

APPENDIX 1: LIST OF COMMUNITY FACILITIES

Indicative list of community facilities in the parish of Northam. This list is intended to demonstrate the range of community facilities in Northam Parish: it is not intended to be exhaustive. Community facilities owned or managed by Northam Town Council are marked with an asterisk.

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 skateboard park
The Village Green
(Backfield—Park above Tomouth Road)
'Blackies'
Richmond Dock
North Devon Maritime Museum
Appledore public houses
Appledore Football Club Ground

NORTHAM:

Northam Hall*
Northam Community Centre
Public Toilet*
St Margaret's Church and 'upper' room
Northam Methodist Church and Hall
Northam Library building
Torridge Pool, Northam
Northam Lions Football Pitch and Burrough Farm*
Bideford Blues and Appledore Junior Football Club Sports Complex
Allotments provided by the Town Council at Windmill Lane* and Burrough Farm*
Allotments provided by St Margaret's Church at Marshford
Lords Meadow*
School field behind St Georges
Northam 'Leisure Centre', the Square
Northam public houses
Bone Hill car park
Bone Hill*

WESTWARD HO!

Westward Ho! Park, the pavilion, and tennis courts*
Westward Ho! Cricket Club
Westward Ho! allotments and recreation facilities*
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
Royal North Devon 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
Westward Ho! public houses



APPENDIX 2: HOUSING NEEDS IN NORTHAM PARISH

Appendix 2 contains data relating to Housing Needs in the Plan area. The data is drawn from the Torridge Ward Profiles 2023 relating to the three wards in the Parish of Northam. Comparative data is drawn from Torridge Ward Profiles 2023 for Torridge District and 2021 census data averages for Rural Market Towns Group members. The Rural Market Towns Group comprises 170 rural local authorities distributed throughout England. Additional data is drawn from the Devon Housing Commission Report 2024 (DHC Report).²¹

TABLE 1: HOUSEHOLD SIZE BY PERCENTAGES²²

AREA	1 PERSON	2 PERSON	3 PERSON	4+ PERSON
Appledore Ward	35	40.5	13.1	11.4
Northam ward	32.33	44.94	10.61	12.11
Westwood Ho! ward	40.7	40.5	10	8.1
Torridge District	30.6	40.7	13.3	15.4

Table 1 demonstrates that the Parish of Northam has a higher proportion of one-person households than Torridge District and relatively fewer households consisting of three people or more. The DHC Report demonstrates that in 2021 there was a significant under-provision of one-bedroom accommodation (bedrooms per household) in Torridge District (6.8% compared to 14.5% in Exeter and 9.1% in North Devon).

TABLE 2: DWELLING SIZE SOUGHT BY APPLICANTS IN NORTHAM PARISH TO DEVON HOME CHOICE*

*People in housing need = people registered with Devon Home Choice in bands B-E of housing need in September 2023.

AREA	1 BEDROOM	2 BEDROOMS	3 BEDROOMS	4+ BEDROOMS	TOTAL
Northam Parish	168	83	37	11	299
%	56.2%	27.8%	12.4%	3.7%	
Bideford	403	237	124	58	822
%	49%	28.8%	15.1%	7.1%	

Table 2 demonstrates that 84% of applicants to Devon Choice in Northam Parish required smaller dwellings (one or two bedrooms) and that demand for this type of dwelling is slightly higher than Bideford.

TABLE 3: POPULATION AGE PROFILES²³

(Footnote: Torridge Ward Profiles 2023)

AREA/AGE	0-4	5-14	15-24	25-44	45-64	65-74	75-84	85+
Appledore Ward	3.2	9.9	7.4	17.7	30.5	16.9	11.5	3.3
Northam ward	3	8.1	7.1	15.2	27.2	18.4	14.5	6.5
Westwood Ho! ward	2.8	6.3	7.2	16.4	29.7	19	12.8	5.7
Torridge District	4.1	10.3	8.7	19.2	29.3	15.4	9.4	3.6

Table 3 demonstrates that the Parish of Northam has a relatively older population age profile than Torridge District. In the Parish of Northam 18.3% of the population is under 25 compared to 23.1% in Torridge District. In the Parish of Northam 36.1% of the population is over 65 compared to 28.4% in Torridge District. Amongst Rural Market Towns Group members on average 23.8% of the population are over 65.

²¹ The Report of the Devon Housing Commission (Exeter Innovation), 2024.

²² Torridge Ward Profiles 2023

²³ Torridge Ward Profiles 2023

APPENDIX 2: HOUSING NEEDS IN NORTHAM PARISH

TABLE 4: DISABILITY PROFILE²⁴

AREA	PEOPLE WITH DISABILITIES*	NO DISABILITIES
Appledore Ward	32	68
Northam ward	31.1	68.9
Westwood Ho! ward	31.2	68.8
Torridge District	28.8	71.2
England	24.1	75.9

*'People with Disabilities' = percentages of people with varying degrees of disability as defined under the Equality Act in addition to those with long-term physical or mental health conditions that do not limit day-to-day activities.

Table 4 demonstrates that a relatively larger proportion of the Parish of Northam live with disabilities or long-term health conditions (31.4%) compared to Torridge District or England as a whole. Amongst Rural Market Towns Group members, on average 27% of the population live with disabilities or long-term health conditions.²⁵

TABLE 5: HOUSING NEED BY BAND AND ACCESSIBILITY*

* Devon Home Choice data September 2023

BAND	GENERAL NEEDS	MAXIMUM OF 3 STEPS	STEP FREE	ACCESSIBLE WHEELCHAIR	TOTAL
Band B	8	6	3	3	20
Band C	28	12	5	1	46
Band D	80	6	7	1	94
Band E	114	15	9	1	139
TOTAL	230	39	24	6	299

Table 5 shows people in Northam Parish registered in September 2023 with Devon Home Choice for Housing Need bands B to E. A total of 69 out of 299 (23.1%) people required a property with some accessible and adaptable features.

²⁴ Torridge Ward Profiles 2023

²⁵ Parish Census 2021 – Northam (Rural Market Towns Group area profiles)

TABLE 6: NUMBERS OF PEOPLE IN HOUSING NEED* IN TORRIDGE DISTRICT 2019-2023²⁶

*People in housing need = people registered with Devon Home Choice in bands A-D of housing need.

PERIOD	4/19	7/23
NUMBERS	713	1162

Table 6 demonstrates an approximately 63% rise in numbers of people in housing need in Torridge District between 2019 and 2023. These figures include Northam Parish and it is likely that there has been a comparable increase in the numbers of people in housing need within the parish.

TABLE 7: MEDIAN HOUSE PRICES IN 2021 BY AREA²⁷

AREA/HOUSING TYPE	FLATS	ONE BEDROOM	TWO BEDROOM	THREE BEDROOM	FOUR BEDROOM
Appledore ward	265,710	-	238,476	280,152	301,118
Northam ward	133,280	104,482	171,679	260,747	320,807
Orchard Hill	249,333	-	198,106	248,798	402,466
Westward Ho! ward	183,199	117,342	242,500	295,850	363,492
Torridge District	139,947	118,340	171,930	227,090	305,946

Table 7 demonstrates that the prices of most types of dwelling are higher in Northam Parish than in Torridge District. These higher prices may in part reflect demand for dwellings in Appledore and Westward Ho! from incoming retirees and second home purchasers. Prices of smaller properties are significantly higher in Appledore, Orchard Hill and Westward Ho! and there appear to be shortages of one-bedroom properties in Appledore and Orchard Hill.

²⁶ Devon Home Choice Monitoring Reports 4/19 and 7/23

²⁷ North Devon Council and Torridge District Council Affordable Housing Research Sept 2019 (Update Sept 2021)



APPENDIX 2: HOUSING NEEDS IN NORTHAM PARISH

TABLE 8: VACANT DWELLINGS IN NORTHAM PARISH AND TORRIDGE DISTRICT 2023²⁸

AREA	NORTHAM PARISH	TORRIDGE DISTRICT
Empty property*	53	237
Long-term unoccupied**	50	239
Second home	455	1104
Unbanded property***	118	227
TOTALS	676 (37.4%)	1807 (100%)

*Property unoccupied and mainly unfurnished more than one month

**Property unoccupied and mainly unfurnished more than two years

***Property deemed uninhabitable, for example by removal of roof or windows.

Using ONS figures, the DHC Report demonstrates that between 2014 and 2023 the number of second homes in Torridge District increased in absolute terms by 25% compared to 14% in North Devon and 8% in the whole of Devon. Table 8 demonstrates that a significant number of the empty dwellings including second homes in Torridge District are located in the Parish of Northam.

TABLE 9: HOUSING TENURE AVERAGE PERCENTAGES IN NORTHAM PARISH AND RURAL MARKET TOWNS GROUP MEMBERS 2021²⁹

AREA	NORTHAM PARISH	RURAL MARKET TOWNS GROUP MEMBERS
Owned or shared ownership	73.8%	67.6%
Social rented	7.2%	14.7%
Private rented or rent free	19.0%	17.7%

Table 9 demonstrates that whilst the number of people privately renting or living rent free in Northam Parish are broadly similar to the average for the Rural Market Town Group members, significantly fewer households live in social rented accommodation. The DHC Report shows that Torridge District has the second lowest provision in Devon of Local Authority or Housing Association homes per head of population (22.4 residents per home compared to the Devon average of 18.3).

²⁸ Torridge Ward Profiles 2023

²⁹ Parish Census 2021 – Northam (Rural Market Towns Group area profiles)



APPENDIX 3: LOCAL GREEN SPACES AND AREAS OF OPEN SPACE AND RECREATION

a) Details of Local Green Spaces and NPPF Compliance

NPPF Compliance

1. Policy EN1: Local Green Spaces of the Northam Neighbourhood Plan complies with the National Planning Policy Framework (NPPF).³⁰
2. NPPF 106 states: 'Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period.'
3. NPPF 107 states: 'The Local Green Space designation should only be used where the green space is:
 - a) in reasonably close proximity to the community it serves;
 - b) 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
 - c) local in character and is not an extensive tract of land.'
4. NPPF 108 states: 'Policies for managing development within a Local Green Space should be consistent with those for Green Belt...' The policies for managing development within green belts are set out in NPPF 153-156 (with the exception of the provisions for previously developed land (154 g) and greybelt land (155 a).
5. Policy EN1 Local Green Spaces designates ten sites within the Parish of Northam as Local Green Spaces. Each Local Green Space is open in character, holds particular local significance and is considered to meet the selection criteria set out in the NPPF as set out in paragraphs 2 to 4 above. The locations of the sites are shown on Maps Maps N2.1(a), N2.1(b), N2.1(c), N2.1(d), N2.1(e), N2.1(f), N2.1(g), N2.1(h), N2.1(i), and N2.1(j).
6. The only one of the ten sites that is currently protected by any other designation is site vii) Hillcliff Gardens. Although Hillcliff Gardens is within the Appledore conservation area, it has been determined that inclusion in the conservation area does not preclude part or all of the site being developed in the future, and that therefore Local Green Space designation would serve a useful purpose.



Map N2.1(a) Allotments south of Marshford, Churchill Way, Northam

© Crown copyright and database rights 2026 Ordnance Survey EUL AC0000628573.
You are granted a non-exclusive, royalty free, revocable licence solely to view the Licensed Data for non-commercial purposes for the period during which Northam Town Council make it available. You are not permitted to copy, sub-license, distribute, sell or otherwise make available the Licensed Data to third parties in any form. Third party rights to enforce the terms of this licence shall be reserved to OS.

³⁰ Paragraph references are to December 2024 iteration of the NPPF. Paragraph references are detailed in the Consultation Statement that accompanies this Plan.

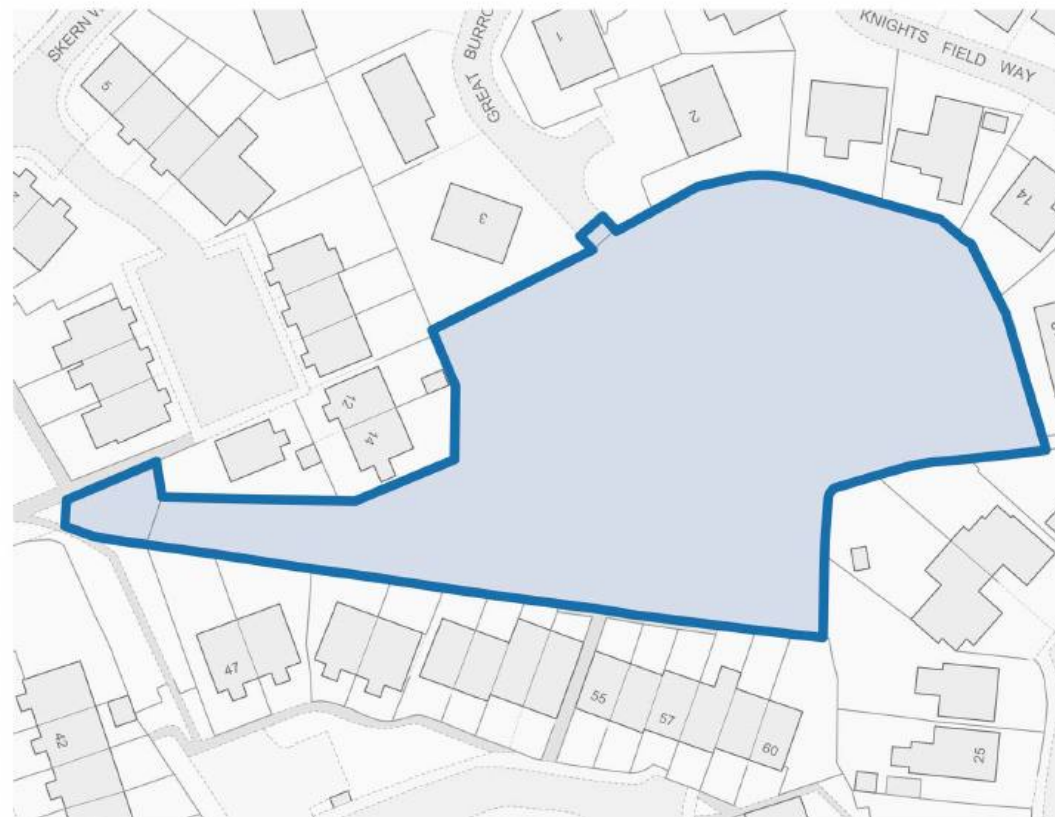
APPENDIX 3: LOCAL GREEN SPACES AND AREAS OF OPEN SPACE AND RECREATION

MAPS OF LOCAL GREEN SPACE SITES DESIGNATED UNDER POLICY EN1



Map N2.1(b) Land known as Blackies, Torridge Road, Appledore

© Crown copyright and database rights 2026 Ordnance Survey EUL AC0000828573. You are granted a non-exclusive, royalty free, revocable licence solely to view the Licensed Data for non-commercial purposes for the period during which NorthamTown Council make it available. You are not permitted to copy, sub-license, distribute, sell or otherwise make available the Licensed Data to third parties in any form. Third party rights to enforce the terms of this licence shall be reserved to OS.



