

NORTHAM NEIGHBOURHOOD PLAN 2024-2031



EVIDENCE BASE 1: Policy-Related Documents





Northam Neighbourhood Plan: Evidence Base Documents

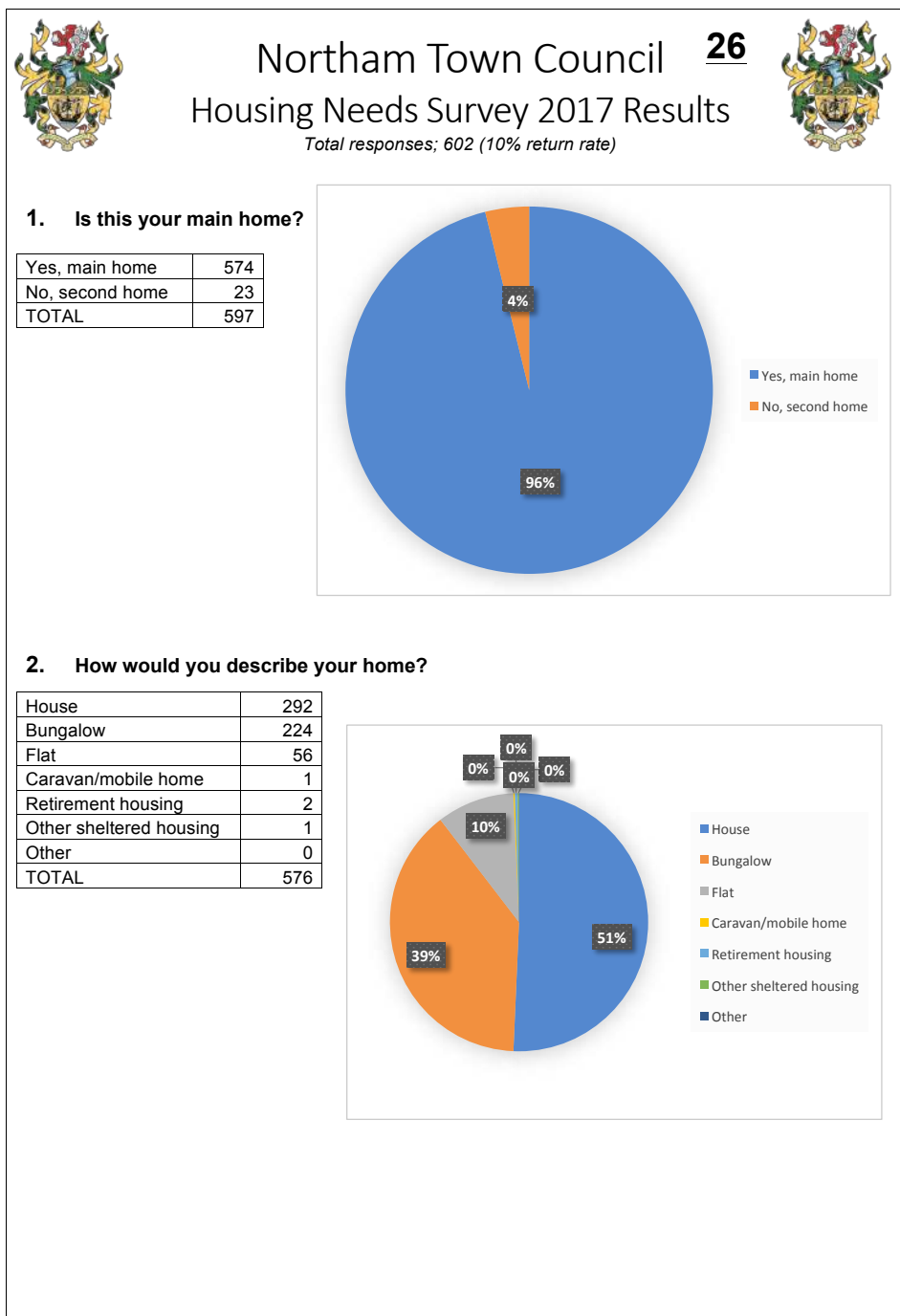
Contents

Document	Page
A) POLICY-RELATED DOCUMENTS	
1 Northam Town Council Housing Needs Survey Results (2017)	3
2 Northam Parish Heritage Assessment	19
3 Extracts from the North Devon and Torridge Joint Landscape Assessment relating to the Northam Neighbourhood Plan Area	50
4 Wildlife Resource Map and Species Information for Neighbourhood Planning (Northam) (Devon Biodiversity Records Centre)	93
5 Extracts from the Barnstaple with Bideford LCWIP relating to the Northam Neighbourhood Plan Area	109
B) ARCHIVE DOCUMENTS SHOWING EVOLUTION OF POLICY	
1 Northam Conservation Area, appraisal by Devon County Council (1987)	129
2 Appledore 2003 A Conservation Area Appraisal Supplementary Planning Guidance Torridge District Council (2003)	144



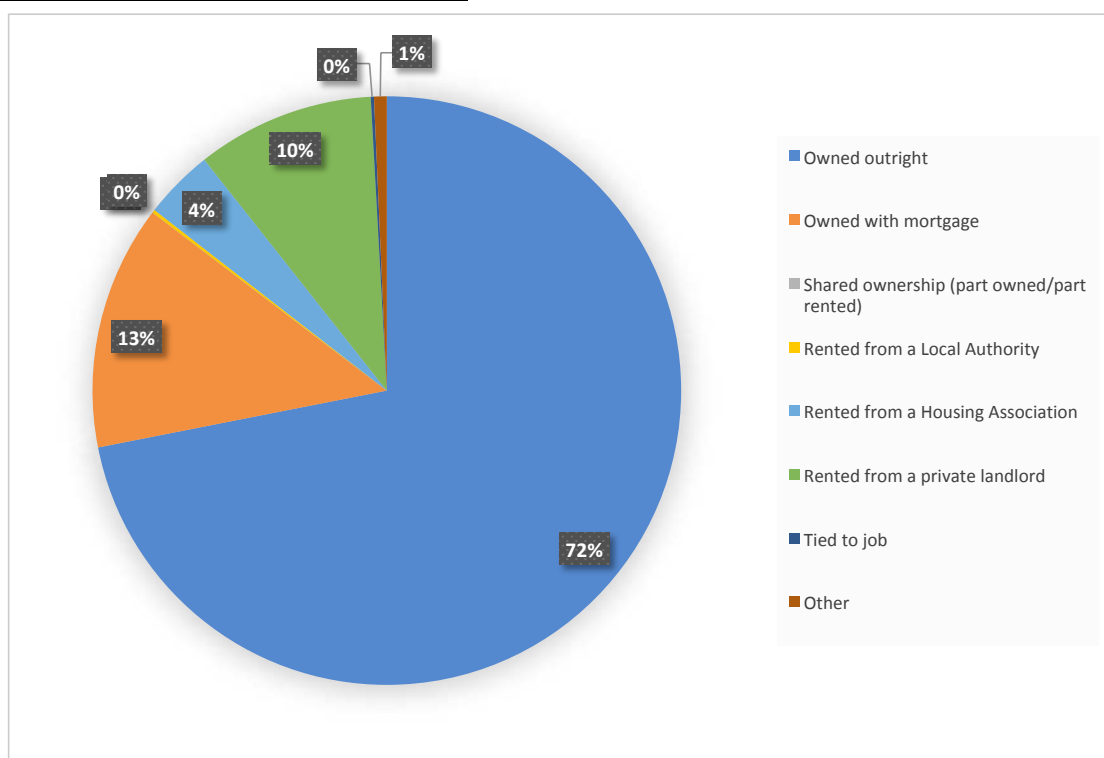
A) Policy Related Documents

A1 Northam Town Council Housing Needs Survey Results (2017)



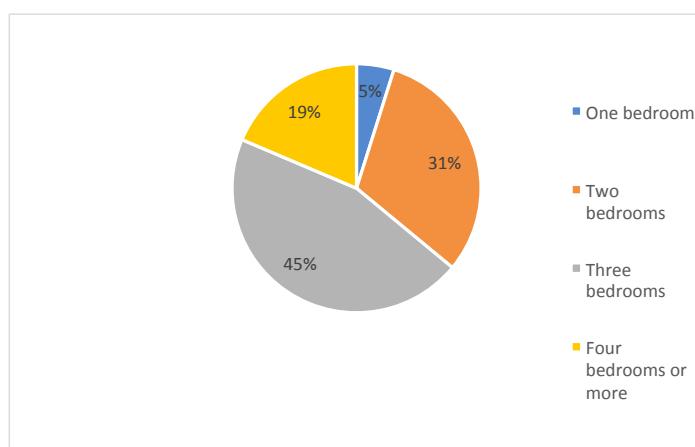
3. Is your home:

