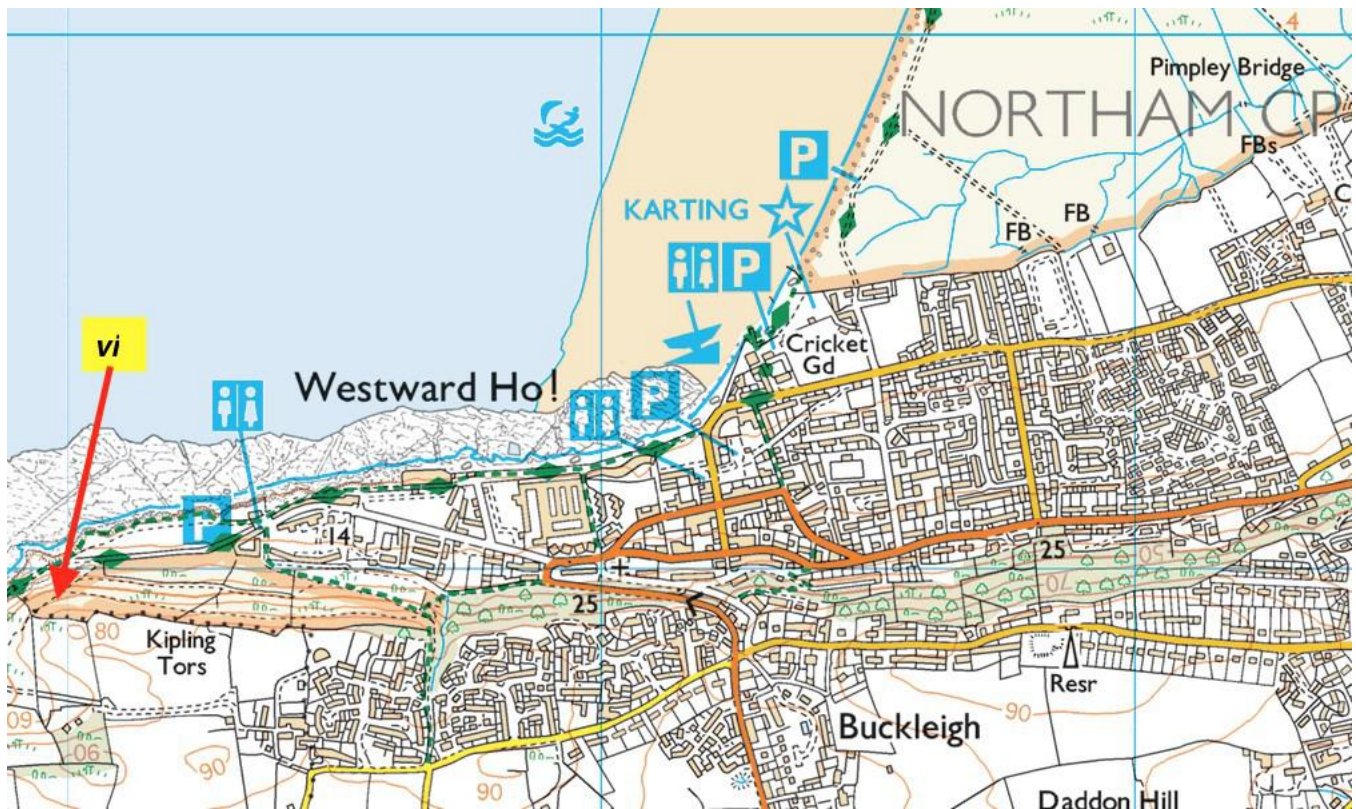
Historic house dating mainly from the 18th century with largely intact external walls and roofing. Site has proven medieval origins and some sections of the building may pre-date the 18th century. Home of Thomas Benson and site of the planning of the Nightingale Scandal of 1752.