Map N2.1(c) Humpty-Dumpty Field, Great Burrow Rise, Northham

© Crown copyright and database rights 2026 Ordnance Survey EUL AC0000828573. You are granted a non-exclusive, royalty free, revocable licence solely to view the Licensed Data for non-commercial purposes for the period during which NorthamTown Council make it available. You are not permitted to copy, sub-license, distribute, sell or otherwise make available the Licensed Data to third parties in any form. Third party rights to enforce the terms of this licence shall be reserved to OS.



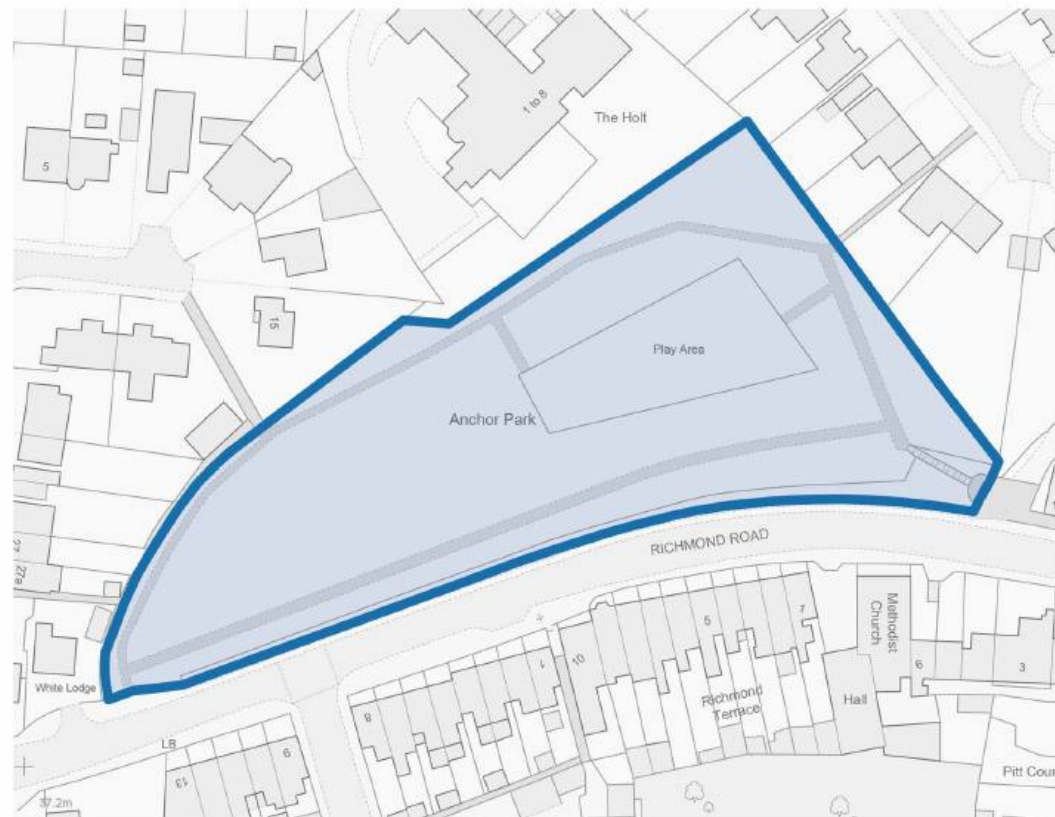
APPENDIX 3: LOCAL GREEN SPACES AND AREAS OF OPEN SPACE AND RECREATION

MAPS OF LOCAL GREEN SPACE SITES DESIGNATED UNDER POLICY EN1



Map N2.1(d) Westward Ho! Park, Golf Links Road, Westward Ho!

© Crown copyright and database rights 2026 Ordnance Survey EUL AC0000828573. You are granted a non-exclusive, royalty free, revocable licence solely to view the Licensed Data for non-commercial purposes for the period during which NorthamTown Council make it available. You are not permitted to copy, sub-license, distribute, sell or otherwise make available the Licensed Data to third parties in any form. Third party rights to enforce the terms of this licence shall be reserved to OS.



Map N2.1(e) Anchor Park, Appledore

© Crown copyright and database rights 2026 Ordnance Survey EUL AC0000828573. You are granted a non-exclusive, royalty free, revocable licence solely to view the Licensed Data for non-commercial purposes for the period during which NorthamTown Council make it available. You are not permitted to copy, sub-license, distribute, sell or otherwise make available the Licensed Data to third parties in any form. Third party rights to enforce the terms of this licence shall be reserved to OS.

APPENDIX 3: LOCAL GREEN SPACES AND AREAS OF OPEN SPACE AND RECREATION

MAPS OF LOCAL GREEN SPACE SITES DESIGNATED UNDER POLICY EN1



Map N2.1(f) Village Green, The Backfield, Appledore

© Crown copyright and database rights 2026 Ordnance Survey EUL AC0000828573. You are granted a non-exclusive, royalty free, revocable licence solely to view the Licensed Data for non-commercial purposes for the period during which NorthamTown Council make it available. You are not permitted to copy, sub-license, distribute, sell or otherwise make available the Licensed Data to third parties in any form. Third party rights to enforce the terms of this licence shall be reserved to OS.



Map N2.1(g) Hillcliff Gardens, Irsha Street, Appledore

© Crown copyright and database rights 2026 Ordnance Survey EUL AC0000828573. You are granted a non-exclusive, royalty free, revocable licence solely to view the Licensed Data for non-commercial purposes for the period during which NorthamTown Council make it available. You are not permitted to copy, sub-license, distribute, sell or otherwise make available the Licensed Data to third parties in any form. Third party rights to enforce the terms of this licence shall be reserved to OS.



APPENDIX 3: LOCAL GREEN SPACES AND AREAS OF OPEN SPACE AND RECREATION

MAPS OF LOCAL GREEN SPACE SITES DESIGNATED UNDER POLICY EN1



Map N2.1(h) Tors View, off Cornborough Drive, Westward Ho!

© Crown copyright and database rights 2026 Ordnance Survey EUL AC0000828573. You are granted a non-exclusive, royalty free, revocable licence solely to view the Licensed Data for non-commercial purposes for the period during which NorthamTown Council make it available. You are not permitted to copy, sub-license, distribute, sell or otherwise make available the Licensed Data to third parties in any form. Third party rights to enforce the terms of this licence shall be reserved to OS.

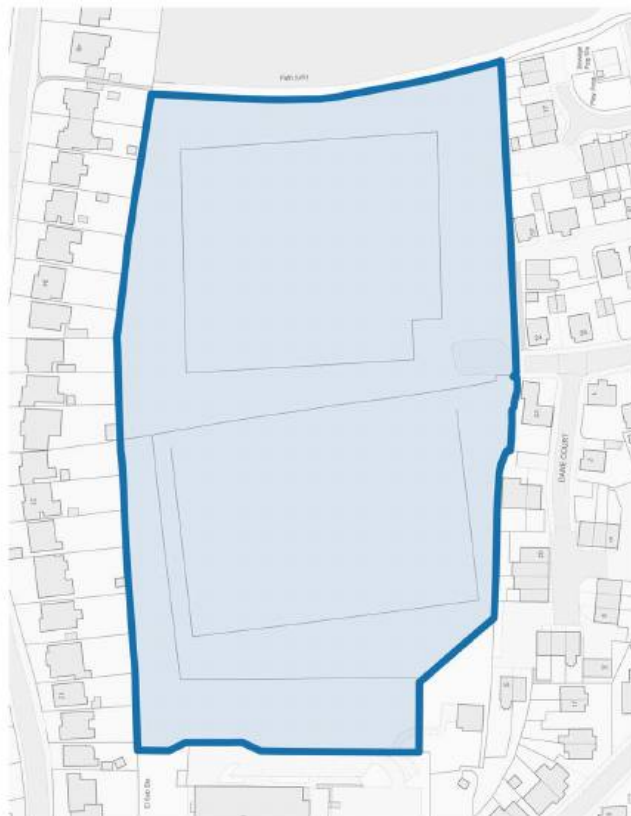


Map N2.1(i) The village green, Westward Ho!

© Crown copyright and database rights 2026 Ordnance Survey EUL AC0000828573. You are granted a non-exclusive, royalty free, revocable licence solely to view the Licensed Data for non-commercial purposes for the period during which NorthamTown Council make it available. You are not permitted to copy, sub-license, distribute, sell or otherwise make available the Licensed Data to third parties in any form. Third party rights to enforce the terms of this licence shall be reserved to OS.

APPENDIX 3: LOCAL GREEN SPACES AND AREAS OF OPEN SPACE AND RECREATION

MAPS OF LOCAL GREEN SPACE SITES DESIGNATED UNDER POLICY EN1



Map N2.1(j) Burrough Farm, Northam

© Crown copyright and database rights 2026 Ordnance Survey EUL AC0000828573

You are granted a non-exclusive, royalty free, revocable licence solely to view the Licensed Data for non-commercial purposes for the period during which Northam Town Council make it available. You are not permitted to copy, sub-licence, distribute, sell or otherwise make available the Licensed Data to third parties in any form. Third party rights to enforce the terms of this licence shall be reserved to OS.



APPENDIX 3: LOCAL GREEN SPACES AND AREAS OF OPEN SPACE AND RECREATION

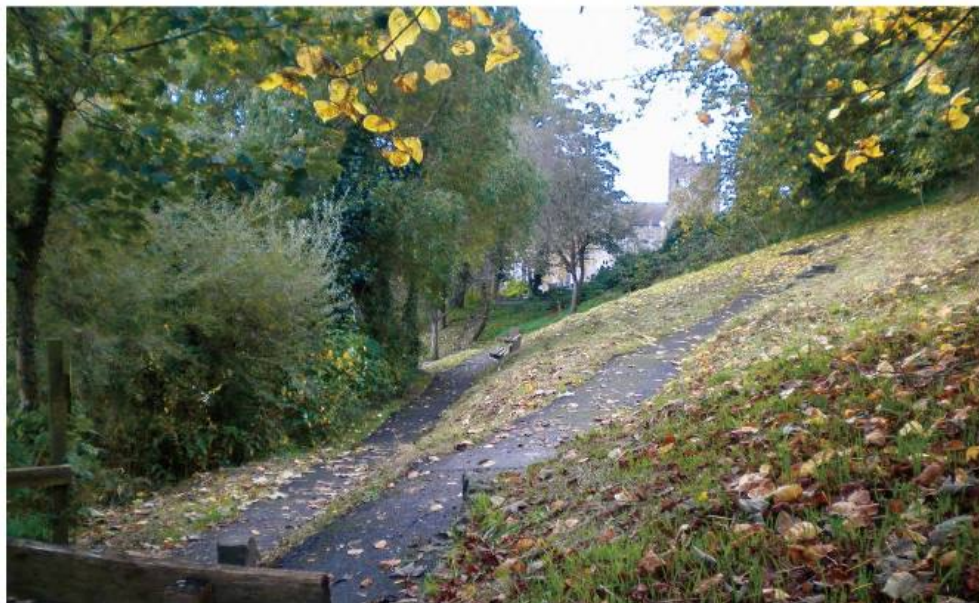
i) Allotments south of Marshford, Churchill Way, Northam



SITE NAME	GRID REFERENCE	DESCRIPTION	PURPOSES FOR ITS DESIGNATION
Allotments south of Marshford, Churchill Way, Northam.	SS454294	Allotments between Appledore and Northam.	To protect recreational value as allotments, and historic significance.
Close to community served	Demonstrably special/local significance	Local in character /not extensive tract	Capable of enduring beyond period of Plan
Easy walking distance to Northam and Appledore (0.6 km and 1.3 km).	Recreational value as allotments. Allotment land is locally scarce; Historic significance: site is believed to be part of the battlefield of Northam 1069 and features in battlefield tours.	Area = around 0.6 hectares.	Owned by Church, no development proposals or permissions.

APPENDIX 3: LOCAL GREEN SPACES AND AREAS OF OPEN SPACE AND RECREATION

ii) Land known as Blackies, Torridge Road, Appledore.



SITE NAME	GRID REFERENCE	DESCRIPTION	PURPOSES FOR ITS DESIGNATION
Land known as Blackies, Torridge Road, Appledore.	SS463307	Prominent sloping land with far-reaching views across River Torridge. Seating and paths.	To protect beauty, tranquillity, historic significance and richness of wildlife.
Close to community served	Demonstrably special/local significance	Local in character /not extensive tract	Capable of enduring beyond period of Plan
In central Appledore adjoining churchyard.	Open green space is scarce in central Appledore; subject of public fundraising; beauty and rich in wildlife; historic significance as setting for listed church.	Area = around 0.3 hectares.	Land owned by Northam Town Council, no development proposals or permissions. Steep slope unsuitable for development.