Owned outright	412
Owned with mortgage	77
Shared ownership (part owned/part rented)	0
Rented from a Local Authority	1
Rented from a Housing Association	22
Rented from a private landlord	56
Tied to job	1
Other	4
TOTAL	573



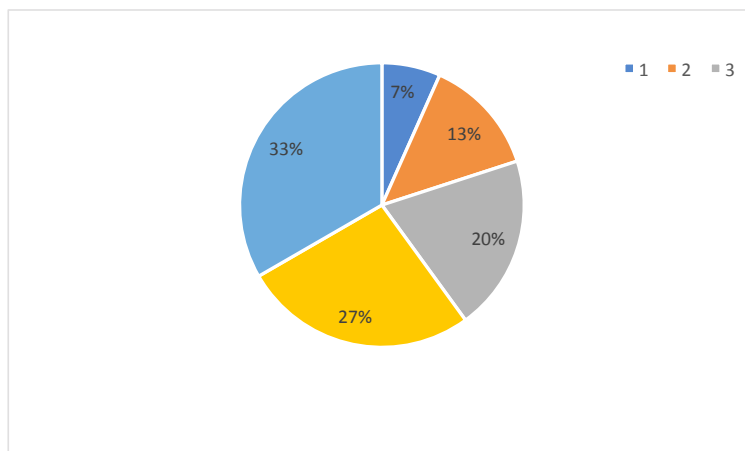
4. How many bedrooms does your home have?

One bedroom	28
Two bedrooms	179
Three bedrooms	261
Four bedrooms or more	107
TOTAL	575



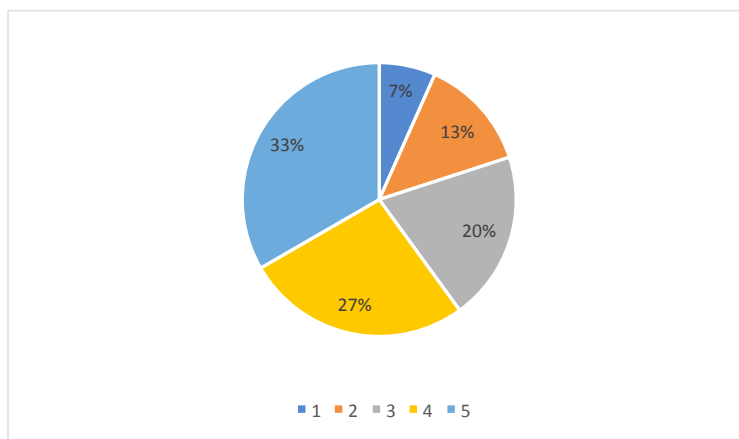
5. How many people live in this house?

1	183
2	307
3	40
4	30
5	5
TOTAL	565



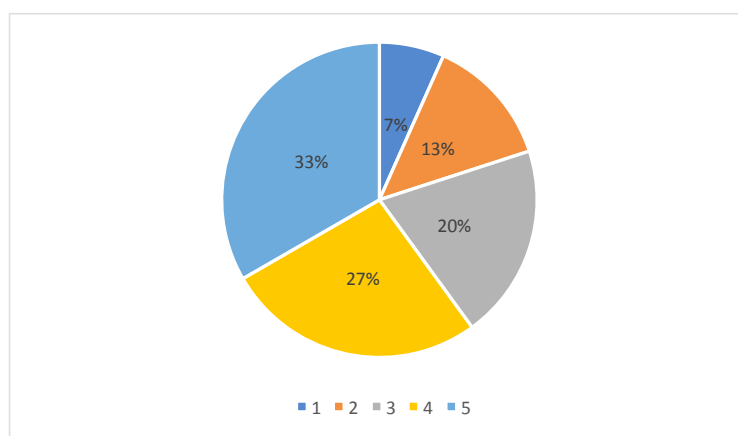
6. How many people in this household are; a. Male?

1	357
2	42
3	11
4	1
5	2
TOTAL	413



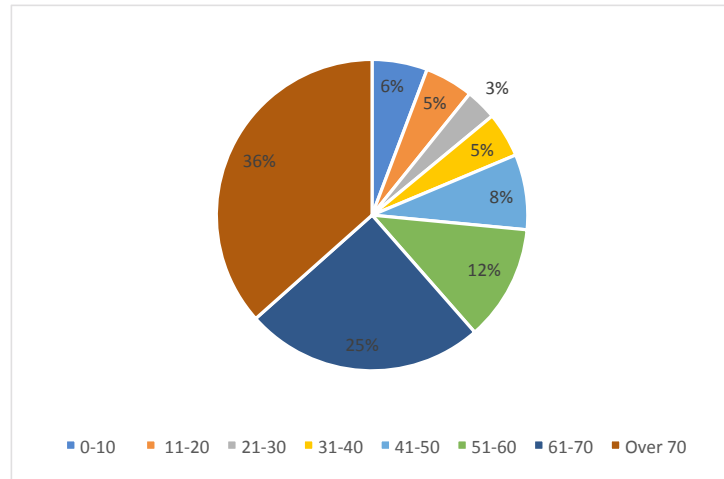
b. Female?

1	466
2	51
3	51
4	2
5	0
TOTAL	570



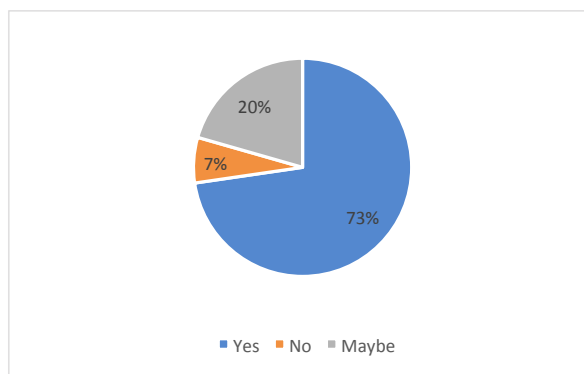
c. How many people in this household are aged:

0-10	64
11-20	56
21-30	36
31-40	52
41-50	87
51-60	134
61-70	277
Over 70	407
TOTAL	1113



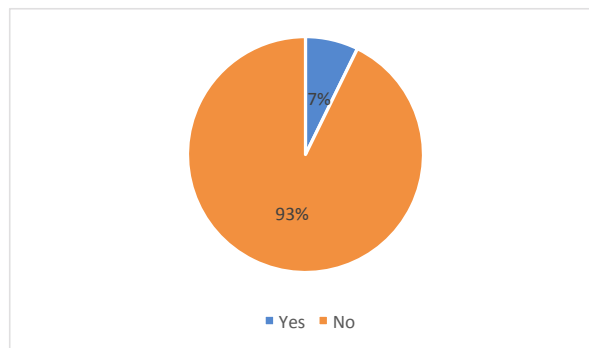
7. Would you support a small development of affordable housing for local people within your Parish if there were a proven need?

Yes	410
No	38
Maybe	116
TOTAL	564



8. Are you aware of a site in the Parish that might be suitable for an affordable housing scheme?

Yes	40
No	511
TOTAL	551



a. If Yes, please provide details;

A site behind The Mount in Appledore, known locally to residents as "blackies" has been earmarked for affordable rental property solely for long term local villagers.

A small field at the bottom of South road. Access is difficult but adjacent land and this land has been the subject of a rejected planning application

All sites that were available have unaffordable houses built on them.

Atlantic Flatlets, Atlantic Way

Bideford cattle market, probably not Northam

Blackies

AFFORDABLE HOUSING SHOULD BE MIXED IN WITH OTHER DEVELOPMENTS

Cattle Market Car Park

Daddon Hill proposal

Demolish Atlantic Flatlets in Westward Ho!

dilapidated building on Atlantic Way, Westward Ho!

End of The Mount

Fairlea Residential home

Field opposite Rydon garage

FOR AFFORDABLE HOUSING ONLY KNAPP HOUSE FIELDS

Four Winds site, Cornborough Road

Glebefields area behind library

Golf Links Road, opposite just up from Golf Club

Green spaces and countryside more important than houses. Fed up with infill. Look at Torbay for a total mess

Hill between Tadworthy Road & Lakenham Hill

HUBBASTONE ROAD

I thought the Mount 9 flats but the local people I know can't even get that!!

