



NORTHAM NEIGHBOURHOOD PLAN 2021 - 2031

APPENDICES AND EVIDENCE BASE

(V2.8 MARCH 2022)

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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. (to be moved to Appendix/evidence base). 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 Social Club
Appledore Community Hall
Anchor Park

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Churchfields play area and skate board park
Park above Tomouth – village green
'Blackies'
Richmond Dock
Staddon Hill fort
Maritime Museum
Pubs in Appledore
Appledore FC

Northam:

Northam Hall *

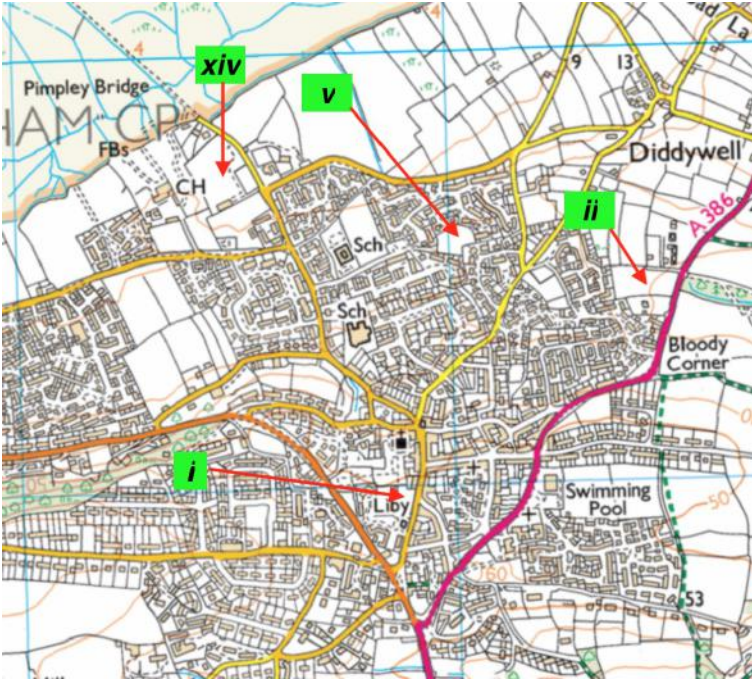
Northam Community Centre
Public Toilet *
St Margaret's Church and 'upper' room
'Rectory Gardens'
Northam Methodist Church and Hall
Northam Swimming Pool and fitness rooms
Northam Lions Football Pitch and Burrough Farm *
Bideford Blues FC
Allotments provided by the Town Council at Windmill Lane * and Burrough Farm *
Allotments provided by others 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 Details of Local Green Spaces Northam, Appledore and Westward Ho!



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



ii) 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.

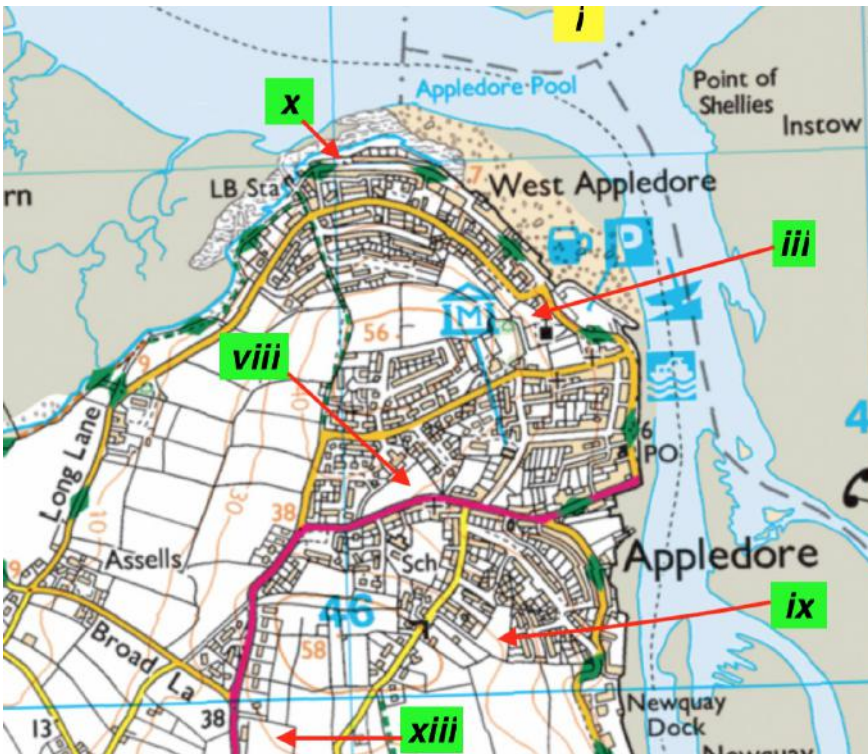
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iii) Blackies is a locally valued prominent piece of land adjoining the north side of Appledore churchyard with extensive views across the estuary.