APPENDIX 3: LOCAL GREEN SPACES AND AREAS OF OPEN SPACE AND RECREATION

iii) Humpty-Dumpty Field, Great Burrow Rise, Westward Ho!



SITE NAME	GRID REFERENCE	DESCRIPTION	PURPOSES FOR ITS DESIGNATION
Humpty-Dumpty Field, Great Burrow Rise, Westward Ho!	SS450295	Open space with hillocks known locally as 'burrows'. Extensive sea views.	To protect beauty and tranquillity of site.
Close to community served	Demonstrably special/local significance	Local in character /not extensive tract	Capable of enduring beyond period of Plan
Site surrounded by housing with foot access to site. Site is 1.8 km from central Westward Ho!	De-facto amenity space for this area of Westward Ho! Beauty derived from views across Burrows to sea; tranquillity;	Area = around 0.5 hectares.	No development proposals or permissions.

APPENDIX 3: LOCAL GREEN SPACES AND AREAS OF OPEN SPACE AND RECREATION

iv) Westward Ho! Park, Golf Links Road, Westward Ho!



SITE NAME	GRID REFERENCE	DESCRIPTION	PURPOSES FOR ITS DESIGNATION
Westward Ho! Park, SS434293 Golf Links Road, Westward Ho!		Park in central Westward Ho! with play area and tennis courts.	To protect recreational value as a public park and sports ground.
Close to community served	Demonstrably special/local significance	Local in character /not extensive tract	Capable of enduring beyond period of Plan
In central Westward Ho! adjoining Golf Links Road	Only public park in Westward Ho! Maintained by volunteers; recreational value as a park, sports ground and venue for community events.	Area = around 0.6 hectares.	Owned by Northam Town Council, no development proposals or permissions.

APPENDIX 3: LOCAL GREEN SPACES AND AREAS OF OPEN SPACE AND RECREATION

v) Anchor Park, Appledore



SITE NAME	GRID REFERENCE	DESCRIPTION	PURPOSES FOR ITS DESIGNATION
Anchor Park, Appledore.	SS461303	Park with playground, sports field. Retains historic landscaping as part of grounds of 'the Holt' (formerly Richmond House).	To protect recreational value as park and playing field; and historical significance of the setting of 'the Holt'.
Close to community served	Demonstrably special/local significance	Local in character /not extensive tract	Capable of enduring beyond period of Plan
Adjoins A386 (Richmond Road), 360 metres from central Appledore. Surrounded by housing.	Park well used; strong community support for retention of site as a public park. Important contribution to the historic setting of 'the Holt'.	Area = around 0.7 hectares.	Owned by Northam Town Council. No development proposals or permissions.

APPENDIX 3: LOCAL GREEN SPACES AND AREAS OF OPEN SPACE AND RECREATION

vi) Village Green, the Backfield, Appledore



SITE NAME	GRID REFERENCE	DESCRIPTION	PURPOSES FOR ITS DESIGNATION
Village Green, the Backfield, Appledore.	SS462300	Open recreational and community space in east Appledore with playground, seats and picnic area.	To protect recreational value as public open space and venue for community events.
Close to community served	Demonstrably special/local significance	Local in character /not extensive tract	Capable of enduring beyond period of Plan
370 metres from central Appledore; site surrounded by housing and is the only open public space in east Appledore.	Venue for community events, site purchased by a public campaign; strong community support for retention as public open space.	Area - around 0.4 hectares.	No development proposals or permissions.

APPENDIX 3: LOCAL GREEN SPACES AND AREAS OF OPEN SPACE AND RECREATION

vii) Hillcliff Gardens, Irsha Street, Appledore



SITE NAME	GRID REFERENCE	DESCRIPTION	PURPOSES FOR ITS DESIGNATION
Hillcliff Gardens, Irsha Street, Appledore.	SS460309	Public park adjoining Irsha Street and River Torridge, far-reaching sea and estuary views.	To protect recreational value, tranquillity and beauty of estuary/sea views.
Close to community served	Demonstrably special/local significance	Local in character /not extensive tract	Capable of enduring beyond period of Plan
Only public open space in West Appledore; 680 metres from central Appledore.	Location of memorial to Viking Raids of 878, 893 and 1069. Strong community support for retention as open public space.	Area - around 0.7 hectares.	No development proposals or permissions.

APPENDIX 3: LOCAL GREEN SPACES AND AREAS OF OPEN SPACE AND RECREATION

viii) Tors View, off Cornborough Drive, Westward Ho!



SITE NAME	GRID REFERENCE	DESCRIPTION	PURPOSES FOR ITS DESIGNATION
Tors View, off Cornborough Drive, Westward Ho!	SS425288	Small public park and viewing area with picnic tables.	To protect recreational value, tranquillity, beauty of sea and coastal views.
Close to community served	Demonstrably special/local significance	Local in character /not extensive tract	Capable of enduring beyond period of Plan
Only public open space in west Northam; 630 metres from central Northam, but surrounded by housing with easy foot access to the site.	Site proposed by the community in the 2019 initial consultation. Strong community support for retention as public open space.	Area - around 0.6 hectares.	Owned by Torridge District Council. No development proposals or permissions.



APPENDIX 3: LOCAL GREEN SPACES AND AREAS OF OPEN SPACE AND RECREATION

ix) The Village Green, Westward Ho!



SITE NAME	GRID REFERENCE	DESCRIPTION	PURPOSES FOR ITS DESIGNATION
The Village Green, Westward Ho!	SS431292	Green public square in centre of Westward Ho! Seating and sea views.	To protect open sea views and recreational value as venue for community events.
Close to community served	Demonstrably special/local significance	Local in character /not extensive tract	Capable of enduring beyond period of Plan
Central Westward Ho!	Venue for community events; very well used. Strong community support for retention as public open space.	Area = around 0.45 hectares.	No development proposals or permissions.

APPENDIX 3: LOCAL GREEN SPACES AND AREAS OF OPEN SPACE AND RECREATION

x) Burrough Farm, Northam



SITE NAME	GRID REFERENCE	DESCRIPTION	PURPOSES FOR ITS DESIGNATION
Burrough Farm, Northam.	SS453289	Public open space with sports ground; recreational space and allotments.	To protect recreational value as playing field, allotments, and tranquillity.
Close to community served	Demonstrably special/local significance	Local in character /not extensive tract	Capable of enduring beyond period of Plan
350 metres easy walk from central Northam. Site largely surrounded by housing.	Site proposed by the community in the 2019 initial consultation. Strong public support for retention of site as public open space; well-used site with multiple public uses.	Area = around 2.7 hectares.	Owned by Northam Town Council. No development proposals or permissions.

APPENDIX 3: LOCAL GREEN SPACES AND AREAS OF OPEN SPACE AND RECREATION

b) Details of areas of open space recreation and NPPF compliance

NPPF Compliance

1. Policy EN1a) Open Space and Recreation of the Northam Neighbourhood Plan complies with the National Planning Policy Framework (NPPF).³¹
2. NPPF 103 states: 'Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities, and can deliver wider benefits for nature and support efforts to address climate change. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate.'
3. NPPF 104 states: 'Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:
 - a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
 - b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
 - c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.'
4. Policy EN1a) Open Space and Recreation designates three sites within the Parish of Northam as areas of sports and recreation. Each site is an open space, occupied by sports and recreational buildings and land considered to meet the provisions of the NPPF as set out in paragraphs 2 and 3 above for the reasons stated below. The locations of the sites are shown on Maps N2.2(a), N2.2(b) and N2.2(c).

³¹ Paragraph references refer to the December 2024 iteration of the NPPF. Paragraph references are detailed in the Consultation Statement that accompanies this Plan.



Map N2.2(a) The Cricket Ground, Golf Links Road, Westward Ho!

© Crown copyright and database rights 2025 Ordnance Survey EUL AC0000828573. You are granted a non-exclusive, royalty free, revocable licence solely to view the Licensed Data for non-commercial purposes for the period during which Northam Town Council make it available. You are not permitted to copy, sub-license, distribute, sell or otherwise make available the Licensed Data to third parties in any form. Third party rights to enforce the terms of this licence shall be reserved to OS.

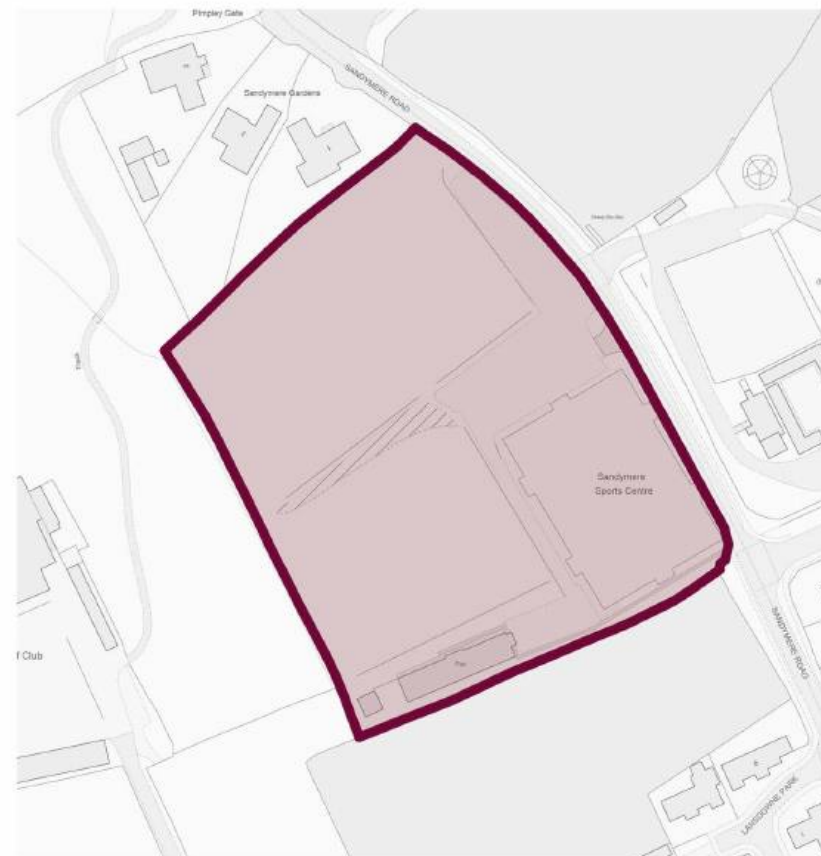
APPENDIX 3: LOCAL GREEN SPACES AND AREAS OF OPEN SPACE AND RECREATION

MAPS OF OPEN SPACE AND RECREATION SITES DESIGNATED UNDER POLICY EN1a)



Map N2.2(b) Appledore Football Club Ground, Churchill Way

© Crown copyright and database rights 2026 Ordnance Survey EUL AC0000828573. You are granted a non-exclusive, royalty free, revocable licence solely to view the Licensed Data for non-commercial purposes for the period during which NorthamTown Council make it available. You are not permitted to copy, sub-license, distribute, sell or otherwise make available the Licensed Data to third parties in any form. Third party rights to enforce the terms of this licence shall be reserved to OS.



Map N2.2(c) Bideford Blues and Appledore Junior FC Sports Complex

© Crown copyright and database rights 2026 Ordnance Survey EUL AC0000828573. You are granted a non-exclusive, royalty free, revocable licence solely to view the Licensed Data for non-commercial purposes for the period during which NorthamTown Council make it available. You are not permitted to copy, sub-license, distribute, sell or otherwise make available the Licensed Data to third parties in any form. Third party rights to enforce the terms of this licence shall be reserved to OS.



APPENDIX 3: LOCAL GREEN SPACES AND AREAS OF OPEN SPACE AND RECREATION

i) The cricket ground, Golf Links Road, Westward Ho!



SITE NAME	GRID REFERENCE	IDENTIFICATION AS SPACE FOR SPORT AND RECREATION	PURPOSES FOR ITS DESIGNATION
The cricket ground, Golf Links Road, Westward Ho!	SS434294	Cricket ground in central Westward Ho! Home of Bideford, Littleham and Westward Ho! Cricket Club.	To protect recreational value as sports ground.
Location	Local significance	Area in hectares	Capable of enduring beyond period of Plan
In central Westward Ho! adjoining seafront and Golf Links Road.	Cricket Grounds are rare in Torridge District. Recreational value as sports ground, base for wide range of cricket related activities.	Area = around 1.5 hectares.	Land restricted for sporting purposes. No development proposals or permissions.

APPENDIX 3: LOCAL GREEN SPACES AND AREAS OF OPEN SPACE AND RECREATION

ii) Appledore Football Club Ground, Churchill Way



SITE NAME	GRID REFERENCE	IDENTIFICATION AS SPACE FOR SPORT AND RECREATION	PURPOSES FOR ITS DESIGNATION
Appledore Football Club Ground, Churchill Way.	SS458299	Football ground with clubhouse, parking and associated facilities.	To protect recreational value as playing field and football ground.
Location	Local significance	Area in hectares	Capable of enduring beyond period of Plan
800 metres from central Appledore; site surrounded by housing; only full-sized football pitch in Appledore.	Appledore Football club has existed since 1912 and is strongly supported by residents.	Area = around 1.1 hectares.	No development proposals or permissions.