It appears that developments go up in any area. I see no reason why affordable housing should not get same treatment

It appears that developments go up in any area. I see no reason why affordable housing should not get same treatment. Should the Council not know what land is available

Junction of Golf Links road and Pebbleridge Road

Junction Pitt Lane & Northam Road near Rydon's garage

Knapp House fields

Lakenham Hill area and above Watertown

Merley Road former Rosly Holiday Park

Near The Mount, Appledore

Next to Kingsley Court

NO GREEN BELT

Northam, end of Golf Links/Sandymere

Old Cattle Market, Chanters Road

Part of housing development in Buckleigh/Daddon Hill

Part of NOR07 allocated site adjoining Pitt Hill Appledore

The field adjacent to the new housing development in Golf Links Road

The Mount

the site adjacent to The Mount

the two fields along Golf Links Road between The Links and Millennium Way

There must be brownfield sites

Unfortunately, most suitable sites in Ho! have already been sold by TDC to developers

Westward Ho! Park, Golf Links Road

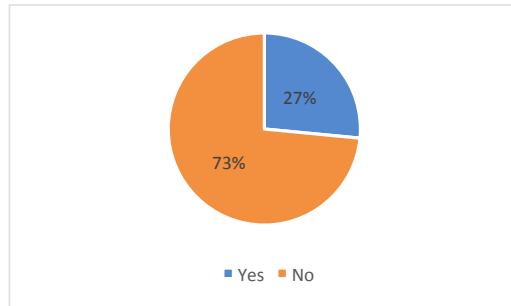
Windmill Lane Car Park, The War Memorial Site - Bone Hill car Park (multi storey)

Wooda road

9. Please indicate your view by ticking the appropriate box:

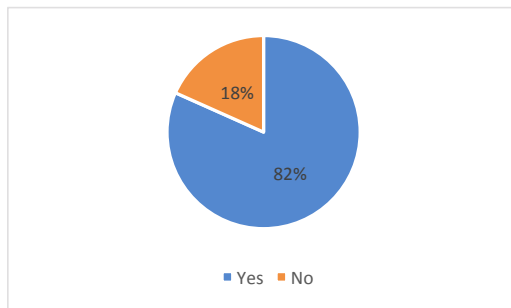
a. Do you think affordable housing should ideally be provided in one compact development?

Yes	135
No	374
TOTAL	509



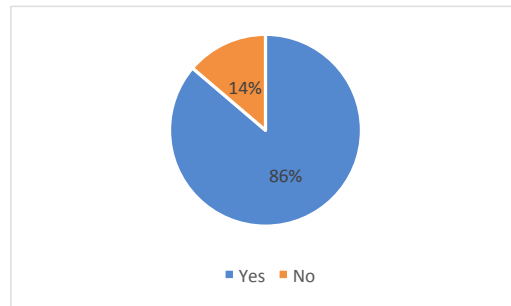
b. Do you think affordable housing should ideally be provided in small sites scattered throughout the parish?

Yes	428
No	96
Total	524



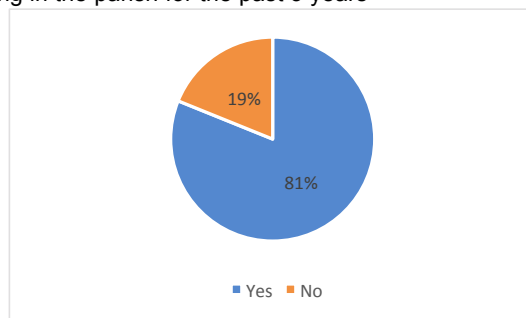
c. Affordable housing should be available to anyone living in, or homeless (but formerly resident) in the parish, who can't afford to rent or buy.

Yes	451
No	72
TOTAL	523



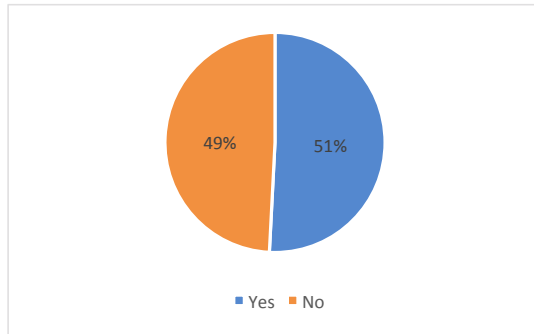
d. As C above, living or working in the parish for the past 3 years

Yes	408
No	94
TOTAL	502



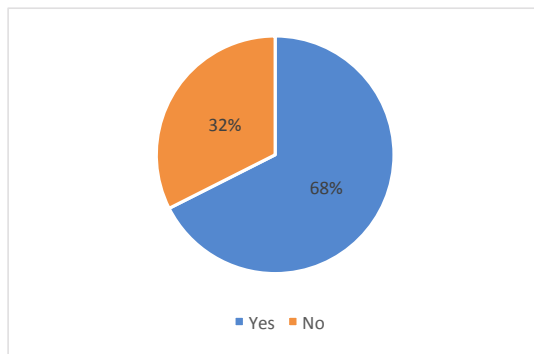
- e. As C above, but who have previously lived in the parish for 5 years, but may not live here now.

Yes	249
No	240
TOTAL	489



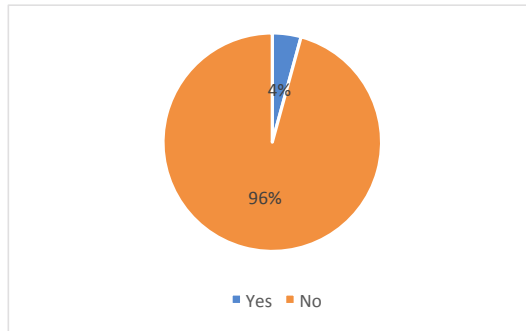
- f. Affordable housing should not be made available to anyone who has never lived in the parish

Yes	354
No	170
TOTAL	524



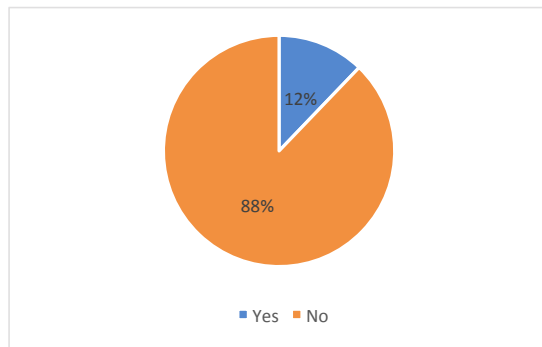
10. Has anyone from your family moved away from the parish in the last 5 years, due to difficulties in finding an affordable home in the parish, and would like to move back if affordable housing was available to them?

Yes	24
No	540
TOTAL	564



11. Does everyone who lives in this house need to move together to another house either now, or in the next 5 years?

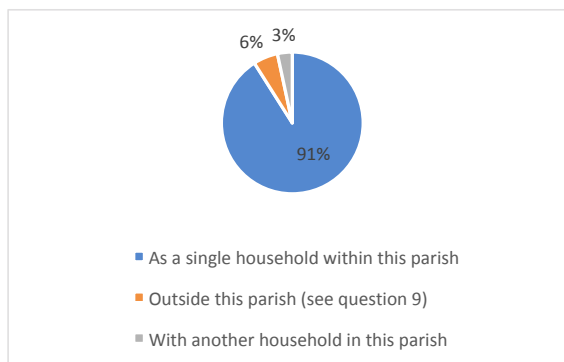
Yes	64
No	469
TOTAL	533



NB: If you answered 'Yes' to questions 10 or 11 then please complete 'Part Two' of this questionnaire. If more than one person needs to move into separate accommodation, please request a separate form for each person. If you answered "No" to both questions, please now return the whole form to one of the collection points above.

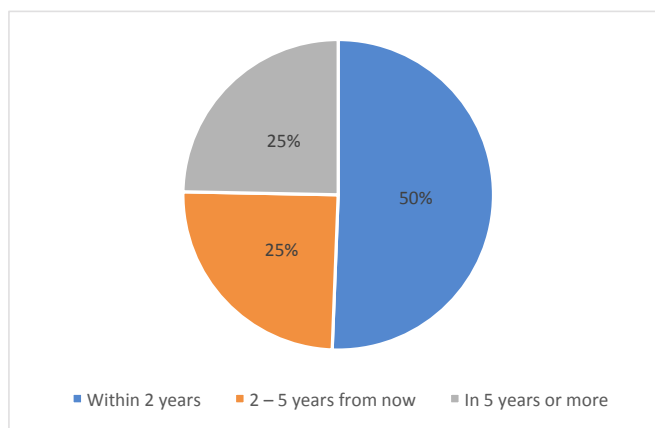
12. Where does your household live?

As a single household within this parish	81
Outside this parish (see question 9)	5
With another household in this parish	3
TOTAL	89



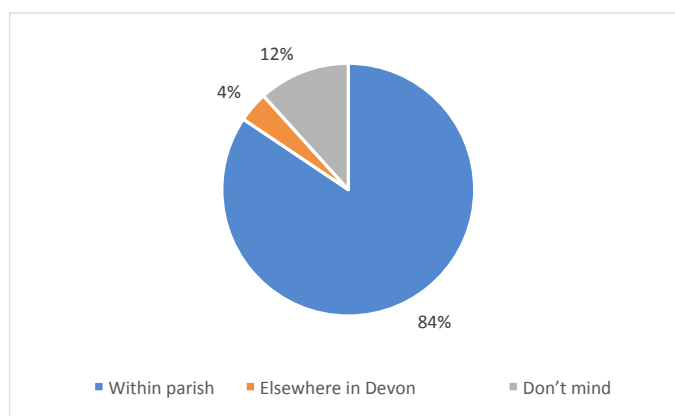
13. When does the household need to move?