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

v) 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.



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



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vii) 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.



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

ix) 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.



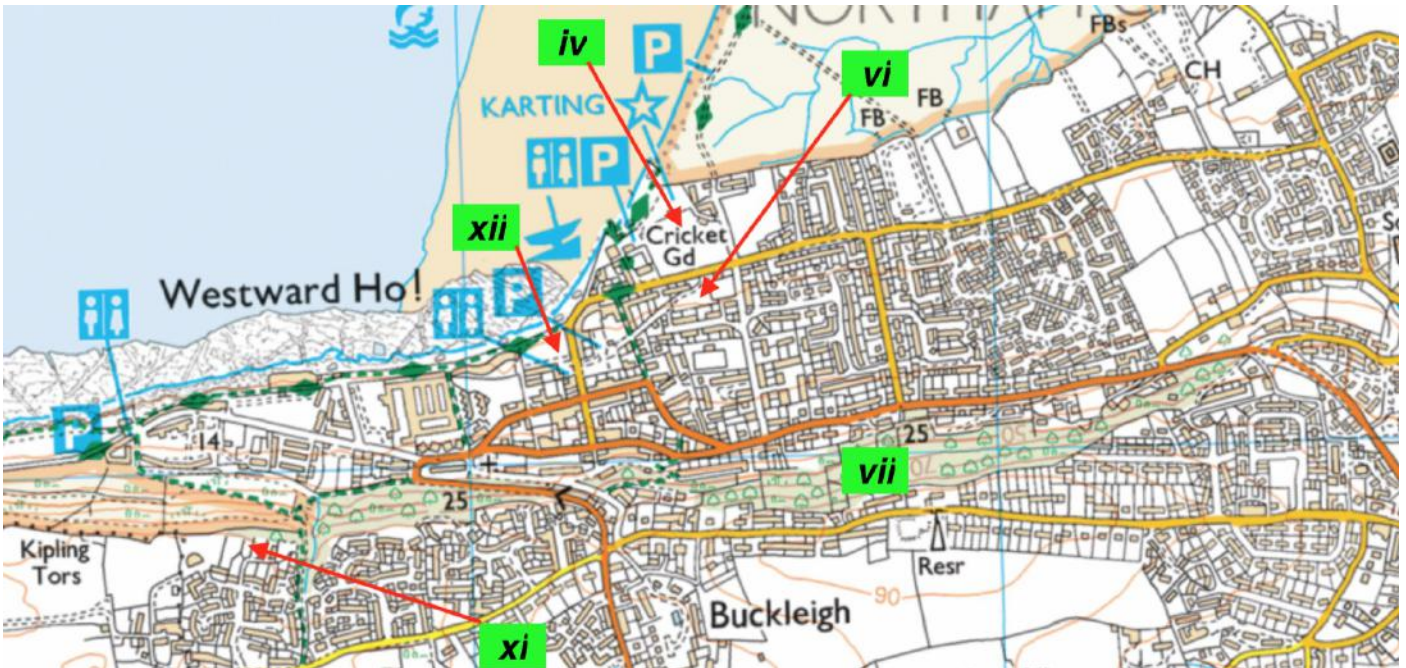
x) Hillcliff Gardens, Appledore is valued by residents and visitors for its tranquillity and views of the estuary. It is also valued as the location of the stone memorial to the raids on North Devon in 878, 893 and 1069.

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



xii) 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.