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vi) Lookout station on Kipling Tors  
National Trust Historic Buildings, Sites and Monuments  
Record 101243  
Coastal watch station dating from period immediately  
ter the First World War. Prominent landmark position  
and largely intact fabric.



af-



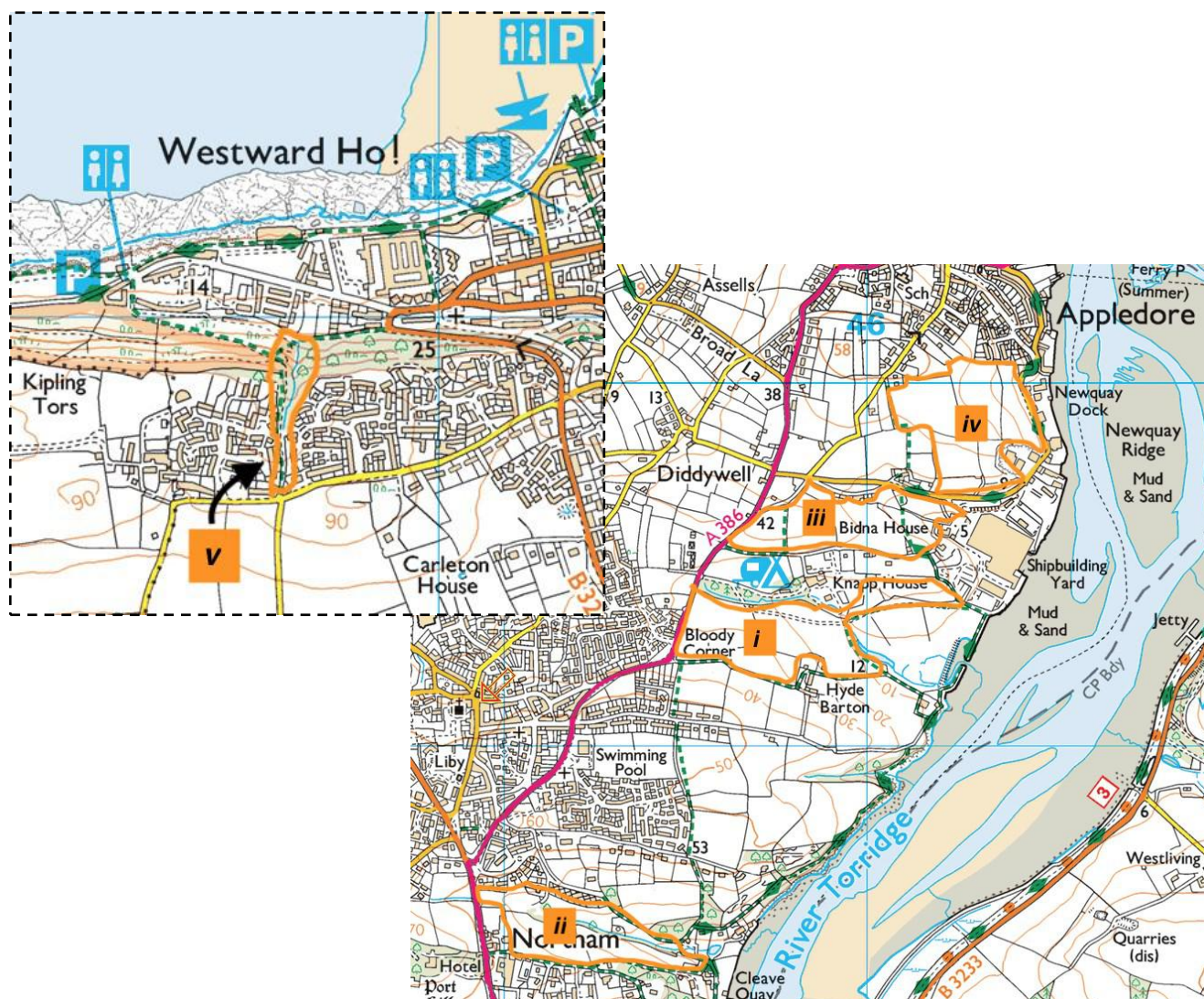
# NORTHAM NEIGHBOURHOOD DEVELOPMENT PLAN 2021 - 2031

## APPENDIX 6: LISTS OF PRIMARY GREEN CORRIDORS AND NON-STATUTORY AND UNDESIGNATED WILDLIFE SITES IN NORTHAM PARISH

### a) List of primary green corridors

Selection for the list primary green corridors is based on the following criteria:

- Potential for continuous or 'stepping-stone' connectivity between habitats, sufficient to enable movement of animal species (and plant species by animal transmission) in order to enhance biodiversity. (Habitats and wildlife sites defined by North Devon and Torrington Local Plan Ecological Network Key Components and Devon Nature Map.)
- Open or undeveloped land rather than buildings including dwellings and private gardens.
- Includes at least one form of connectivity such as open land, sylvan (consisting of trees/hedges); waterways.
- Relative tranquillity sufficient to enable undisturbed movement of animal species.