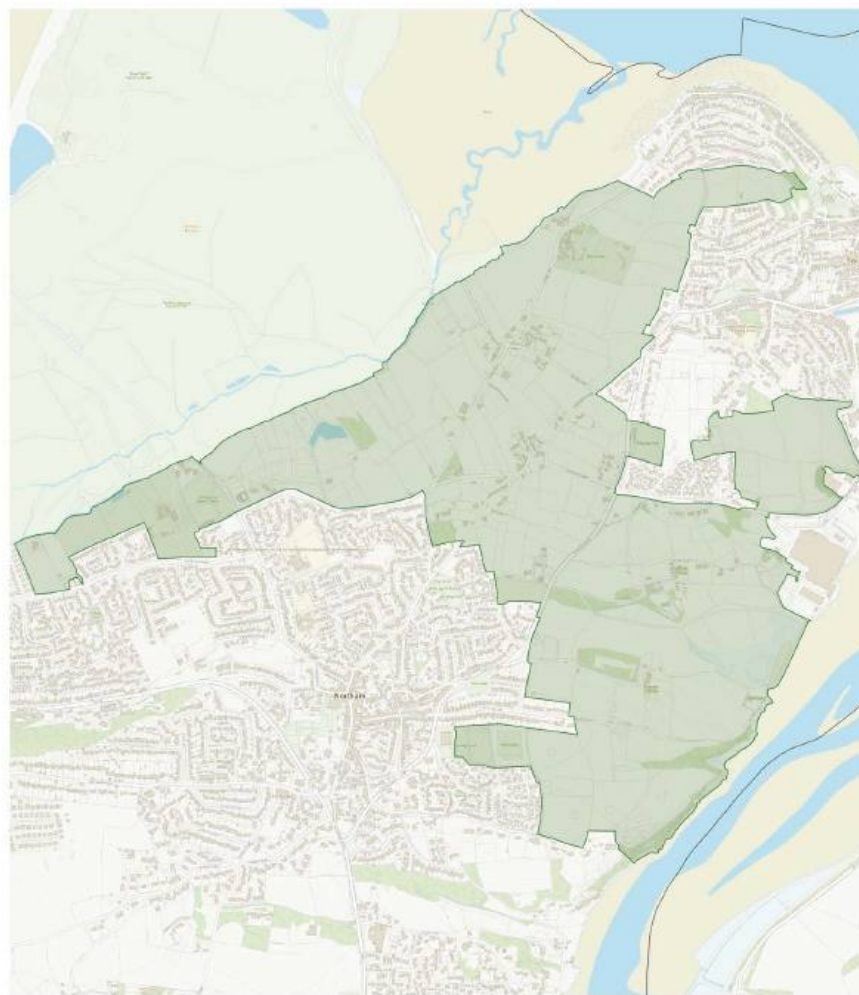
APPENDIX 3: LOCAL GREEN SPACES AND AREAS OF OPEN SPACE AND RECREATION

iii) Bideford Blues Junior FC Sports Complex



SITE NAME	GRID REFERENCE	IDENTIFICATION AS SPACE FOR SPORT AND RECREATION	PURPOSES FOR ITS DESIGNATION
Bideford Blues Junior FC Sports Complex.	SS444297	Playing field and sports training ground, with associated parking and facilities.	To protect recreational value as playing field and sports training ground.
Location	Local significance	Area in hectares	Capable of enduring beyond period of Plan
650 metres from central Northam; 1.5 km from central Westward Ho! Site largely surrounded by housing with easy access.	Sports training facilities are limited in Northam Parish; site offers football training for local young people; site proposed by the community in the 2019 initial consultation. Site supported by volunteers.	Area - around 1.7 hectares.	No development proposals or permissions.

APPENDIX 4: THE AREA BETWEEN THE SETTLEMENT DEVELOPMENT BOUNDARIES OF NORTHAM/WESTWARD HO! AND APPLEDORE



© Crown copyright and database rights 2026 Ordnance Survey EUL AC0000828573
You are granted a non-exclusive, royalty free, revocable licence solely to view the
Licensed Data for non-commercial purposes for the period during which Northam
Town Council make it available. You are not permitted to copy, sub-licence, distribute,
sell or otherwise make available the Licensed Data to third parties in any form.
Third party rights to enforce the terms of this licence shall be reserved to OS.

Map N1



APPENDIX 5: 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:

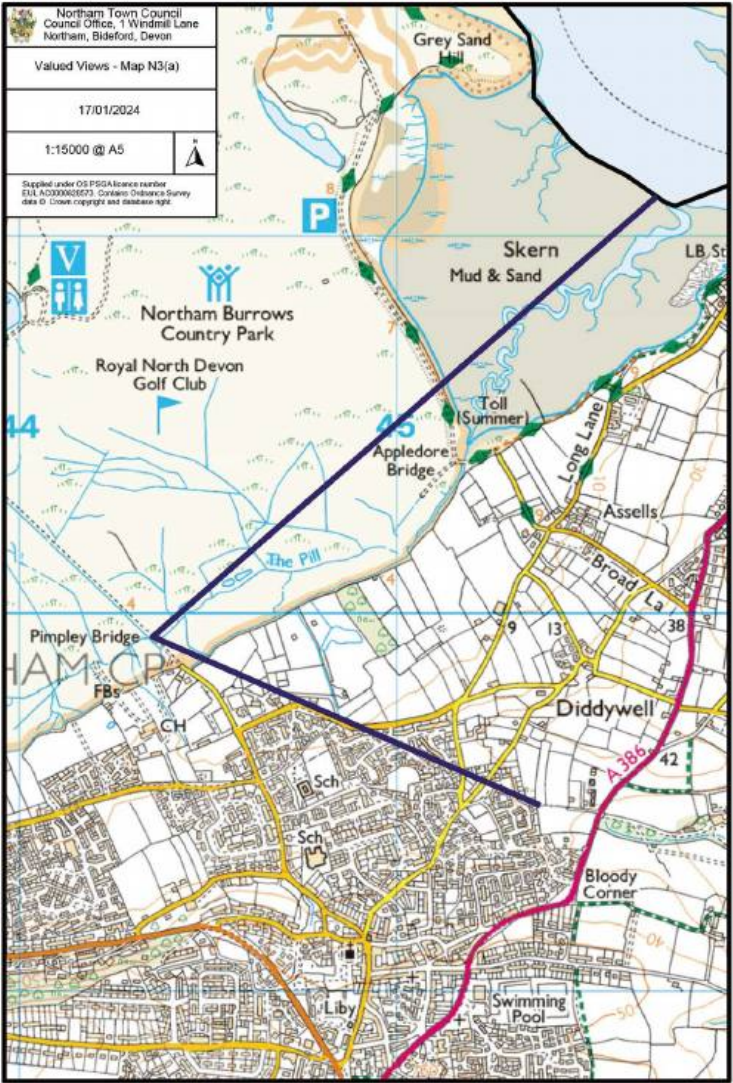
- a. Public accessibility of viewpoint
- b. Specific reasons for designation i.e., quality of landscapes; far-reaching view; view to or from place of historical or public interest, etc.
- c. Value placed on view by local community

VIEW REFERENCE: (i)

VIEW DESCRIPTION	Pimpley Bridge, Northam Burrows (Viewpoint O/S Grid reference: SS 44353 29940) looking north-east to Staddon Hill, Appledore and east towards Diddywell
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. Viewpoint is accessible to people with limited mobility.
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 of salt marsh and undeveloped green slopes.
3 Value placed on view by local community	View appreciated at all times of year by residents and visitors using bridge when visiting Northam Burrows or the beach. View supported by 2019 initial consultation and 2023 pre-submission consultation.



APPENDIX 5: DETAILED JUSTIFICATION FOR VALUED VIEWS



Map N3(a)



APPENDIX 5: DETAILED JUSTIFICATION FOR VALUED VIEWS

VIEW REFERENCE: (ii)

VIEW DESCRIPTION	Bone Hill, Northam (Viewpoint O/S grid reference: SS 4483429178) looking north and north-east 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 access for people with limited mobility.
2 Specific reasons for Designation	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> The valued view includes the undeveloped green ridge and the undeveloped fringes of Northam Burrows as shown on the map. It does not, however include the modern housing lining the north side of Sandymere Road.
3 Value placed on view by local community	Bone Hill is historic viewing site dating from the 1860's. View supported by 2019 initial consultation and 2023 pre-submission consultation.





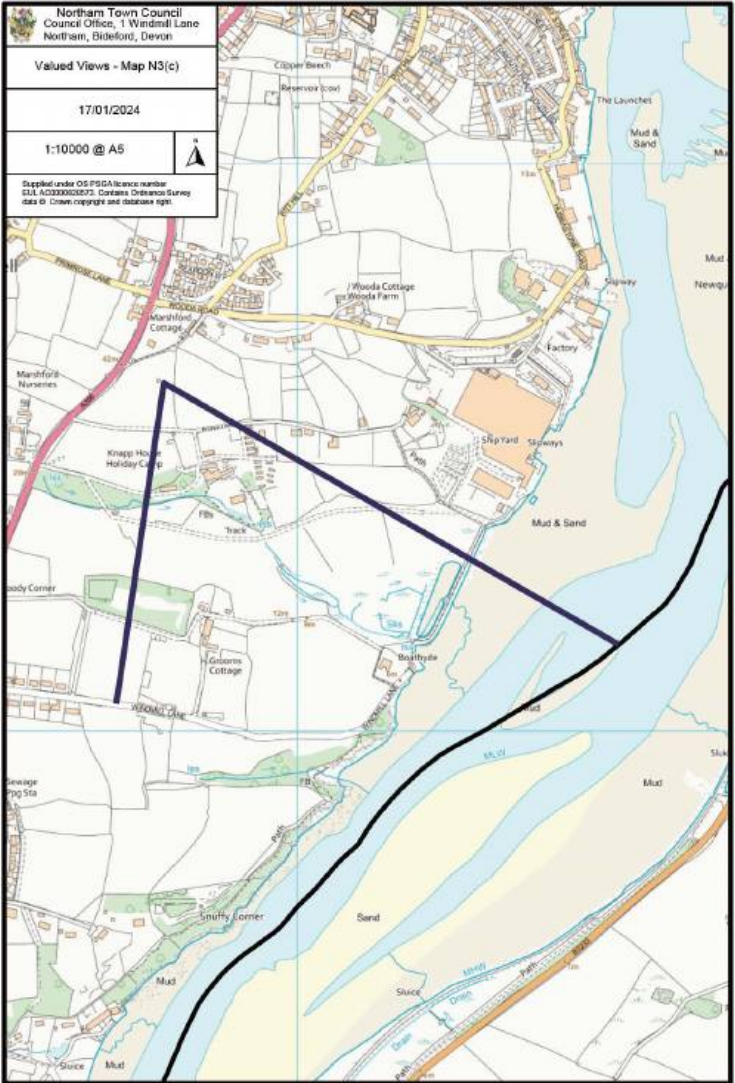
APPENDIX 5: DETAILED JUSTIFICATION FOR VALUED VIEWS

VIEW REFERENCE: (iii)

VIEW DESCRIPTION	Bidna Hill (Viewpoint O/S grid reference: SS 45765 29613) looking east and south-east along the South West Coast 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 2019 initial consultation and 2023 pre-submission consultation.



APPENDIX 5: DETAILED JUSTIFICATION FOR VALUED VIEWS



Map N3(c)



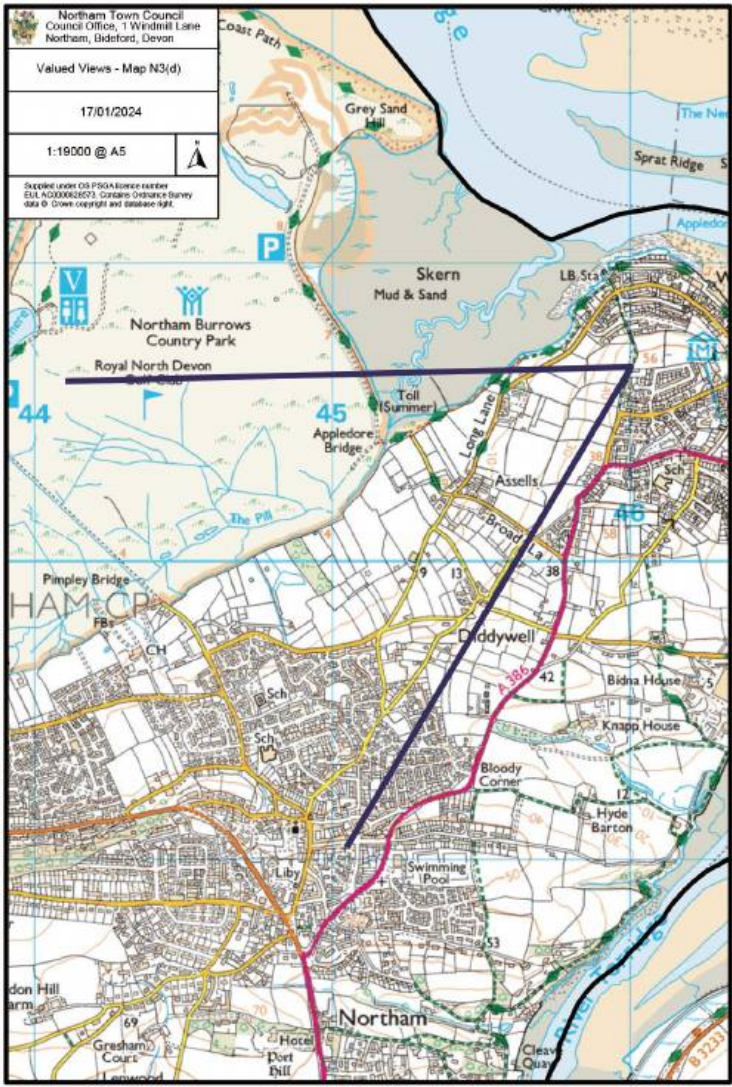
APPENDIX 5: DETAILED JUSTIFICATION FOR VALUED VIEWS

VIEW REFERENCE: (iv)

VIEW DESCRIPTION	Lookout Field, Staddon Hill, Appledore (Viewpoint O/S grid reference: SS 46002 30653) looking south-west towards Westward Ho!
	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 accessible to people with limited mobility.
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 Burrows, Westward Ho! and Appledore.
3 Value placed on view by local community	Field name implies historic viewing point. Path popular with residents and visitors who come to enjoy view. View supported by 2019 initial consultation and 2023 pre-submission consultation.