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



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

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Appendix 3: 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 local-ly 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)



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VIEW REFERENCE: (b)

VIEW DESCRIPTION	Bone Hill, Northam (Viewpoint O/S grid reference: SS 44834 29178) looking north and north-west towards Appledore.
	ASSESSMENT
1 Public accessibility of viewpoint	Established public viewing point easily accessible from road with adjacent seating and interpretation board. Level all-weather ac-
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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VIEW REFERENCE: (c)

VIEW DESCRIPTION	Bidna Hill (Viewpoint O/S grid reference: SS 45765 29613) looking east and south-east along the South-West Coastal Footpath.
	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	Lookout Field, Staddon Hill, Appledore (Viewpoint O/S grid reference: SS 46002 30653) looking south-west towards
	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 sup-



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VIEW REFERENCE: (e)

VIEW DESCRIPTION	Windmill Lane from the field access (Viewpoint O/S grid reference: SS 45606 29068) looking north and north-east in the
	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
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 settlements of
3 Value placed on view by local community	Viewpoint used on guided tours of Northam battlefield. View supported by consultation.



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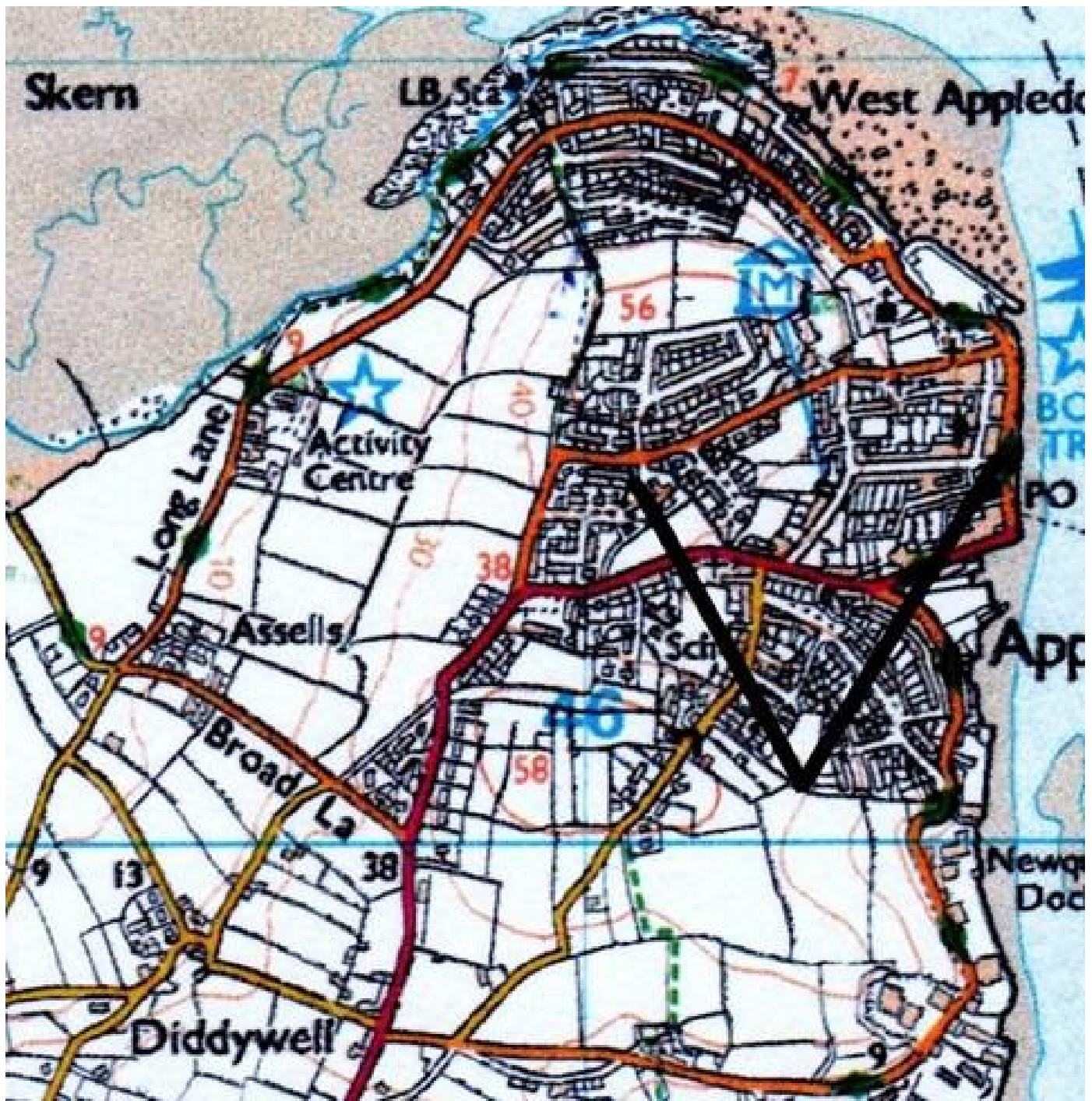
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VIEW REFERENCE: (f)