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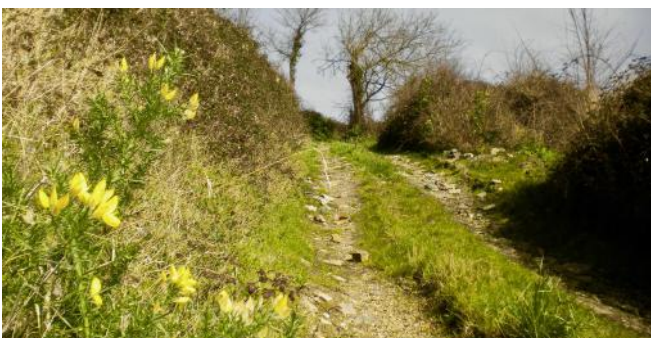
i) (right) Between Knapp Wood, Churchill Way and access road to Boat Hyde, extending to River Torridge bank between Boat Hyde and Appledore Shipyard. Estuarine fringe and semi-improved dry grassland linking Torridge wildlife riparian corridor to well-hedged agricultural land west of A386. Open land connectivity. Woodland and watercourse connectivity via Knapp Wood.



ii) Below Cleveland Park and joining Heyward Road with South-West Coast Path. Semi-improved dry limestone grassland linking Torridge riparian wildlife corridor with County wildlife site west of A386. Open land, watercourse and woodland connectivity.



iii) Between Wooda **Road** and Bidna Lane. Elevated semi-improved dry limestone grassland linking Torridge riparian wildlife corridor with further elevated grassland west of A386 and beyond to coastal flood plain grazing marsh adjoining Northam Burrows. Also stepping-stone north-south connectivity between corridors (i) and (iv).



iv). Open land connectivity, watercourse connectivity. An important wildlife site containing a mix of habitat – thick scrub, old coppice in the valley and stream.

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iv) Wooda Road valley down to Hubbastone Quarry.  
South-facing elevated semi-improved dry limestone grassland. Stepping stone connectivity to corridor iii) and Wooda valley floor. Open land connectivity.



v) Kipling Tors Valley leading down from Cornborough Road  
Narrow north-south wooded valley. West-east connectivity between wooded areas and access via Kipling Tors coastal heathland to undeveloped coastland west of Westward Ho!  
Woodland connectivity.

## **b) List of non-statutory and undesignated wildlife sites**

i) Godborough Castle and Turner's Wood - File Code SS42/083; O/S grid reference: SS438274  
Mosaic of unimproved calcareous grassland and broad-leaved semi-natural woodland.

ii) Burrough Farm - File Code SS42/095; O/S grid reference: SS460288  
Semi-natural broad-leaved woodland, species-rich semi-improved grassland and saltmarsh.

iii) Durrant Lane (N) - File Code SS42/066; O/S grid reference: SS454285  
Dry grassland/rough grassland scrub.

iv) Gresham Court / Westward Ho! Escarpment Woods - File Code SS42/071; O/S grid reference: SS445284  
Dry grassland scrub and broad-leaved woodland.

v) Lakenham Hill - File Code SS42/074; O/S grid reference: SS447292  
Dry grassland/scrub.

vi) Kenwith Valley - File Code SS42/077; O/S grid reference: SS444272  
Open water/dry grassland/marshy grassland/scrub.