Within 2 years	41
2 – 5 years from now	20
In 5 years or more	20
TOTAL	81



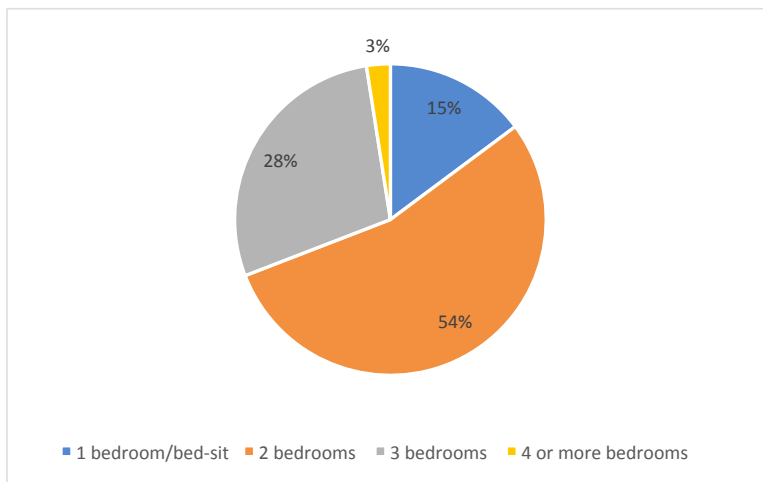
14. Where are you looking to move to?

Within parish	65
Elsewhere in Devon	3
Don't mind	9
TOTAL	77



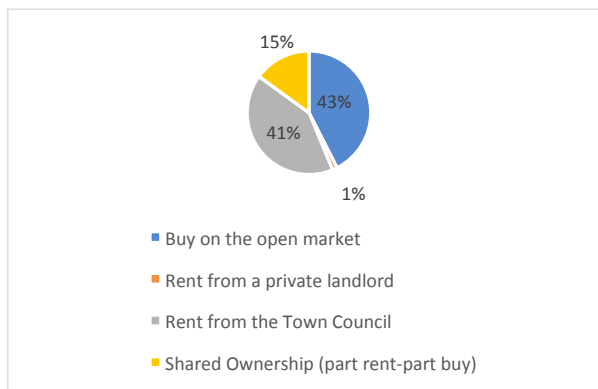
15. What is the minimum number of bedrooms you require?

1 bedroom/bed-sit	12
2 bedrooms	44
3 bedrooms	23
4 or more bedrooms	2
TOTAL	81



16. Would you prefer to:

Buy on the open market	34
Rent from a private landlord	1
Rent from the Town Council	33
Shared Ownership (part rent-part buy)	12
TOTAL	80



17. Are you on the Devon Homechoice housing register?

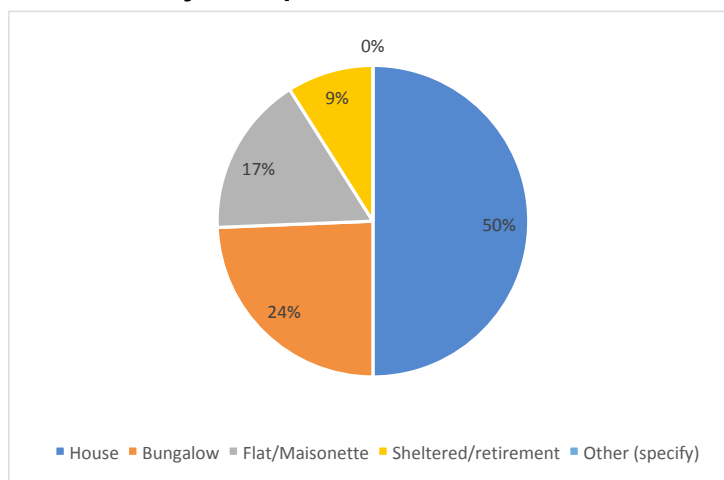
Yes	16
No	66
TOTAL	82

a. If not, would you like an application form?

Yes	30
No	66
TOTAL	96

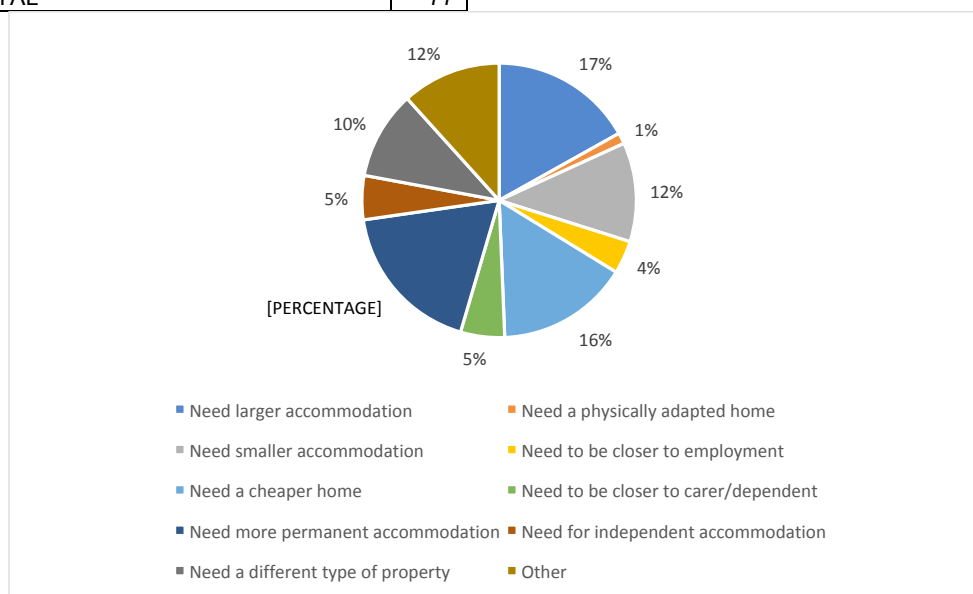
18. What type of accommodation do you require?

House	39
Bungalow	19
Flat/Maisonette	13
Sheltered/retirement	7
Other (specify)	0
TOTAL	78



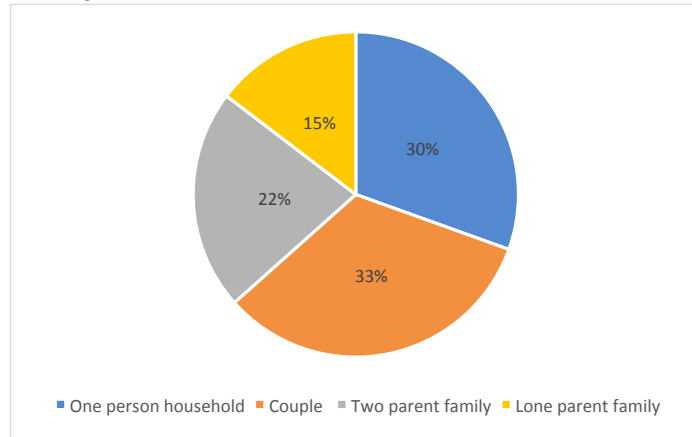
19. What is your main reason for needing to move?

Need larger accommodation	13
Need a physically adapted home	1
Need smaller accommodation	9
Need to be closer to employment	3
Need a cheaper home	12
Need to be closer to carer/dependent	4
Need more permanent accommodation	14
Need for independent accommodation	4
Need a different type of property	8
Other	9
TOTAL	77



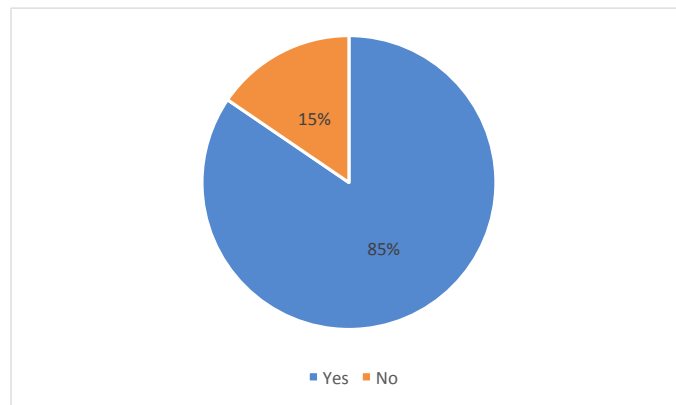
20. What type of household are you?