VIEW DESCRIPTION	Village Green, Backfield, Appledore (Viewpoint O/S grid reference: SS 46281 30069), looking north towards Blackies
	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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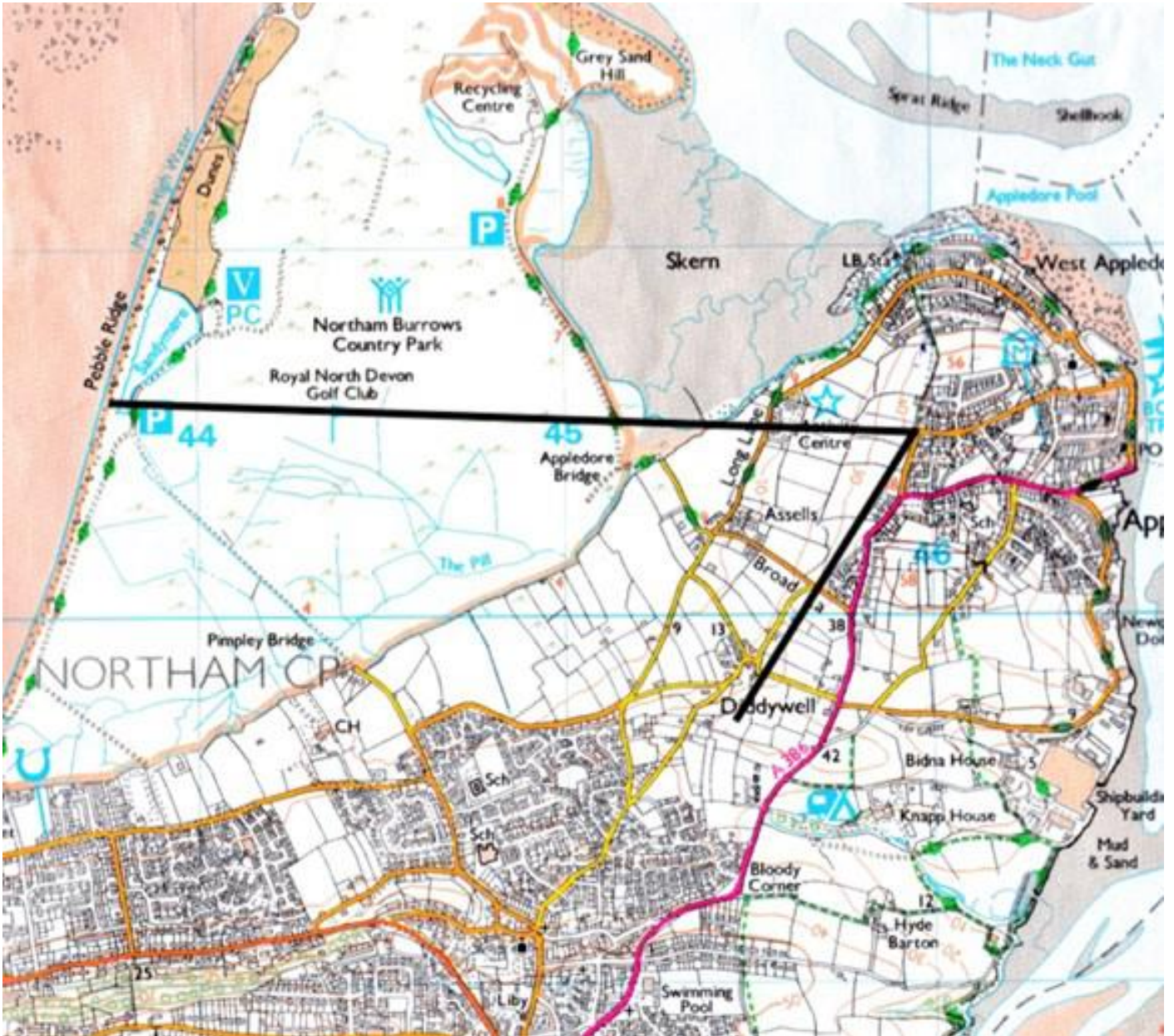
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VIEW REFERENCE: (g)