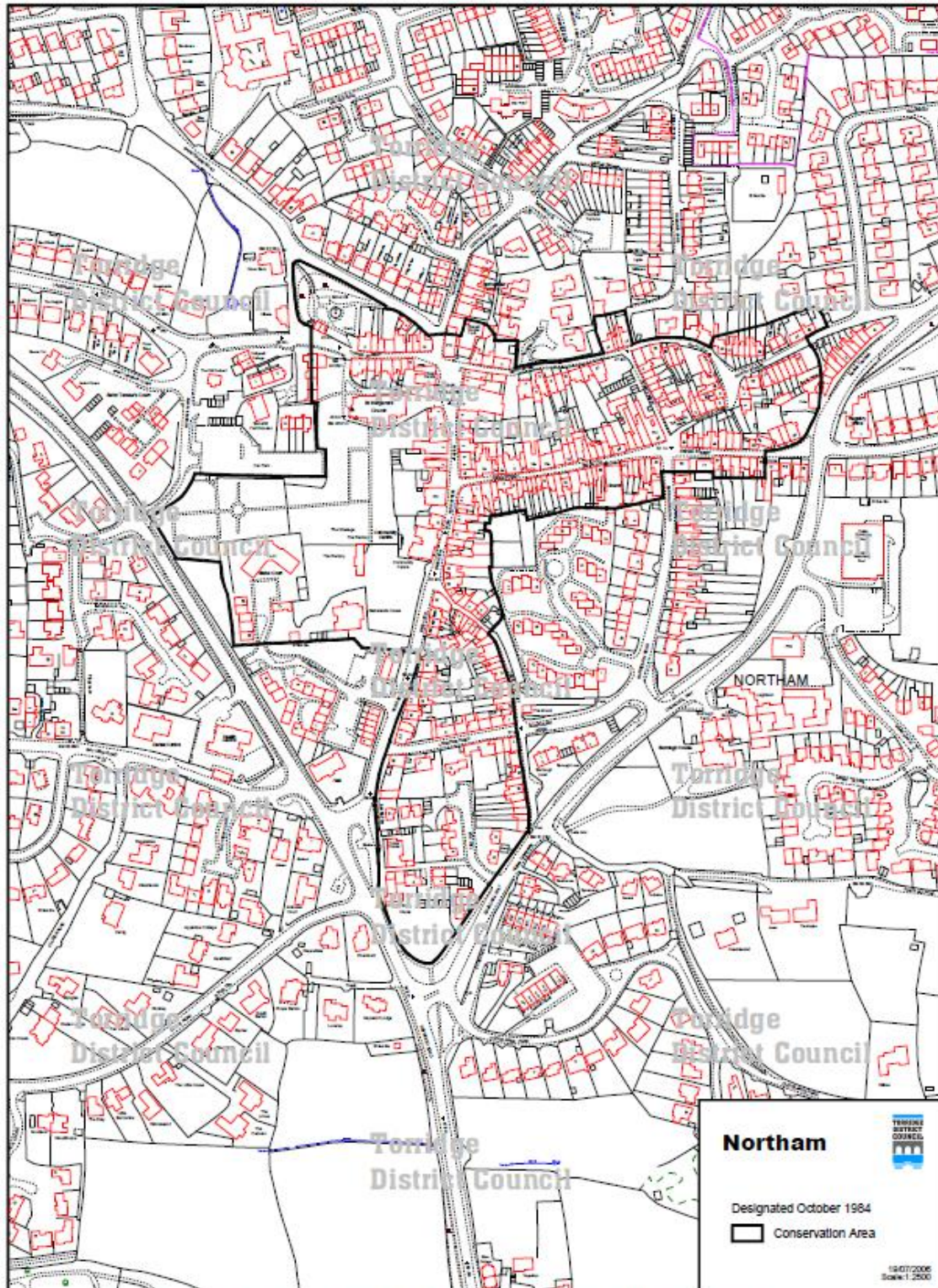
vii) Knapp House Saltmarsh - File Code SS42/094; O/S grid reference: SS462293  
Saltmarsh with some brackish ditches.

viii) Knapp Wood - File Code SS42/116; O/S grid reference: SS456294  
Secondary broadleaved woodland, wet in places.

ix) Broad Lane - File Code SS43/086; O/S grid reference: SS459300  
Dry Grassland.