One person household	25
Couple	27
Two parent family	18
Lone parent family	12
TOTAL	82



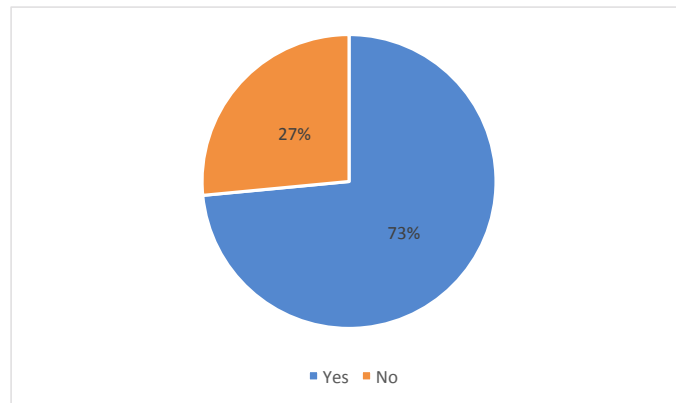
21. Have you or a member of your household been permanently resident in the parish for the last 3 years?

Yes	71
No	13
TOTAL	84



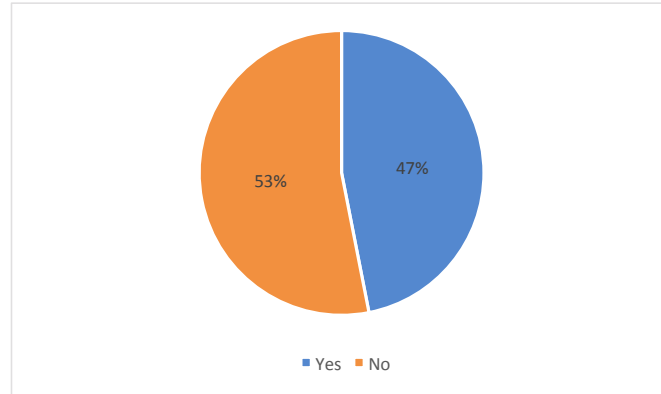
22. Have you or a member of your household been permanently resident in the parish for the last 5 years?

Yes	61
No	22
TOTAL	83



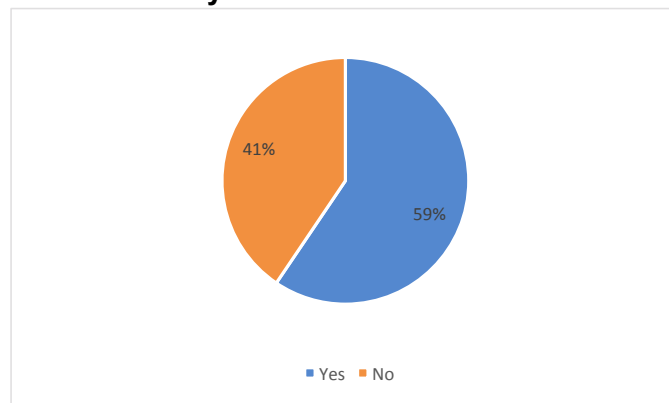
23. Have you or any member of your household worked permanently in the parish for the last three years?

Yes	38
No	43
TOTAL	81



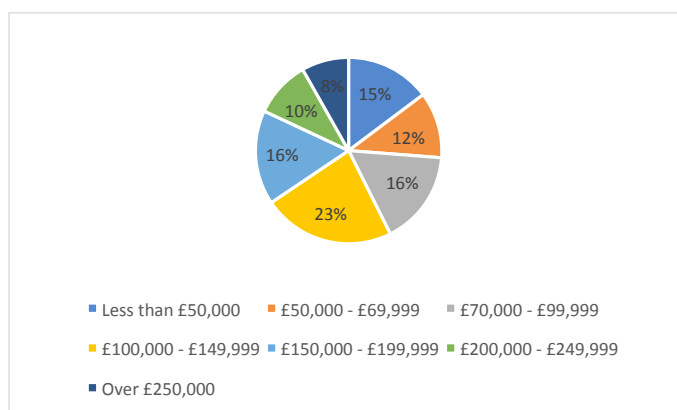
24. Have you or any members of your household formerly lived in the parish for a continuous period of at least 5 years?

Yes	44
No	30
Total	74



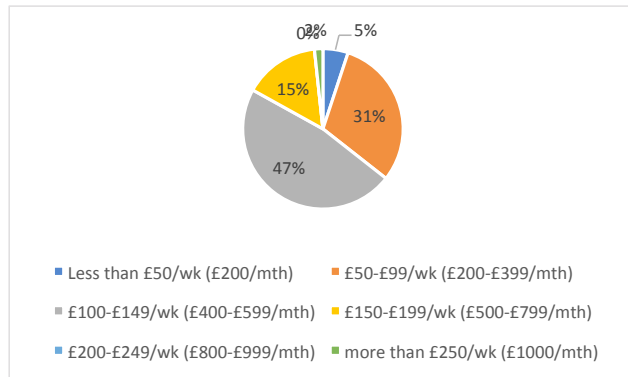
25. If you wish to buy a home, what total house price do you think you could afford?

Less than £50,000	9
£50,000 - £69,999	7
£70,000 - £99,999	10
£100,000 - £149,999	14
£150,000 - £199,999	10
£200,000 - £249,999	6
Over £250,000	5
TOTAL	61



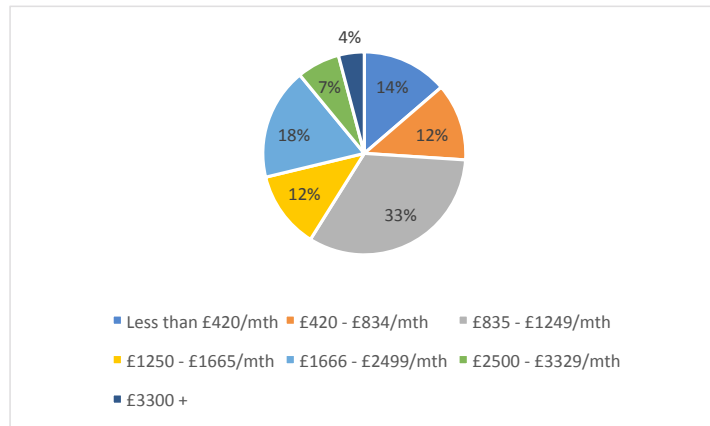
26. If you wish to rent a home, what is the maximum rent you could afford?

Less than £50/wk (£200/mth)	3
£50-£99/wk (£200-£399/mth)	18
£100-£149/wk (£400-£599/mth)	28
£150-£199/wk (£500-£799/mth)	9
£200-£249/wk (£800-£999/mth)	0
more than £250/wk (£1000/mth)	1
TOTAL	59



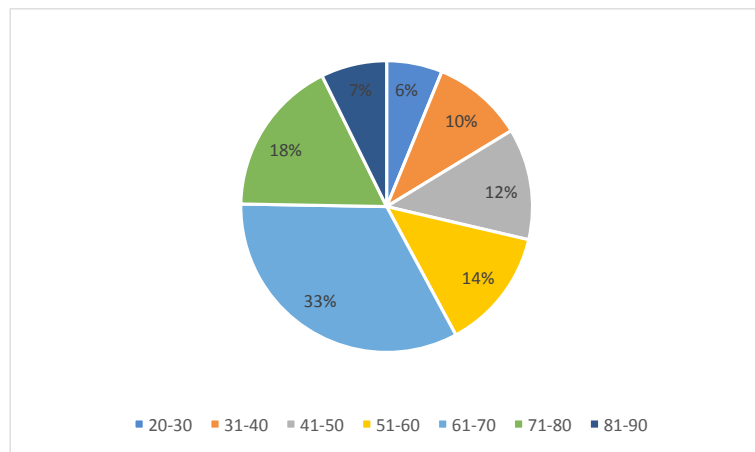
27. What is the total monthly take home income (after deductions) of everybody who is responsible for the cost of housing (rent or mortgage)?