APPENDIX 5: DETAILED JUSTIFICATION FOR VALUED VIEWS



Map N3(d)



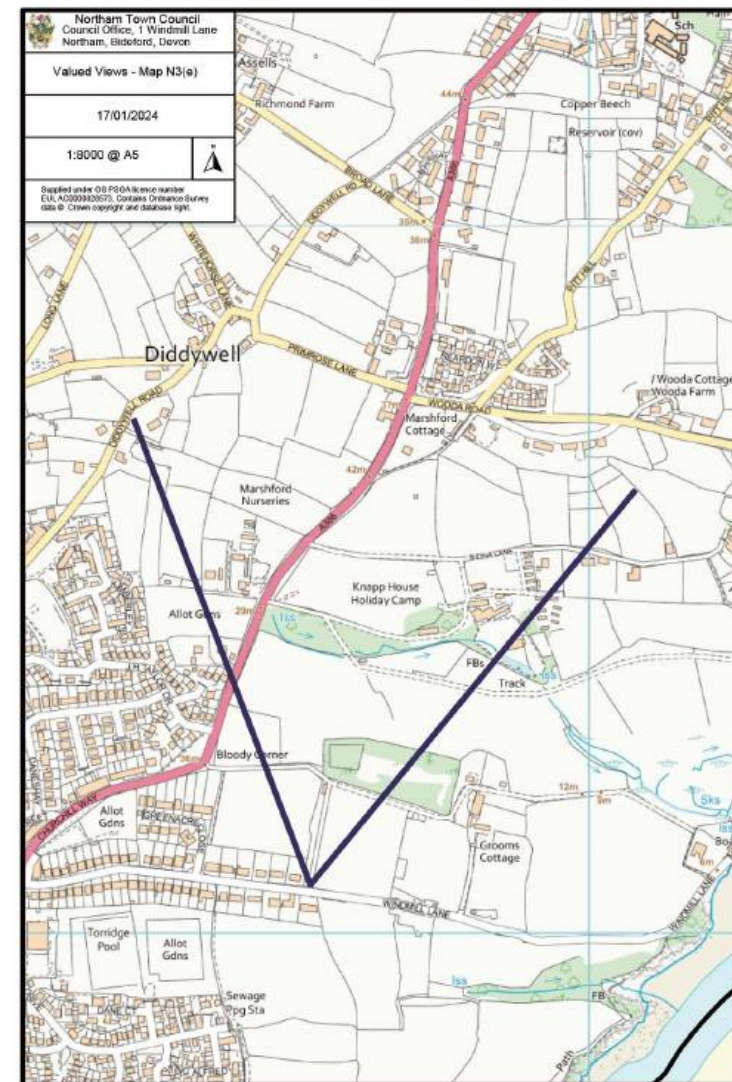
APPENDIX 5: DETAILED JUSTIFICATION FOR VALUED VIEWS

VIEW REFERENCE: (v)

VIEW DESCRIPTION	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.
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 settlements of Appledore and Northam.
3 Value placed on view by local community	Viewpoint used on guided tours of Northam battlefield. View supported by 2019 initial consultation and 2023 pre-submission consultation.



APPENDIX 5: DETAILED JUSTIFICATION FOR VALUED VIEWS

Map $N_3(e)$ 

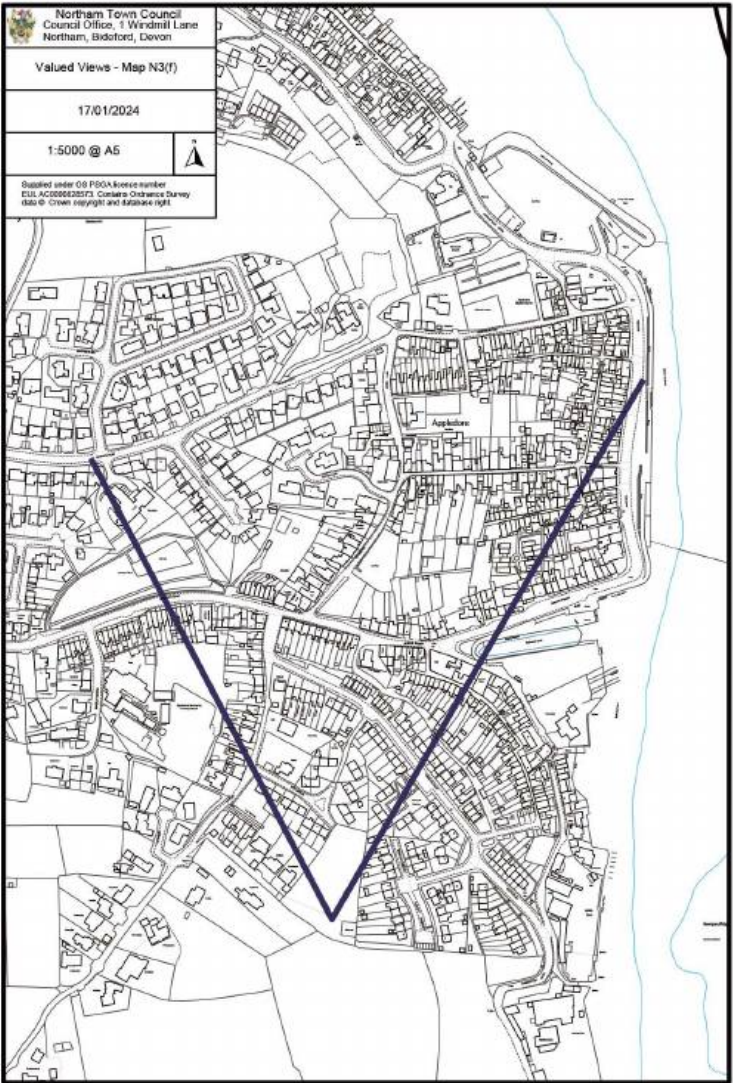
APPENDIX 5: DETAILED JUSTIFICATION FOR VALUED VIEWS

VIEW REFERENCE: (vi)

VIEW DESCRIPTION	Village Green, Backfield, Appledore (Viewpoint O/S grid reference: SS 46281 30069), looking north towards Blackies Wood.
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 2019 initial consultation. View supported by 2023 pre-submission consultation.



APPENDIX 5: DETAILED JUSTIFICATION FOR VALUED VIEWS



Map N3(f)



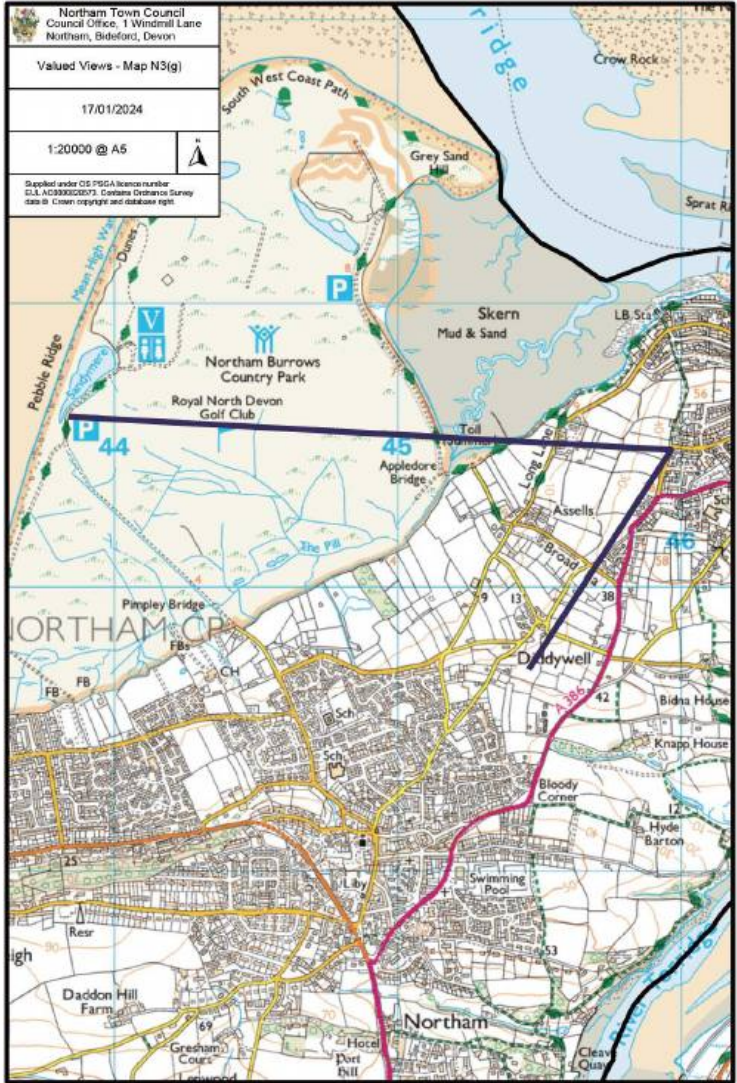
APPENDIX 5: DETAILED JUSTIFICATION FOR VALUED VIEWS

VIEW REFERENCE: (vii)

VIEW DESCRIPTION	Staddon Road, Appledore (Viewpoint O/S grid reference: SS 45964 30485) looking south-west towards Long Lane and Northam Burrows.
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 2019 initial consultation. View supported by 2023 pre-submission consultation.



APPENDIX 5: DETAILED JUSTIFICATION FOR VALUED VIEWS



Map N3(g)



APPENDIX 6: NORTHAM PARISH LIST OF LOCALLY IMPORTANT HERITAGE ASSETS

To be selected for the Northam Local List of Locally Important Heritage Assets, a heritage asset must satisfy each of the following criteria:

- a) The heritage asset must be listed in the Devon and Dartmoor Historic Environment Record (HER) or National Trust Historic Buildings, Sites and Monuments Record (HBSMR).
- b) The heritage asset cannot be currently nationally designated.
- c) The heritage asset must possess at least considerable local historical significance.
- d) The heritage asset must meet three or more of the following sub-criteria.*

* Criteria derived from Historic England 'Local Heritage Listing: Identifying and Conserving Local Heritage', (Historic England Advice Note 7 (2nd edition 2021)).

- | | |
|-----------------------------|-----------------------------------|
| i) over 50 years old; | vi) archival interest; |
| ii) demonstrable rarity; | vii) historic landscape interest; |
| iii) aesthetic interest; | viii) landmark value; |
| iv) group value; | ix) social and communal value. |
| v) archaeological interest; | |

NOTES ON SELECTION CRITERIA

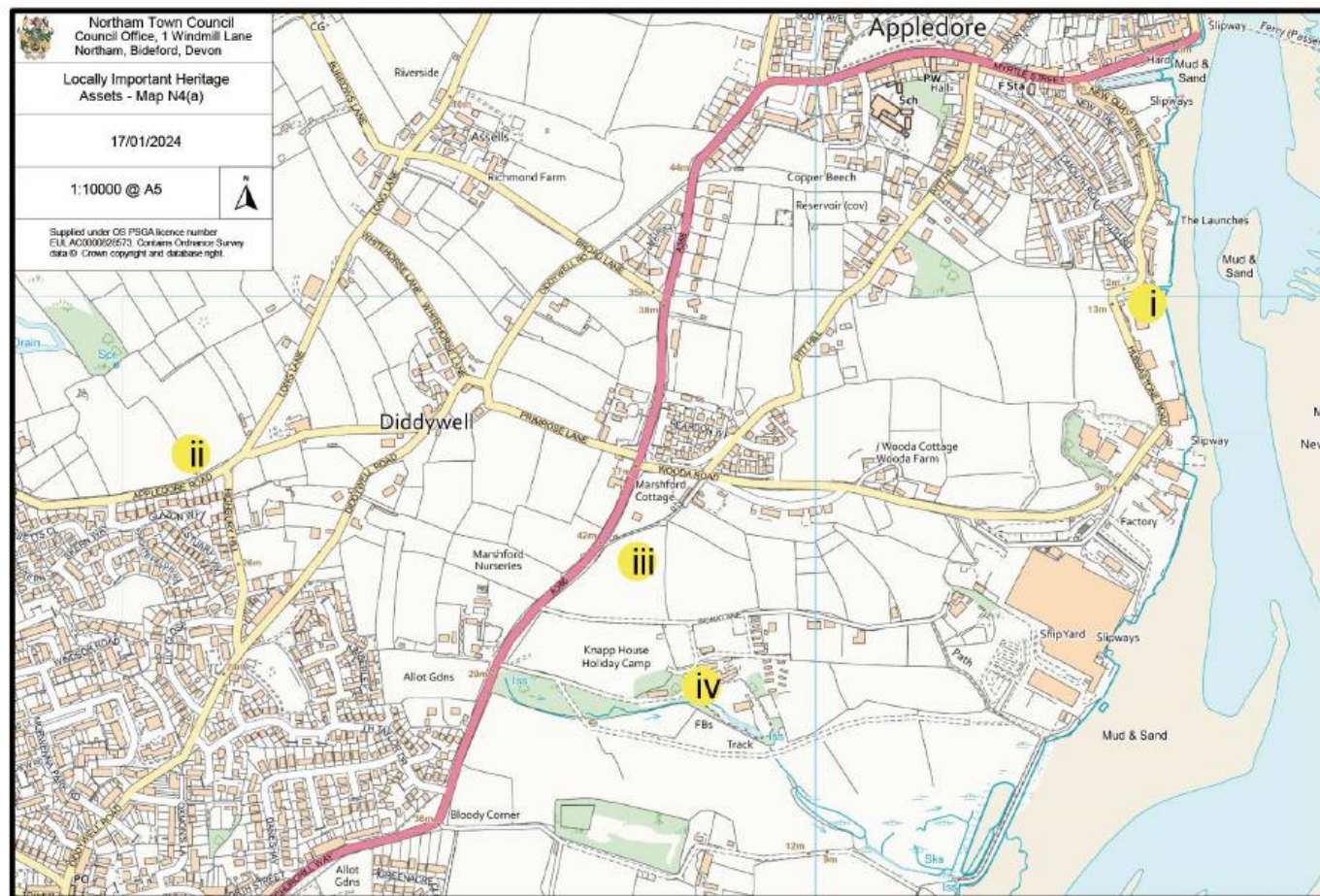
- a. To identify the significance of the asset the relevant HER or HBSMR record will provide fully reviewed detailed evidence, and locational data.
- b. Assets should not be listed buildings or scheduled ancient monuments. Non-designated assets within conservation areas and assets locally designated in the List of Heritage Assets in Torridge remain eligible for the NPLLIHA.
- c. Assets that possess considerable local historical significance may be connected with an important person or important event in national or regional history; or an asset may be representative of an important aspect or period in national or regional history.
- d. Notes on sub-criteria:
 - i) over 50 years old: archaeological, pictorial or documentary dating evidence is required.
 - ii) demonstrable rarity: the asset or an aspect of its built form should be demonstrably rare or unusual in its regional context.
 - iii) aesthetic interest: the asset appears in works of art or possesses features of artistic or architectural interest.
 - iv) group value: the asset gains significance by being part of a group of functionally related historic assets, which may be studied as a group.
 - v) archaeological interest: the asset has either been investigated archaeologically, or the asset is likely to have features of potential archaeological interest.
 - vi) archival interest: asset is represented in a series of documentary or pictorial sources.
 - vii) historic landscape interest: asset gains significance as part of a historic landscape.
 - viii) landmark value: asset is a prominent and well-known part of the local landscape.
 - ix) social and communal value: asset is associated with a topic or issue of local public interest.