VIEW DESCRIPTION	Staddon Road, Appledore (Viewpoint O/S grid reference: SS 45964 30485) looking south-west towards Long Lane and
	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 lim-
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
3 Value placed on view by local community	View incorporated after first round of consultation.



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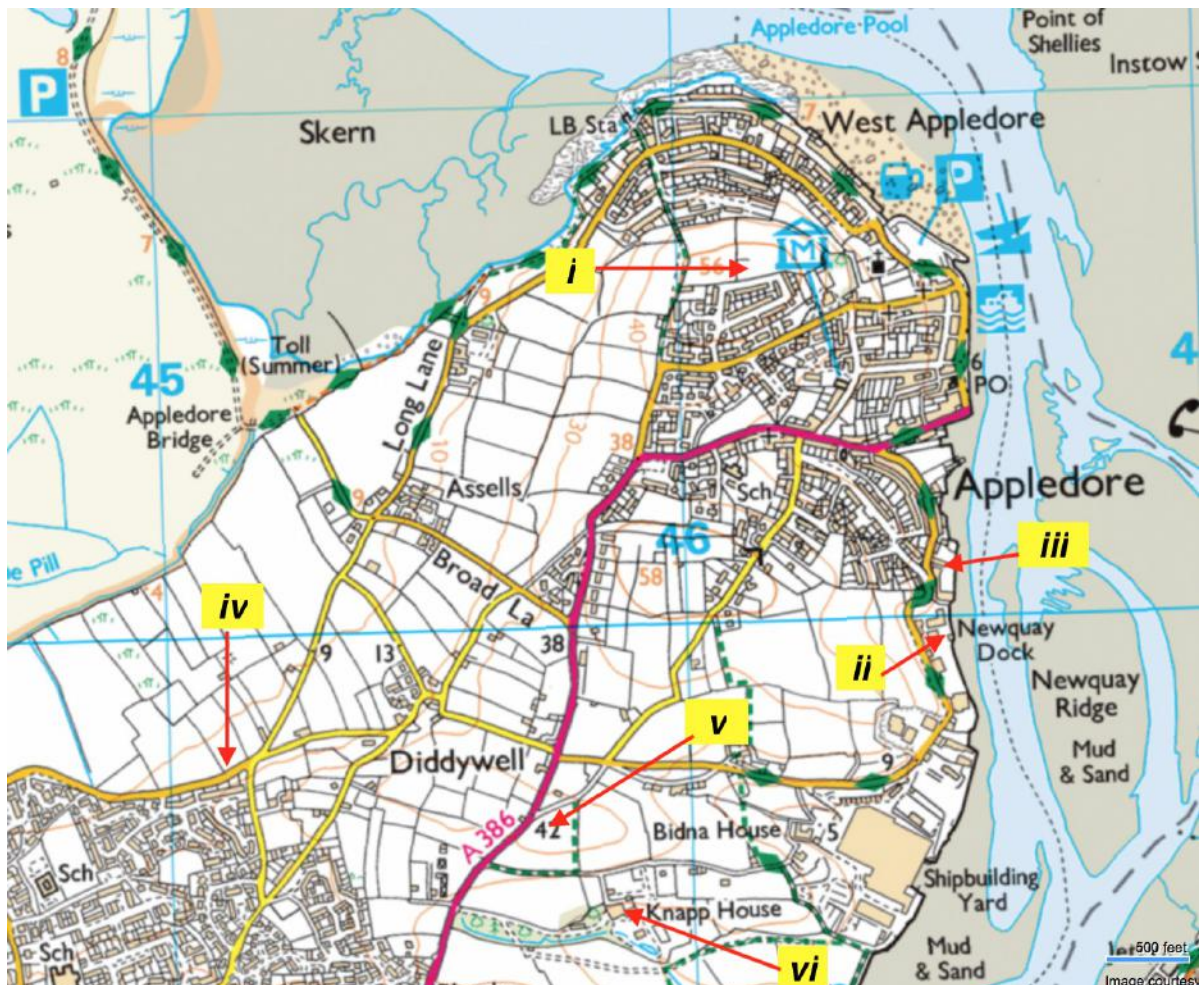