Less than £420/mth	10
£420 - £834/mth	9
£835 - £1249/mth	24
£1250 - £1665/mth	9
£1666 - £2499/mth	13
£2500 - £3329/mth	5
£3300 +	3
TOTAL	73



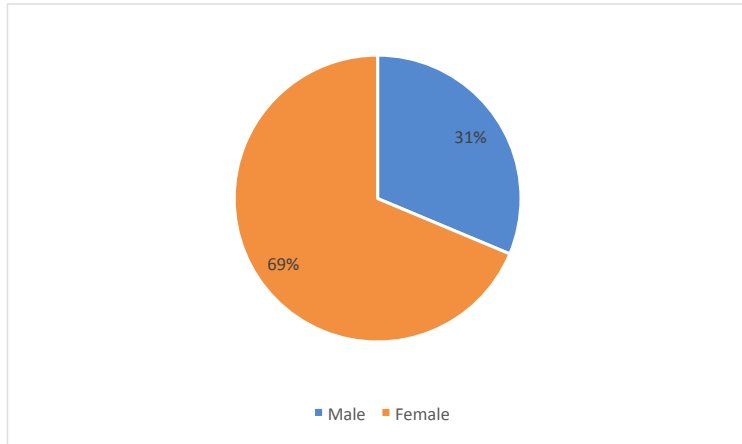
Please give your age

20-30	11
31-40	18
41-50	22
51-60	24
61-70	59
71-80	31
81-90	13



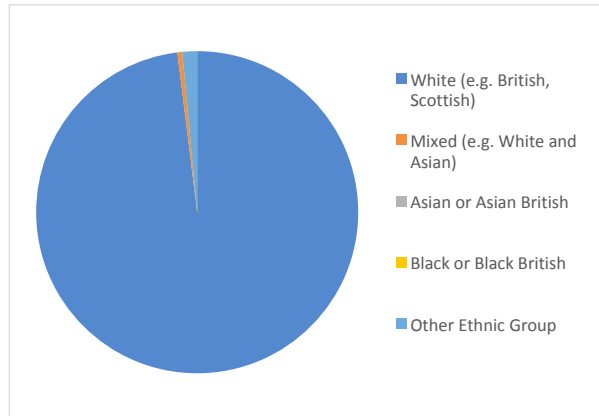
How do you describe your Gender?

Male	62
Female	136
TOTAL	198



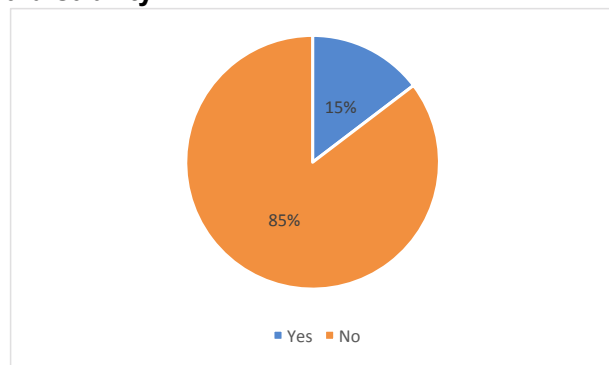
How do you describe your ethnic origin?

White (e.g. British, Scottish)	199
Mixed (e.g. White and Asian)	1
Asian or Asian British	0
Black or Black British	0
Other Ethnic Group	3
TOTAL	203



Do you consider yourself to have a disability?

Yes	29
No	169
TOTAL	198



Any other comments;

(f) too complex an issue for a simple Yes or No. A person coming to the parish for work or family reasons should be eligible, but mass transfer of people from elsewhere is not helpful to anyone here or being supported. If you need affordable housing you can't usually wait 3-5 years. Time-serving is not relevant to need.

Affordable housing should remain affordable and not be sold to those from away who have 2nd homes. My son 23 with a good job cannot afford to move out of home

Affordable housing should REMAIN affordable and not be sold to those from away who have second homes. My son (23) with a good job cannot afford to move out of home.

Affordable housing!! Even if you could reduce the cost/charges - the houses would not be affordable given current salaries. Spend your time (and our money) on something sensible like infrastructure first.

Affordable housing should only be available for local people and their families, not people with no intention of working but fancy living by the sea.

Although the form has been completed it is only done as far as is possible - given the questions/options. A survey of housing needs is obviously valued BUT only if the responses are listened to and evaluated properly.

We are surrounded by housing estates being allowed because we apparently need affordable housing. A survey needs to be done as to A - how many (proportion) of these new builds are bought by local people. B - how many properties are bought by more affluent locals to rent at extortionate prices. C - how many properties are bought by those moving from more affluent parts of the country, generally older, who then need out medical services which are overstretched.

Properties that local people could afford to buy would be a step forward; rather than TDC passing more and more large scale housing estates with no hope of them being truly affordable. This is a hugely complex problem - governments want more people distribution and therefore give a criteria as to how many houses we need, but our TDC could have been much more proactive. They have on numerous occasions not shown themselves in a good light.

Our green spaces are going fast whereas there must be many buildings or brownfield sites that could be used.

Sorry to moan but mainly locals sit back and can only despair

But please supply enough car parking space for new houses + 2/3 cars

Could you please send me details of what I need to do to go onto the housing list as I anticipate my circumstances will change.

Far too much land is sold (including by Torridge district council) to developers who put profit first. Do we really need more ugly 'executive' or 'luxury' houses? Priority should be given to building homes for people who provide essential services and young families who already live in the area or who are needed here and can't afford to live here. New affordable housing should not be able to be sold on for a profit on the free market. Big housing estates can turn into ghettos much better to use up small parcels of brownfield land amidst existing development. Keep it green but keep it for the ordinary people who make this area what it is, so very special.

I am nearly 93 years so I do not know what the future will bring over the next 5 years

I am not prepared to answer this survey as this is an intrusion on my privacy

I am on benefits but working part time, seasonal. At 66 I will get my pension I will not be able to afford my private rental. But, I have 2 small dogs, I need these for company, mobility and to stave off depression. I was on Devon Home Choice list but nothing ever came up in the area that meant I could keep my dogs. I feel despite now renting, although for most of my adult life I have been a home owner I should not have my rights infringed, and the health benefits of walking my dogs everyday, and their company and needing to take care of them, is invaluable! Thank you

I feel strongly that affordable housing is affordable directly to those who qualify NOT through agencies who then put a premium on and price out locals. I also do not believe it is a cost burden to parishioners, therefore not added into a precept.

I have a well paid job for the area but due to having to rent privately I can't gather the money for a deposit to buy. But affordable housing of a reasonable size and cost would benefit people in my position.

I have had to move back in with my Dad as me and my 5 year old son were finding rent too expensive even with working full time. I have lived on my own since I was 17 but this was my only option as I was

placed in Band E on Devon home choice and was always 30+ in the bidding even after a year.

I live in Appledore all my life, never had a Council place so like to go on the Home choice Housing Register

I manage quite well at present, Chalet flats, WWho! Glebe Court, Copps Close on Marlborough Court would be available to me if necessary. Also be able to say NO if I did not feel ready to move.

I strongly disapprove of second home ownership in the region, and feel that priority in housing should be given to local people or people with relatives living in the area. Take a leaf out of St Ives' local authority in this regard.

I think it is quite harsh to inflict some people who choose not to work and not contribute to society in anything other than a negative way on people who do. e.g. people at bottom of Benson Drive near to King Alfred Crescent don't deserve free housing

I think people who make no attempt to work, but are in social housing and have holidays abroad, all have cars, and at this moment are all sat in their new hot tub are taking homes from people who really need them. My neighbours work the system, all of their grown family live here, they act like a gang together, causing intimidation. We have contacted Westward housing but they seem to be scared of them. My children both work and rent property because they can't get social housing or a foot on the property ladder while paying rent. People should not get away with playing the system it is grossly unfair, checks should be made as needs change.

If more housing is provided bus services and pedestrian safety (wider roads, proper pavements) need to be provided to enable safer walking to local shops and Westward Ho! village. Local business is missing out with no transport available to get you back up Stanwell and Fosceth Hill to Buckleigh Road. I am a new resident but with relatives in Westward Ho! BT Internet and telephone needs sorting before people move in. Many work from home today, ever over 70s. I have heard it asked "where will all the jobs come from?" with all these new houses. Many new residents are older like myself but we still work and will create work as we need carpenters, plumbers, gardeners, doctors, dentists, shops, schools, good quality coffee shops and restaurants, computer services etc. etc. (hairdressers). I think we are good for the local economy. I think affordable housing should only be given to local people with a real need who will not rent them out as holiday homes.

no

None

None

Please consider wildlife like badgers, bats and also flooding, drainage from property that is being built. Consider roads and more traffic, work with the local people, listen to them and keep communication open. It seems to me that builders have more rights than the local people though experiencing the buildings at Burrough House.

Please note bungalows and houses are already being built and more are planned to be built in the near future. These are for sale and also for affordable housing in my area. Land is also for sale with planning consent for more expensive housing. The effect it will have on the area due to lack of open space and congestion also pollution will affect our quality of life.

so why don't the Council pass plans for affordable housing instead of luxury housing - e.g. the great big efforts near the JW Church?

Stop the developments at all costs attitude. This and surrounding parishes will be ruined within 5 years otherwise re infrastructure health services etc.