APPENDIX 6: NORTHAM PARISH LIST OF LOCALLY IMPORTANT HERITAGE ASSETS

Locations of Heritage Assets listed in the NPLLIHA

The locations of the heritage assets are shown in maps N4(a) and N4(b).



Map N4(a)



Map N4(b)



APPENDIX 6: NORTHAM PARISH LIST OF LOCALLY IMPORTANT HERITAGE ASSETS

i) Site of New Quay Dry Dock, Appledore

DESCRIPTION OF HERITAGE ASSET	LOCATION OF HERITAGE ASSET
Site of in-filled Victorian dry dock and drawbridge shown on 19th century map (O/S 25-inch, Devon xii.15, 1888).	Asset located in Hubbastone Road, Appledore O/S grid reference: SS464 299; Map Sheet SS42NE.
CRITERION / SUB-CRITERIA FOR SELECTION	EVIDENCE
a) Listing in HER/HBSMR	Listed in HER Reference MDV57771 / MDV57772
b) Otherwise undesignated	No designation found
c) Considerable local significance	Shipbuilding has been the major industry of Appledore for centuries. This site provides a tangible local record of this important national industry.
d) Meets 3 or more sub-criteria	
i) over 50 years old;	Dry Dock dates from Victorian period (1837-1901).
ii) demonstrable rarity;	Victorian dry docks are unusual in southwest England. Richmond Dry Dock nearby is Grade II* Listed in part because of its rarity.
iv) group value;	Asset relates closely to the nearby heritage asset of Richmond Dock.
v) archaeological interest;	Dry dock buried and is believed to be intact. Likelihood of significant archaeology.
ix) social and communal value;	Given local importance of shipbuilding, site is of significant value to community.



APPENDIX 6: NORTHAM PARISH LIST OF LOCALLY IMPORTANT HERITAGE ASSETS

Site of New Quay Dry Dock, Appledore



APPENDIX 6: NORTHAM PARISH LIST OF LOCALLY IMPORTANT HERITAGE ASSETS

ii) Second World War pillbox, Appledore Road

NUMBER/NAME AND DESCRIPTION OF HERITAGE ASSET	LOCATION OF HERITAGE ASSET
Second World War pillbox probably built to defend Northam Burrows before the construction of RAF Northam and later served to protect the site.	Asset located on west side of Appledore Road, Northam O/S grid reference: SS451 297; Map Sheet SS42NE.
CRITERION / SUB-CRITERIA FOR SELECTION	EVIDENCE
a) Listing in HER/HBSMR	Listed in HER Reference MDV106763
b) Otherwise undesignated	No designation found
c) Considerable local significance	The local significance of the asset is derived from its rarity as the last remaining pillbox in the area. The asset is also of national significance. During the Second World War the coast of Northam was of great importance first as a potential invasion site and later as a testing and training ground for D-Day. As part of the defences of RAF Northam, the asset is considered to possess equal significance with the nationally designated surviving structures of the base.
d) Meets 3 or more sub-criteria	
i) over 50 years old;	Pillbox dates from Second World War (1939-1945).
ii) demonstrable rarity;	Only known complete pillbox in the Northam Neighbourhood Plan area. Pillbox is of highly unusual form and it appears to be disguised as a stone agricultural building.
iv) group value;	Pillbox became part of the defences of RAF Northam and thereby contributes to the significance and setting of the nationally important structures surviving from RAF Northam.
vii) historic landscape interest;	The pillbox, RAF Northam and surviving defences on Northam Burrows form a military defensive landscape of national importance.
ix) social and communal value;	The Second World War is still remembered locally and commemorated on Remembrance Day. Assets dating from this period are considered to have social and communal value.



APPENDIX 6: NORTHAM PARISH LIST OF LOCALLY IMPORTANT HERITAGE ASSETS

Second World War pillbox, Appledore Road.



APPENDIX 6: NORTHAM PARISH LIST OF LOCALLY IMPORTANT HERITAGE ASSETS

iii) Bidna Windmill, Churchill Way

DESCRIPTION OF HERITAGE ASSET	LOCATION OF HERITAGE ASSET
Ruins of windmill c. 1809. The base was stone and the upper levels were brick.	Asset located on ridge east of Churchill Way, between Appledore and Northam O/S grid reference: SS457 296; Map Sheet SS42NE.
CRITERION / SUB-CRITERIA FOR SELECTION	EVIDENCE
a) Listing in HER/HBSMR	Listed in HER Reference MDV11737
b) Otherwise undesignated	No designation found
c) Considerable local significance	For much of Northam's history the majority of the population was engaged in agriculture, including cereal farming. This asset is especially representative of this regionally important industry because it is comparatively well-documented; it is also of regional significance in forming a group with Instow Windmill to enable study and appreciation of historic cereal farming and processing in north Devon.
d) Meets 3 or more sub-criteria	
i) over 50 years old;	Windmill dates from c.1809.
iv) group value;	Asset may be studied together with other local windmills, notably the ruined windmill in Instow, visible from Appledore.
vi) archival interest;	Windmill documented in maps, old photographs and local newspaper reports.
vii) historic landscape interest;	Asset may be studied in relation to largely surviving historic field pattern and boundaries to reconstruct history of food production.
viii) landmark value;	Prominent landmark sited on ridge overlooking Northam.



APPENDIX 6: NORTHAM PARISH LIST OF LOCALLY IMPORTANT HERITAGE ASSETS

Bidna Windmill



APPENDIX 6: NORTHAM PARISH LIST OF LOCALLY IMPORTANT HERITAGE ASSETS

iv) Knapp House, Churchill Way, between Appledore and Northam

DESCRIPTION OF HERITAGE ASSET	LOCATION OF HERITAGE ASSET
Historic house dating mainly from the 18th century with largely intact external walls and roofing.	Asset located in former park east of Churchill Way between Appledore and Northam O/S grid reference: SS458 294; Map Sheet SS42NE.
CRITERION / SUB-CRITERIA FOR SELECTION	EVIDENCE
a) Listing in HER/HBSMR	Listed in HER Reference: MDV120133
b) Otherwise undesignated	No designation found
c) Considerable local significance	Local significance derived from close associations with Thomas Benson, a regionally important figure in 18th century politics. National significance as the scene of key events of the nationally reported Nightingale Scandal of 1752.
d) Meets 3 or more sub-criteria	
i) over 50 years old;	The earliest documentary reference to Knapp is in 1302. Knapp is described as a 'mansion' in 1743. The 1838 Tithe Map shows that much of the present structure existed by 1838.
vi) archival interest;	The history of Knapp is well documented in wills, sales documentation and maps, local newspapers etc.
vii) historic landscape interest;	Knapp Park dates from between 1702 and 1838 and retains some mature trees and landscape features.
vii) landmark value;	Knapp House is a prominent feature of the rural gap between Appledore and Northam and viewable from a number of public roads and PRow's.
ix) social and communal value;	Since 1980 there have been numerous public and community group events at Knapp in addition to its use as a children's adventure centre. Redevelopment proposals have attracted considerable local interest.



APPENDIX 6: NORTHAM PARISH LIST OF LOCALLY IMPORTANT HERITAGE ASSETS

Knapp House, Churchill Way, between Appledore and Northam



APPENDIX 6: NORTHAM PARISH LIST OF LOCALLY IMPORTANT HERITAGE ASSETS

v) Lookout station on Kipling Tors

DESCRIPTION OF HERITAGE ASSET	LOCATION OF HERITAGE ASSET
Largely intact coastal watch station dating from period 1904-1932.	Asset located high on slopes of Kipling Tors facing west. O/S grid reference: SS419 289; Map Sheet SS42NW.
CRITERION / SUB-CRITERIA FOR SELECTION	EVIDENCE
a) Listing in HER/HBSMR	Listed in HBSMR Reference: 101243/MNA1511553
b) Otherwise undesignated	No designation found
c) Considerable local significance	Local significance derives from the asset's connection with maritime safety - an issue of regional importance and an important theme in Northam's history for centuries. Asset is a tangible reminder of that history. The establishment and maintenance of coastal watch stations in the 19th and 20th centuries was an event of national significance.
d) Meets 3 or more sub-criteria	
i) over 50 years old;	Although the structure cannot be precisely dated, mapping evidence supports a date between 1904 and 1932. It was documented in 1938.
iii) aesthetic interest;	The simple design, geometrical form, and use of materials indicate early modernist influences.
viii) landmark value;	The structure is a prominent feature of the coastline and overlooks Westward Ho!
ix) social and communal value;	Maritime safety is a perennial local concern. Related historic assets are considered to possess social and communal value.



APPENDIX 6: NORTHAM PARISH LIST OF LOCALLY IMPORTANT HERITAGE ASSETS

Lookout station on Kipling Tors



APPENDIX 7: LISTS OF PRIMARY GREEN CORRIDORS AND NON-STATUTORY DESIGNATED 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) to enhance biodiversity. (Habitats and wildlife sites defined by North Devon and Torridge Local Plan Ecological Network Key Components and Devon Nature Map and Wildlife Site Resource Map and species information for neighbourhood planning – Northam (Devon Biodiversity Record Centre)).
- 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.

Locations of Primary Green Corridors

The locations of the Primary Green Corridors are shown in maps N5(a), N5(b) and N5(c).



© Crown copyright and database rights 2025 Ordnance Survey EUL AC0000828573
You are granted a non-exclusive, royalty free, revocable licence solely to view the Licensed Data for non-commercial purposes for the period during which Northam Town Council make it available. You are not permitted to copy, sub-license, distribute, sell or otherwise make available the Licensed Data to third parties in any form. Third party rights to enforce the terms of this licence shall be reserved to OS.

Map N5(a) (lower green-shaded area) Between Knapp Wood, Churchill Way, and access road to Boat Hyde, extending to River Torridge bank between Boat Hyde and Appledore Shipyard.

APPENDIX 7: LISTS OF PRIMARY GREEN CORRIDORS AND NON-STATUTORY DESIGNATED WILDLIFE SITES IN NORTHAM PARISH

© Crown copyright and database rights 2026 Ordnance Survey EUL AC0000828573.
You are granted a non-exclusive, royalty free, revocable licence solely to view the Licensed Data for non-commercial purposes for the period during which Northam Town Council make it available. You are not permitted to copy, sub-licence, distribute, sell or otherwise make available the Licensed Data to third parties in any form. Third party rights to enforce the terms of this licence shall be reserved to OS.



Map N5(b) Below Cleveland Park and joining Heyward Road with South-West Coast Path.

© Crown copyright and database rights 2026 Ordnance Survey EUL AC0000828573.
You are granted a non-exclusive, royalty free, revocable licence solely to view the Licensed Data for non-commercial purposes for the period during which Northam Town Council make it available. You are not permitted to copy, sub-licence, distribute, sell or otherwise make available the Licensed Data to third parties in any form. Third party rights to enforce the terms of this licence shall be reserved to OS.



Map N5(c) (middle green-shaded area) Between Wooda Road and Bidna Lane.



APPENDIX 7: LISTS OF PRIMARY GREEN CORRIDORS AND NON-STATUTORY DESIGNATED WILDLIFE SITES IN NORTHAM PARISH

© Crown copyright and database rights 2026 Ordnance Survey EUL AC0000828573.
You are granted a non-exclusive, royalty free, revocable licence solely to view the Licensed Data for non-commercial purposes for the period during which Northam Town Council make it available. You are not permitted to copy, sub-licence, distribute, sell or otherwise make available the Licensed Data to third parties in any form. Third party rights to enforce the terms of this licence shall be reserved to OS.



Map N5(d) (upper green-shaded area) Wooda Road valley down to Hubbastone Quarry.

© Crown copyright and database rights 2026 Ordnance Survey EUL AC0000828573.
You are granted a non-exclusive, royalty free, revocable licence solely to view the Licensed Data for non-commercial purposes for the period during which Northam Town Council make it available. You are not permitted to copy, sub-licence, distribute, sell or otherwise make available the Licensed Data to third parties in any form. Third party rights to enforce the terms of this licence shall be reserved to OS.



Map N5(e) Kipling Tors Valley leading down from Cornborough Road.

APPENDIX 7: LISTS OF PRIMARY GREEN CORRIDORS AND NON-STATUTORY DESIGNATED WILDLIFE SITES IN NORTHAM PARISH

i) 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.