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Appendix 4: Northam Parish List of Locally Important Heritage Assets

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) Staddon Hill fort, Riversmeet, Appledore

HER Reference: MDV11870

Site of Civil War fort occupied from 1643-1646 on prominent landmark site. The fort withstood at least one siege and played an important part in the First Civil War in north Devon. It was probably visited by the future Charles II in July 1645. Likelihood of significant archaeology.



ii) 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.

iii) 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.



iv) 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.

v) 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.



vi) 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

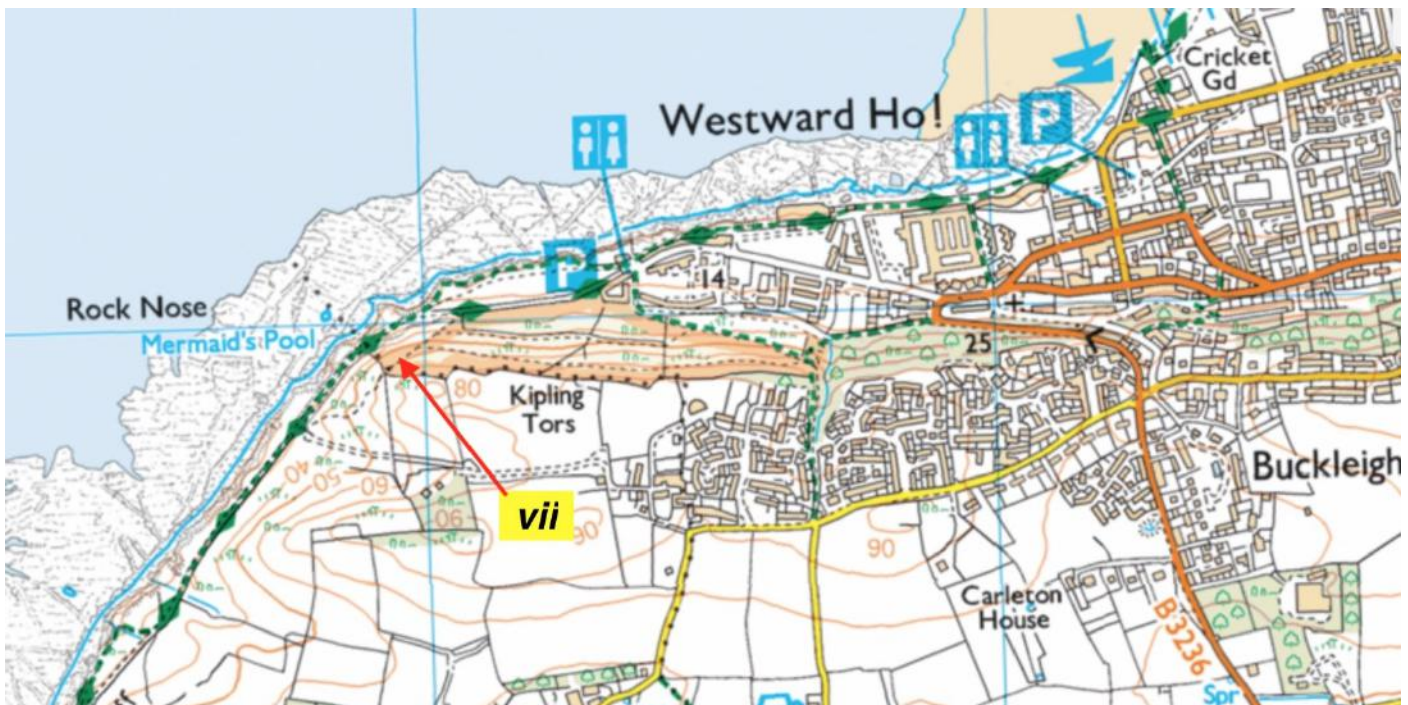
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sections of the building may pre-date the 18th century. Home of Thomas Benson and site of the planning of the Nightingale Scandal of 1752.