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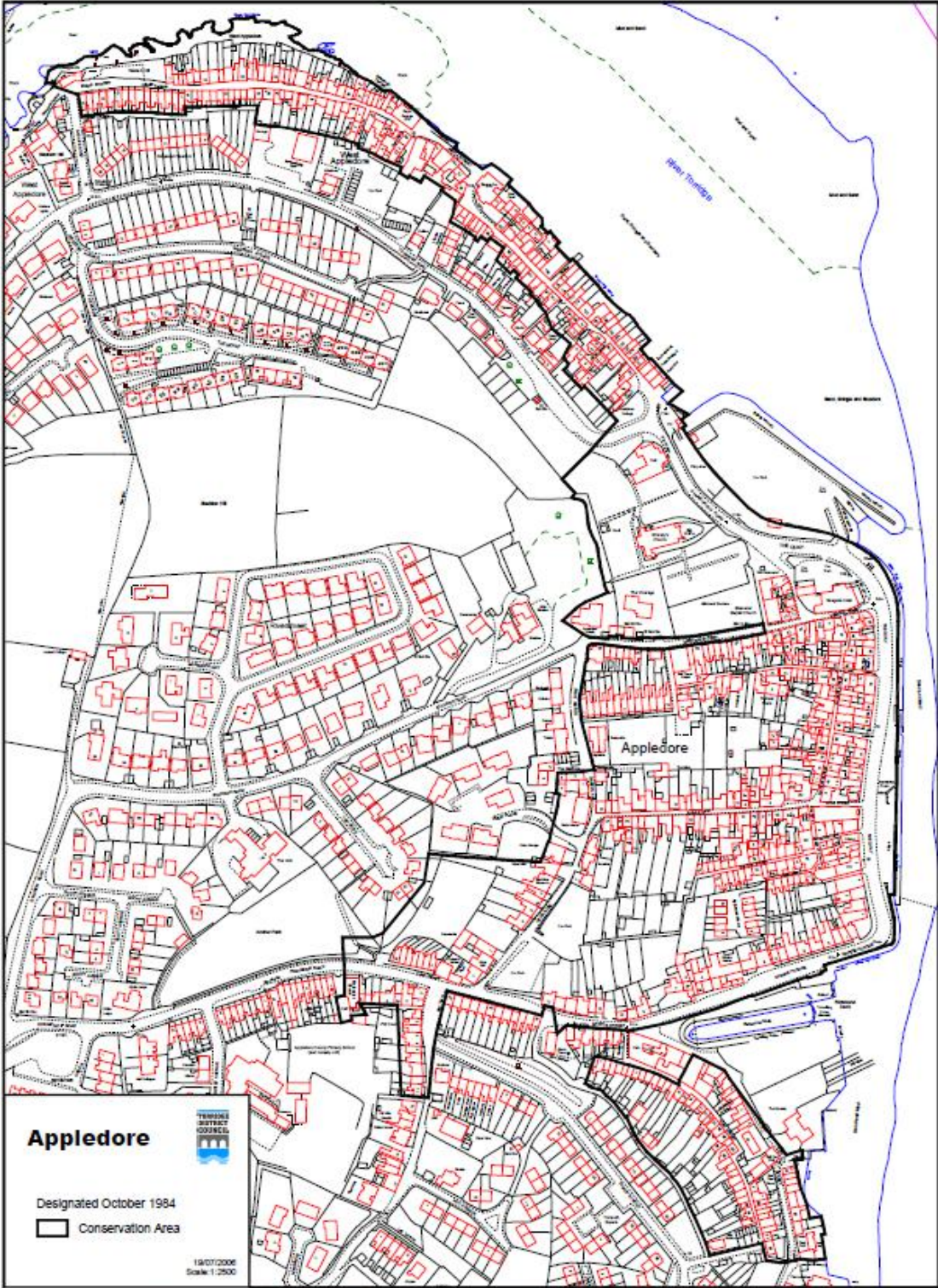
## APPENDIX 7: MAPS OF CONSERVATION AREAS IN NORTHAM PARISH



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## APPENDIX 8: MAP OF APPLEDORE MARITIME EMPLOYMENT ZONE