APPENDIX 7: LISTS OF PRIMARY GREEN CORRIDORS AND NON-STATUTORY DESIGNATED WILDLIFE SITES IN NORTHAM PARISH

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.



APPENDIX 7: LISTS OF PRIMARY GREEN CORRIDORS AND NON-STATUTORY DESIGNATED WILDLIFE SITES IN NORTHAM PARISH

iii) Between Wooda Road and Bidna Lane.

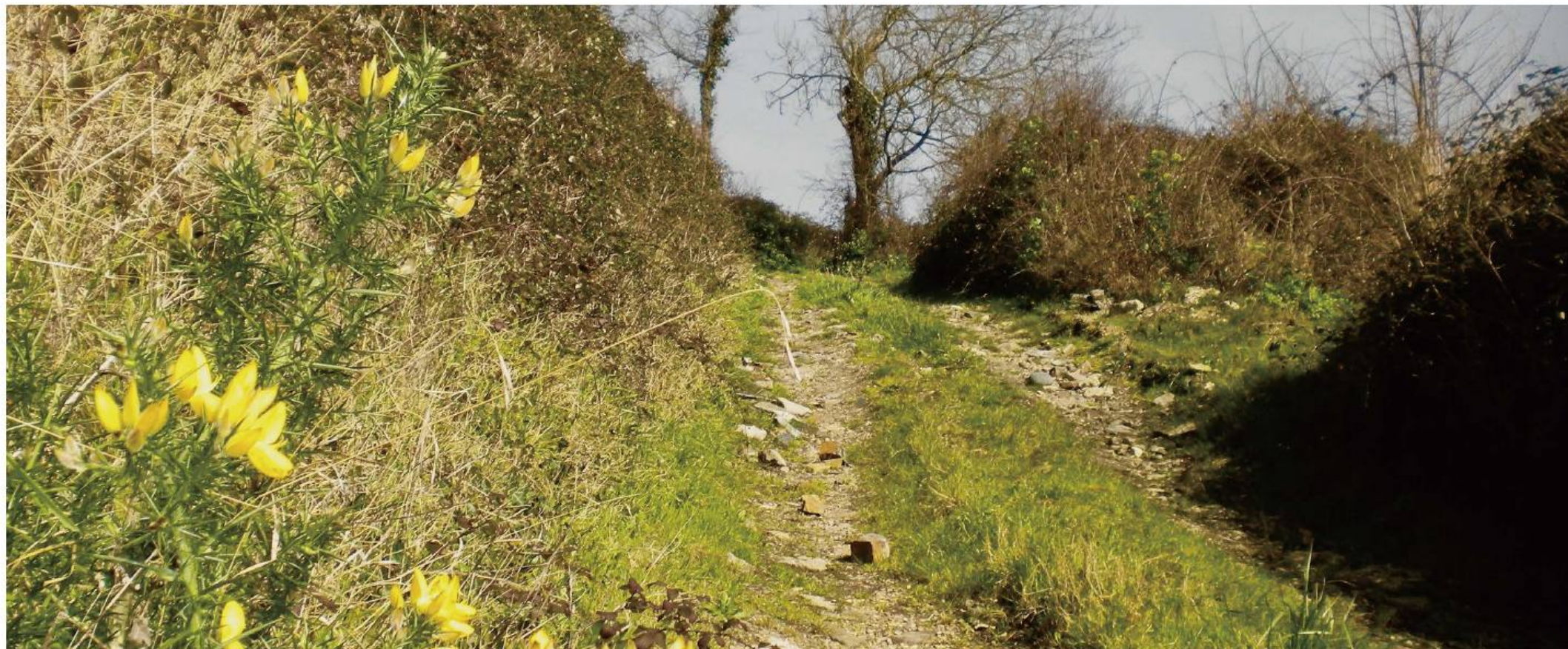
Elevated semi-improved dry limestone grassland linking Torridge riparian wildlife corridor with further elevated grassland west A386 and beyond to coastal flood plain grazing marsh adjoining Northam Burrows. Also, stepping-stone north-south connectivity between corridors (i) and (iv). Open land connectivity, water-course connectivity. An important wildlife site containing a mix of habitats - thick scrub, old coppice in the valley and stream.



APPENDIX 7: LISTS OF PRIMARY GREEN CORRIDORS AND NON-STATUTORY DESIGNATED WILDLIFE SITES IN NORTHAM PARISH

iv) Wooda Road valley down to Hubbastone Road Quarry.

South-facing elevated semi-improved dry limestone grassland. Stepping stone connectivity to corridor (iii) opposite, and Wooda valley floor. Open land connectivity.



APPENDIX 7: LISTS OF PRIMARY GREEN CORRIDORS AND NON-STATUTORY DESIGNATED WILDLIFE SITES IN NORTHAM PARISH

v) Kipling Tors Valley leading down from Cornborough Road.

West to east connectivity between wooded areas and access to Kipling Tors coastal heathland to undeveloped coastline west of Westward Ho! Woodland connectivity.



APPENDIX 7: LISTS OF PRIMARY GREEN CORRIDORS AND NON-STATUTORY DESIGNATED WILDLIFE SITES IN NORTHAM PARISH

Northam Parish contains many areas of rich biodiversity.



APPENDIX 7: LISTS OF PRIMARY GREEN CORRIDORS AND NON-STATUTORY DESIGNATED WILDLIFE SITES IN NORTHAM PARISH

b) List of non-statutory and undesignated wildlife sites

County Wildlife Sites

No.	File Code	Site Name	Grid ref.	Reason for designation	Area/hectares
1.1	SS42/081	Comborough Cliff	SS415285	Maritime grassland and heath, unimproved acid grassland, semi-improved grassland, scrub and bracken	23
1.2	SS42/083	Godborough Castle and Turner's Wood	SS438274	Mosaic of unimproved calcareous grassland, semi-improved grassland and broadleaved semi-natural woodland	13.30
1.3	SS42/084	Kenwith Valley Nature Reserve	SS447272	Open water, semi-improved grassland, planted broadleaved woodland, reedbed, marshy grassland and scrub. Bird and dragonfly interest	10
1.4	SS42/095	Burrough Farm	SS460288	Semi-natural broadleaved woodland, species-rich semi-improved grassland and saltmarsh	4.6

Strategic Nature Areas

No.	File Code	Site Name	Grid ref.	Reason for designation	Area/hectares
2.1	412	Northam	N/A	Coastal and Floodplain Grazing Marsh Coastal Sand Dunes	6685.04
2.2	1143	Northam	N/A	Maritime Cliff and Slope Mudflats	366.23
2.3	1161	Northam	N/A	Coastal and Floodplain Grazing Marsh Coastal Sand Dunes	9037.13
2.4	1178	Northam	N/A	Maritime Cliff and Slope Mudflats	4522.43



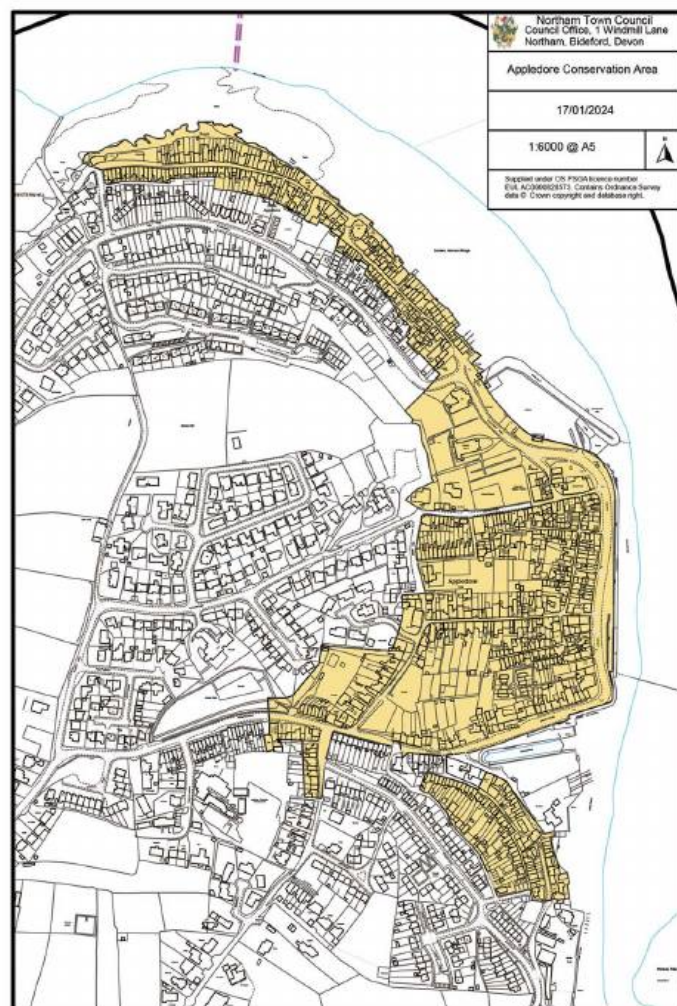
APPENDIX 7: LISTS OF PRIMARY GREEN CORRIDORS AND NON-STATUTORY DESIGNATED WILDLIFE SITES IN NORTHAM PARISH

Unconfirmed Wildlife Sites

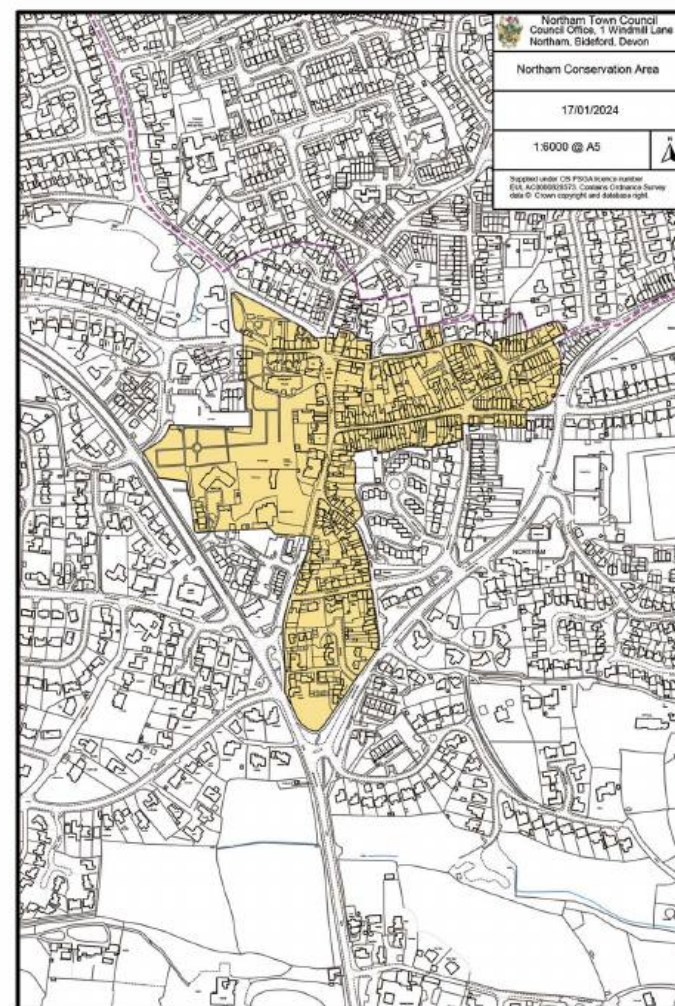
No.	File Code	Site Name	Grid ref.	Reason for designation	Area/hectares
3.1	SS42/058	Kenwith Barton	SS431275	Open water	1.2
3.2	SS42/059	Raleigh Hill	SS446277	Dry/ rough/ marshy grassland	7.5
3.3	SS42/066	Durrant Lane (N)	SS454285	Dry grassland/rough grassland/scrub	4.5
3.4	SS42/071	Gresham Court	SS445284	Dry grassland/scrub and broadleaved woodland	2
3.5	SS42/074	Lakenham Hill	SS447292	Dry grassland/scrub	1.5
3.6	SS42/075	Bassett's Bridge	SS449299	Dry grassland/scrape	4
3.7	SS42/077	Kenwith Valley	SS444272	Open water/dry grassland mostly grassland/scrub	27.9
3.8	SS42/094	Knapp House Saltmarsh	SS462293	Saltmarsh with brackish ditches, 18 Devon Notable Plant species including sea heath which is a species of national rarity, and recorded from only three sites in Devon	3.2
3.9	SS42/116	Knapp House Wood	SS456294	Secondary broadleaved woodland, may be wet in places	1.3
3.10	SS43/086	Broad Lane	SS459300	Dry grassland	7



APPENDIX 8: MAPS OF CONSERVATION AREAS IN NORTHAM PARISH



Appledore Conservation Areas



Northam Conservation Area

APPENDIX 9: RELEVANT SECTIONS OF THE BARNSTAPLE WITH BIDEFORD AND NORTHAM LOCAL CYCLING AND WALKING INFRASTRUCTURE PLAN (BBN LCWIP)

1 PUBLIC CONSULTATION

The public consultation on the Barnstaple with Bideford and Northam Local Cycling and Walking Infrastructure Plan (LCWIP) was held from the 21st September to 12th of October 2022. The aim of the consultation was to find out if the LCWIP was reflecting the needs and wants of the community and local area. The Public Consultation Report summarises the statistics from the questionnaire, the comments respondents have provided and Devon County Council's responses to these and amendments proposed.

2 ANALYSIS OF THE LCWIP PUBLIC CONSULTATION RESPONSES

The public consultation received 385 online responses, other emails and calls. The full report can be seen on the website at www.devon.cc/bbnlcwip

3 FINAL LCWIP REPORT

Following the consultation, the responses were reviewed and necessary amendments made. The final LCWIP Report was adopted by Devon County Council in January 2024. A summary of the final report relevant to the Northam Neighbourhood Plan area has been added to the evidence base of the Plan.