vii) Lookout station on Kipling Tors

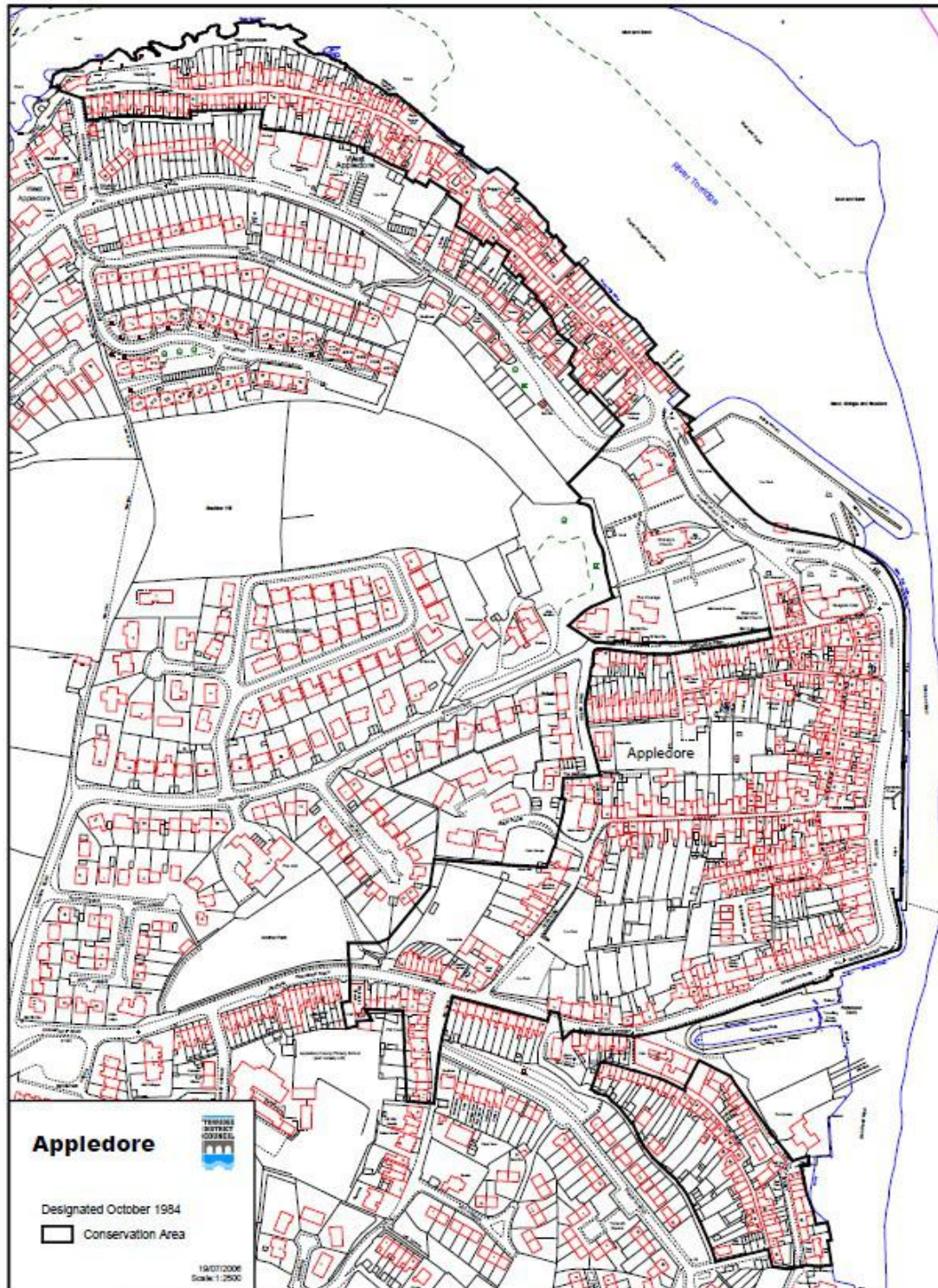
National Trust Historic Buildings, Sites and Monuments Record
101243

Coastal watch station dating from period immediately after the First World War. Prominent landmark position and largely intact fabric.



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