We ought to be able to help needy refugees in certain circumstances if they had to flee from their own country

what the area needs is not "affordable housing", but housing to rent at "social housing" levels, spread through all coming development schemes, with no exceptions made to developers who claim that would make their development "unaffordable". Priority for locals and refugees.

who knows circumstance changes

WHY DO YOU NOT BUILD TERRACED HOUSES ANYMORE? SURELY THIS WOULD MAKE HOUSES MORE AFFORDABLE THAN SINGLE HOUSES AND CHEAPER TO RENT

would move to Bideford - No funds available



A2 Northam Parish Heritage Assessment

**Northam
Neighbourhood
Plan**



**NORTHAM PARISH
HERITAGE ASSESSMENT**

INTRODUCTION: THE PURPOSE OF THIS DOCUMENT

The purpose of this document is to provide background evidence for Northam Neighbourhood Plan policy HE1 CONSERVATION OF HERITAGE ASSETS.

a) DOCUMENT STRUCTURE

This document consists of seven sections:

1 SOURCES FOR THE HISTORY OF NORTHAM PARISH – reviews and assesses the main sources of evidence for the Parish of Northam’s history and heritage assets.

2 HISTORY OF NORTHAM PARISH – an outline history of the Parish of Northam.

3 HISTORIC CHARACTER OF NORTHAM PARISH – an overview of the surviving historic character features of Northam Parish highlighting their contribution to the development and appearance of the area.

4 DESIGNATED HERITAGE ASSETS AND CONSERVATION AREAS IN NORTHAM PARISH – an overview of legally protected heritage assets, conservation areas, and local designations in Northam Parish.

5 VULNERABILITY OF THE HISTORIC ENVIRONMENT OF NORTHAM PARISH – an overview of potential threats to particular types of heritage asset.

6 POLICY HE1 CONSERVATION OF HERITAGE ASSETS – information on Policy HE1 Conservation of Heritage Assets.

7 THE NORTHAM PARISH LIST OF LOCALLY IMPORTANT HERITAGE ASSETS (NPLLIHA) – information on the NPLLIHA, including information on additional sites eligible for inclusion in the NPLLIHA.

CONCLUSION – summary of Northam’s Heritage, the threats it faces and the purpose of Policy HE1

Appendix 1 - Listed Buildings at Grade II* and above and scheduled monuments in the Parish of Northam

Appendix 2 – Maps of Appledore and Northam Conservation Areas

Appendix 3: List of Heritage Assets eligible for inclusion in the Northam Parish List of Locally Important Heritage Assets

Appendix 4: Maps of areas of Heritage Potential in the Parish of Northam based on the Historic Environment Record

b) SCOPE AND LIMITATIONS OF DOCUMENT

This document is a desk-based assessment of the heritage of Northam Parish. It is not a historic area character appraisal of any part of Northam Parish, nor is it a local buildings at risk survey, archaeological statement or site-specific heritage assessment.

1 SOURCES FOR THE HISTORY OF NORTHAM PARISH

There is no scholarly parish history for Northam although numerous local guidebooks and county histories such as W.G. Hoskins, *Devon*, mention aspects of parish history or the history of particular settlements. The history of Appledore and many historic buildings in the settlement are described in David Carter, *Illustrated History of Appledore*, (3 volumes) but there are no similarly detailed histories of Northam or Westward Ho!.

There are archives of primary sources for parish history at North Devon Record office and Bideford and District Community Archive. Additional primary sources are available online at the GENUKI.org website: <https://www.genuki.org.uk/big/eng/DEV/Northam>; and the british-history.ac.uk website: <https://www.british-history.ac.uk>.

Less formally, since the mid-19th century the parish has been documented in numerous photographs, some published in books, and some available online through sites linked to local history groups in Appledore, Westward Ho! and Northam.

The major source of information about non-designated heritage assets in Northam Parish is the Devon and Dartmoor Historic Environment Record, (hereinafter HER) searchable online via the heritage gateway website:

<https://www.heritagegateway.org.uk/gateway/default.aspx>.

Section 7 a) SOURCES FOR THE NORTHAM PARISH LIST OF LOCALLY IMPORTANT HERITAGE ASSETS provides more information about the HER. The maps in Appendix 3: Areas of heritage interest identified in the Devon and Dartmoor Historic Environment Record show the approximate locations of the heritage assets identified in the HER.

In 1987 Devon County Council produced an appraisal of the Northam Conservation Area. In 2003 Torridge District Council produced an appraisal of the Appledore Conservation Areas as a supplementary planning document. Although the planning context has changed, the historical information in both documents remains relevant and has informed both the present document and the evolution of Policy HE1: Conservation of Heritage Assets of the Northam Neighbourhood Plan. For this reason both documents are included in the evidence base for the Plan.

2 HISTORY OF NORTHAM PARISH

Scattered find spots suggest hunter-gatherer activity in the Mesolithic Period. Midden deposits at Westward Ho! beach suggest that people exploited the coast for food. By the Iron Age, farming activity was apparently based on defensible farmsteads. The sites are identifiable in places with historic names derived from Old English *burh* notably the designated site of Godborough Castle and more tentatively 'Burrough' in Northam. The

designated Lenwood Bowl Barrow represents high status funerary practice and palstrave finds close to Bloody Corner suggest certain areas of the parish may have had ritual importance.

Local life appears relatively unaffected by the Roman occupation. At the end of Roman era, there is evidence of Welsh missionary activity. To this era belongs the tale, first recorded in twelfth century sources, of a Welsh saint beheaded in Appledore and associated with both Appledore Chapel (later Church) and Instow Church. Both churches are listed heritage assets.

The placename 'Northam' is Saxon and describes a farm or land hemmed in by water 'north' of Bideford. In 1066 Northam was one of the extensive possessions of a Saxon noble named in the Domesday Book at 'Brictric son of Algar' (more correctly Beorhtric son of Aelfgar). It is likely that in 1067, along with Brictric's other lands, Northam passed to Queen Matilda, wife of King William the Conqueror.

The Domesday Book shows that Northam was an averagely wealthy manor and sheep farming dominated its economy. Most people lived in Northam village. Appledore (known in the early medieval period as *Tawmutha* (Tawmouth)) is not mentioned but was probably one of five un-named smallholdings recorded in the manor of Northam. Charter and landscape evidence suggests that Appledore/Tawmouth functioned as Northam's port and the fishing and salt-making recorded in the Domesday Book were probably located there.

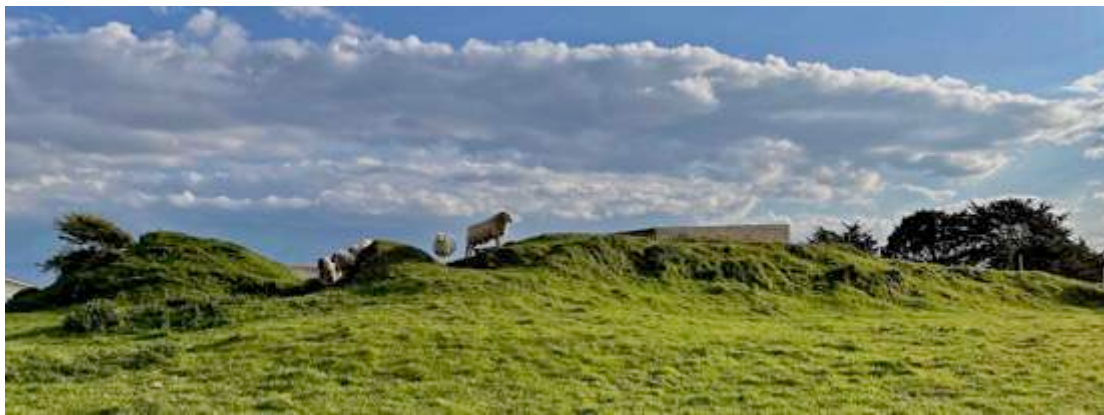


Identified area of Battle of Northam 1069

In 1069 two sons of King Harold II lost a nationally important battle with an Anglo-Norman force close to the Taw-Torridge estuary. Contemporary sources provide sufficient detail and circumstantial evidence to locate the main focus of the fighting in the rural area between Northam and Appledore, with Bloody Corner apparently identified as a battlefield in local tradition as late as the 1790's. Before her death in 1082, and apparently as an act of atonement for the battle, the Queen gave Northam to St Stephen's Abbey in Caen.

During the Middle Ages the port of Appledore continued to develop and the layout of the settlement appears to date from this period. West Appledore (originally 'Irsha') developed separately. Shipping and trade continued to develop, as noted by 16th century visitors such as John Leland, and Northam was the home of the noted explorer Stephen Borough (1525-1584). Lower-lying areas of Appledore were seriously damaged in the Bristol Channel flooding incident of 1607.

During the first English Civil War (1642-1646), the Parliamentarians built a fort at Appledore as part of the defences of Bideford. The Royalists captured the fort in 1643. In 1644 the fort played a nationally important role in supporting the Royalist armies in Cornwall. In August 1644 Appledore fort was besieged by Parliament and relieved by a Royalist force. The fort site on Staddon Hill is designated.