The map opposite shows off-road and quiet route proposals in the LCWIP study area. Within the Parish of Northam the LCWIP report identifies the following:

Proposed off-road proposals

- Richmond Dock (Appledore) to Appledore Church) along Appledore Quay.
- A386 Churchill Way from junction with Staddon Road (Appledore) to junction with Heywood Road (Northam), A386 Heywood Road to Heywood Road roundabout/junction with A39.

Proposed quiet routes between Appledore and Northam/Westward Ho!

- Appledore Church to Torridge Road to Long Lane and along Appledore Road to Westward Ho!
- Broad Lane (linking Long Lane quiet route to A386 Churchill Way).
- Appledore Church to Meeting Street to Staddon Road to junction with A386 Churchill Way.
- Richmond Dock (Appledore) to Newquay Street to Wooda Road to junction with A386 Churchill Way.

Proposed quiet routes within Northam

A386 Churchill Way junction with North Street to North Street (together with alternative route via North-East Street and Cross Street) to Fore Street; Fore Street to junction with Heywood Road.

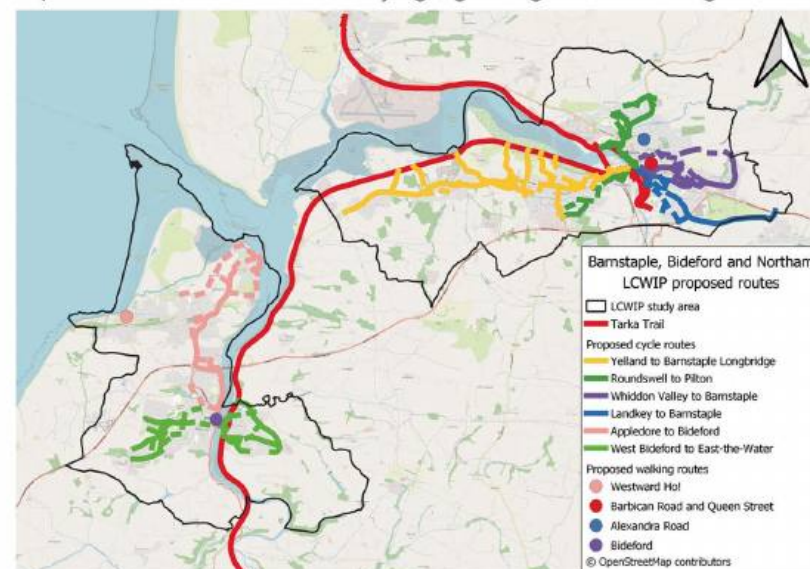
Proposed quiet routes and off-road proposals within Orchard Hill

- Limers Lane to un-named lane south of Limers Lane, un-named lane south of Limers Lane under A39 along Riverside to Chanters Road.
- Section of Hanson Park.

Westward Ho! core walking zone

Improvements to pedestrian routes in central Westward Ho!

For each of these proposed routes and areas, the LCWIP report sets out a detailed series of improvements and enhanced safety signage designed to encourage increased walking and cycling.



Off-road and quiet route proposals in the LCWIP study area.

APPENDIX 9: RELEVANT SECTIONS OF THE BARNSTAPLE WITH BIDEFORD AND NORTHAM LOCAL CYCLING AND WALKING INFRASTRUCTURE PLAN (BBN LCWIP)

The headline figures for levels of support for each of the routes were as follows:

Proposal	Responses	Supported	%	Not Supported	%	Unsure	%	Further Comments Received
Westwood Ho! - walking	176	161	91%	6	3%	9	5%	56
Bideford - walking	164	149	91%	8	5%	7	4%	41
Alexandra Street - walking	105	97	92%	4	4%	4	4%	17
Barbican Road and Queen Street - walking	103	95	92%	4	4%	4	4%	16
Appledore to Bideford - cycling	233	208	89%	10	4%	15	6%	90
West Bideford to East the Water - cycling	152	141	93%	3	2%	8	5%	48
Yelland to Barnstaple - cycling	171	136	80%	21	12%	14	8%	60
Roundswell to Pilton - cycling	131	110	84%	11	8%	10	8%	45
Whiddon Valley to Barnstaple - cycling	100	92	92%	5	5%	3	3%	21
Landkey to Barnstaple - cycling	154	142	92%	4	3%	8	5%	57
Any other comment								108



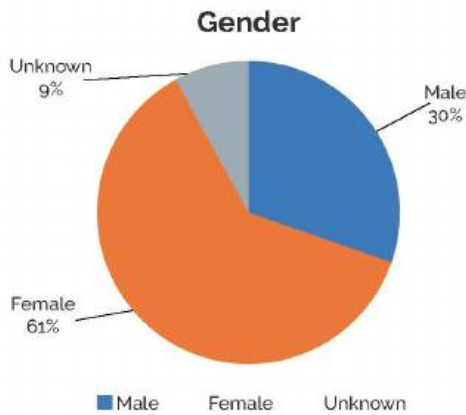
APPENDIX 10: NORTHAM TOWN COUNCIL CLIMATE EMERGENCY SURVEY AND RESULTS

Northam Town Council Climate Emergency Survey

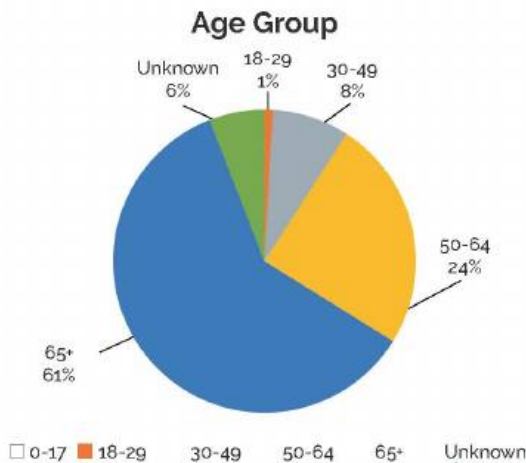
Northam Town Council has declared a Climate Emergency in the recognition that carbon emissions from industry, transport, our homes and other sources will cause a disastrous increase in global temperatures unless drastic action is taken by us all.

"Our aim is to reduce to zero the Council's carbon emissions in its buildings and activities by 2030 and to achieve a significant reduction in emissions in Northam parish by the same date"

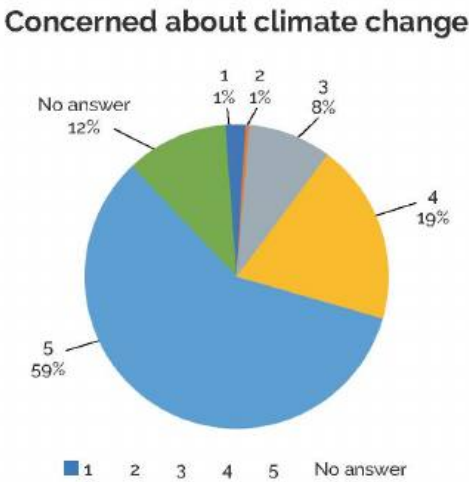
Are you male or female?	
Male	68
Female	137
Unknown	19
Total	224



How old are you?	
0-17	0
18-29	3
30-49	17
50-64	55
65+	136
Unknown	13
Total	224



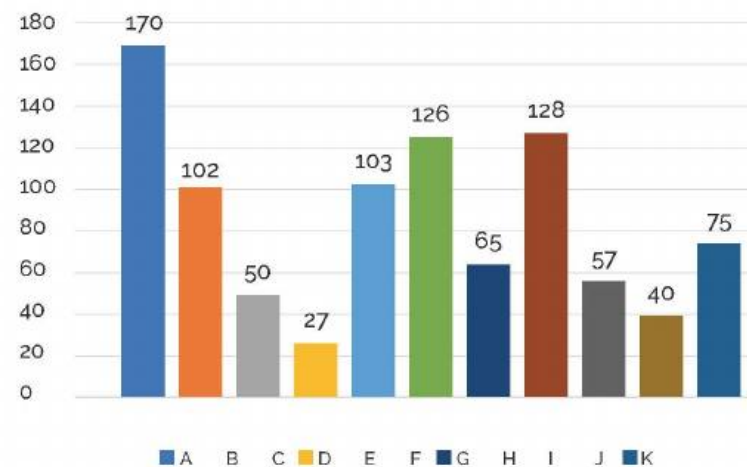
How Concerned are you about climate change? (1 = not at all concerned - 5 = very concerned)	
1	3
2	2
3	18
4	43
5	131
No answer	27
Total	224



APPENDIX 10: NORTHAM TOWN COUNCIL CLIMATE EMERGENCY SURVEY AND RESULTS

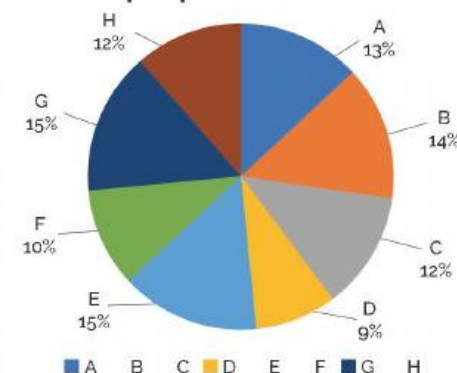
What are the four top actions you would like us to take on climate?		
A	170	Plant more trees and hedges
B	102	Initiate a community energy scheme to power more local homes by waste heat
C	50	Install electric vehicle points e.g. at Northam Hall
D	27	Provide bike racks e.g. Northam Hall, Town Hall and the Council's open spaces
E	103	Promote cycle/pedestrian routes
F	126	Increase area's of wildlife in the Council's open spaces and on road verges
G	65	Develop forest gardens in parks to provide fruit and vegetables
H	128	Initiate /encourage local food markets
I	57	Provide grants to local schools for carbon reduction projects
J	40	Start a community composting scheme
K	75	Place recycle bins in council open spaces and parks
Total	943	

Actions you would like to take on climate



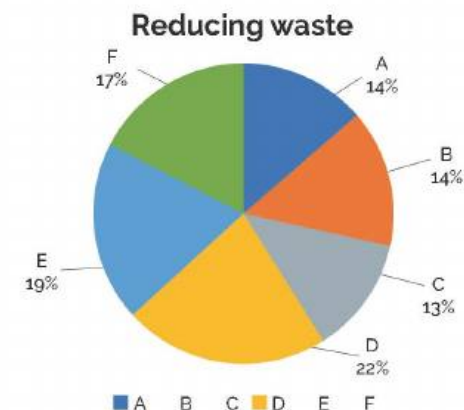
What actions would you take at home?		
A	116	Switch to 100% renewable energy tariff for your fuel bills
B	126	Use a timer, thermostat & heating controls to set heating and hot water
C	109	Install renewable energy generation such as solar panels
D	75	Install a smart meter so you know how much energy or water you use
E	129	Step up insulation and draught-proof your home
F	92	Grow your own fruit and vegetables
G	133	Eat local, seasonal, organic produce
H	101	Eat more plant based foods
Total	881	

Actions people will take at home

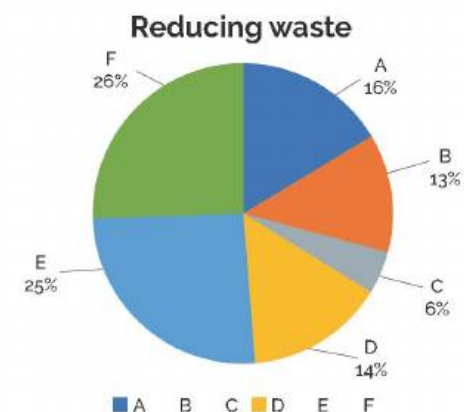


APPENDIX 10: NORTHAM TOWN COUNCIL CLIMATE EMERGENCY SURVEY AND RESULTS

What actions would you take to reduce waste?		
A	104	Reduce your purchases
B	112	Buy from charity or reuse shops
C	96	Repair, reuse or restyle items such as clothes
D	196	Recycle everything possible e.g. food, batteries, textiles
E	147	Cut down food waste
F	132	Compost leftovers in compost bins
Total	760	

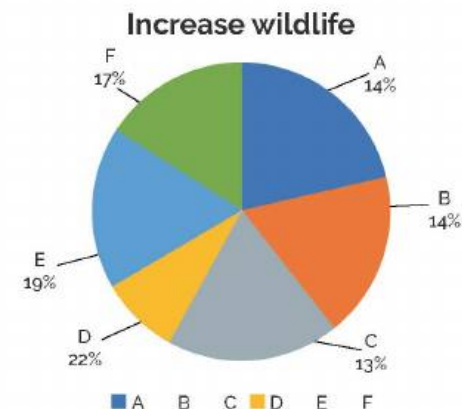


What actions do you or would you take when travelling?		
A	116	Travel by public transport, on foot or bike
B	90	Switch to electric or hybrid vehicle in the next five years
C	40	Hire or buy a bike
D	99	Take fewer flights
E	181	Take with you reusable containers, shopping bags, water bottle and coffee cup
F	181	Avoid single use plastics and plastic packaging
Total	707	



APPENDIX 10: NORTHAM TOWN COUNCIL CLIMATE EMERGENCY SURVEY AND RESULTS

What actions would you take to increase wildlife?		
A	153	Set aside space in your garden or balcony for wildlife
B	129	Garden organically using natural pest and weed free controls
C	141	Keep your garden green e.g. avoid installing decking or artificial grass
D	56	Join a wildlife conservation group or organisation
E	127	Leave an opening in garden fence as a wildlife corridor
F	113	Create a pond and bug hotel
Total	719	



Which of the follow would you like to learn more about?		
A	69	Switch to renewable energy
B	49	Insulating your home
C	13	Joining a car share club
D	22	Repairing your clothes
E	96	Choosing environmentally friendly products
F	62	Finding out your local bus route and times
G	64	Cooking healthy, sustainable food on a budget
H	29	Cycling safely
I	77	Making your garden more wildlife friendly
J	52	Growing your own food
K	48	Arts and crafts with recycled materials
Total	581	

People would like to learn more about