Designated earthworks of Appledore Fort, Staddon Hill

During the 17th and 18th centuries trade and shipping continued to expand. Appledore Quay was built in 1845 on what had previously been a beach and the back gardens of properties in Market Street. (The Quay was widened in 1939-1941 and again in 1997.) In the 19th century shipbuilding and maritime industries became more important in Appledore and Richmond Dry Dock, dating from 1856, survives as a listed structure. The prosperity of these industries funded the building and rebuilding of numerous houses in the conservation area of central Appledore. At the same time dissenting groups flourished in Appledore and Northam, and their chapels, some designated, survive in all three settlements. With the exception of shipbuilding, the parish was not heavily industrialised although a number of former factories survive, notably the former glove and collar factories in Appledore.

The settlement of Westward Ho! is named after Charles Kingsley's novel of the same name (1855). It developed as a commercial venture in the 1860's and it has been a tourist destination ever since. The listed Kipling Terrace in Westward Ho! was a school attended by Rudyard Kipling. The school and its area appear in some of Kipling's early writing and thinly disguised in his novel '*Stalky and Co*'. Between 1901 and 1917 Appledore, Westward Ho! and Bideford were linked by a railway, traces of which remain.



Kipling Terrace, Westward Ho!

During the Second World War (1939-1945) the Parish of Northam was extensively fortified with anti-invasion defences and the RAF Northam radar base. Numerous structures and heritage assets survive from this period and some have been designated. Although shipbuilding declined in the twentieth century, it remains an important employer. Tourism remains important in Westward Ho! and it has also become an important part of Appledore's economy, whilst Northam has developed as a local residential and service centre.



Air Raid Shelter, RAF Northam

3 HISTORIC CHARACTER OF NORTHAM PARISH



The historic character of Northam Parish is dominated by its three main settlements of Northam, Appledore and Westward Ho! Although each settlement is surrounded by modern housing, with the most recently built housing located furthest from the centre of each settlement, the contrasting appearance of the historic core of each settlement is visibly determined by its historic character.

Historic street in Northam

In Northam the historic core is centred on the designated medieval Church of St Margaret, which was until 1836 the only church in Northam parish. The layout of the streets and village square are typical of a small market centre in north Devon. There are some high-status houses of 18th and 19th century origin, and buildings with surviving Victorian or Edwardian shop fronts.

In Appledore, much of the historic housing has associations with maritime industries. Merchants or sea captains owned many of the larger houses, which in some cases have captain's lookouts on the roofs. Richmond Dock and the area to the south bordering the river contain several historic assets relating to shipbuilding. In the historic narrow streets adjacent to the Quay, there are numerous shops, or former shops, which retain their Victorian or Edwardian frontages. In central Appledore many lower status houses are built along narrow lanes known locally as 'drangs' or 'opes'. In West Appledore lower status houses were built around courtyards. Both features occurred through the sub-division of larger residential plots.



Meeting Street, Appledore

Westward Ho! has been considerably redeveloped and many older buildings have been demolished. Nonetheless numerous Victorian and Edwardian buildings survive and it is clear that settlement has developed primarily as a tourism and holiday centre with public open spaces for leisure and many of the buildings are orientated to face the sea or access the beach.

Outside the main settlements, historic buildings mainly relate to farming. In the open countryside, numerous fields still retain the original boundaries shown on the 1838 Parish tithe map and are still accessed by the original network of lanes and footpaths. There are some historic hamlets such as Diddywell.

Northam Parish has some high status country houses although most them have been extensively altered over time. These houses include the Grade II* listed Porthill House and the currently undesignated Knapp House and Boat Hyde. The internationally known author, Charles Garvice lived at Boat Hyde c.1884-1898.

The alterations to some of the high status houses of the parish illustrate the threats that historic dwellings face from human activities and development as discussed in Section 5 below. For example, by 2025 Boat Hyde had been unsympathetically redeveloped and Knapp had been damaged by vandalism and arson. It is considered that even in a damaged state Knapp retains considerable local significance.



Knapp House between Northam and Appledore in 2023

Between Appledore and Northam numerous Second World War heritage assets are visible on and close to Northam Burrows. There are numerous shipwreck sites along the coast and the remains of some vessels are visible in Skerne Bay adjoining the Burrows, and along the shore of the River Torridge.

4 DESIGNATED HERITAGE ASSETS AND CONSERVATION AREAS IN NORTHAM PARISH

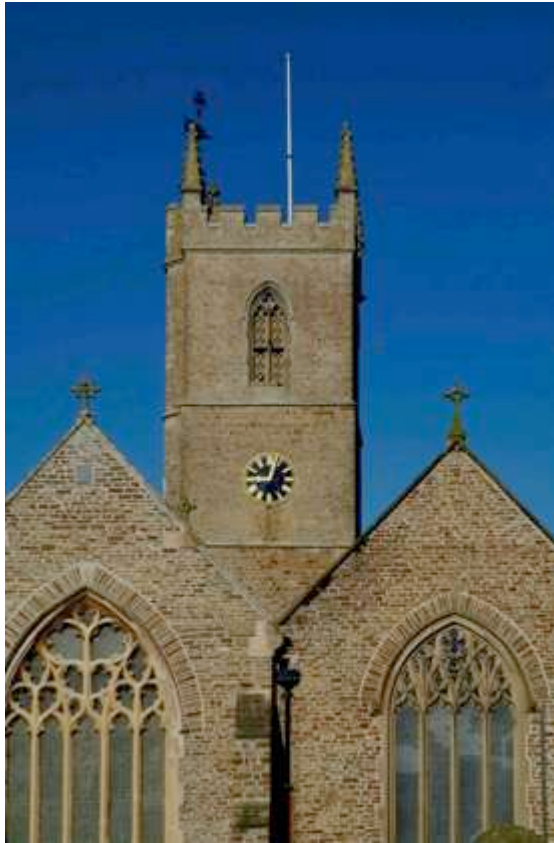
a) DESIGNATED HERITAGE ASSETS

The official list of designated heritage assets in England is the National Heritage List of England (NHLE), available at historicengland.org.uk.

The NHLE for Northam Parish includes:

- no registered parks and gardens
- no registered battlefields
- no protected wrecks
- no world heritage sites

There are 7 scheduled monuments and approximately 161 listed historic buildings and other structures. Of the listed buildings and structures, one is grade 1, and five are grade II*. The scheduled monuments, and the buildings listed at grade II* or above are listed in Appendix 1 of this document.



St Margaret's Church, Northam is Grade I listed

Table 1: Location of Grade II listed buildings and structures

LOCATION	NUMBER
Appledore	112
Northam	41
Westward Ho!	1
Open countryside	1

The vast majority of the Grade II listed buildings and structures are residential properties, however they include two phone boxes, three functioning places of worship, three memorials and some structures associated with RAF Northam.

b) OTHER FORMS OF HERITAGE DESIGNATION

i. Another legal form of heritage designation is the conservation area. The Parish of Northam contains three conservation areas: Central Northam, Central and West Appledore, and East Appledore. These conservation areas are mapped in Appendix 2 of this document, and in Appendix 8 of the Northam Neighbourhood Plan.

ii. Torridge District Council holds a local list entitled 'The Local Heritage List in Torridge'. This list is available online at <https://www.torridge.gov.uk/article/11094/The-Local-Heritage-list-in-Torridge>

In 2024 the Local Heritage list in Torridge contained 7 heritage assets in the Parish of Northam (four in Northam, 2 in Appledore, and 1 in Westward Ho!) All these heritage assets appear to be residential properties post-dating 1500.

5 VULNERABILITY OF THE HISTORIC ENVIRONMENT OF NORTHAM PARISH

a) THREATS TO DESIGNATED HERITAGE ASSETS IN NORTHAM PARISH

The Historic England document 'Heritage at Risk 2024' included four designated heritage assets deemed to be at risk in Northam Parish. These heritage assets are tabulated below:

Table 2: Designated heritage assets at risk in Northam Parish in 2024

NAME OF ASSET	LIST NUMBER	CONDITION/ PRIORITY	NOTES
Richmond Dock, Appledore	1140140	Poor/C (C)	Slow decay; no solution agreed.
Church of St Margaret, Northam	1169270	Poor/D (D)	Slow decay; solution agreed but not yet implemented.
Wreck off Northam Burrows	1432949	Generally satisfactory – significant localised problems	Vulnerable to unlicensed metal detecting, declining trend.
Wreck at Westward Ho! Northam - Torridge	1432418	Generally satisfactory – significant localised problems	Vulnerable to unlicensed metal detecting, declining trend.

b) OVERVIEW OF THREATS TO HERITAGE ASSETS IN NORTHAM PARISH

Heritage assets in Northam Parish face four major threats: natural damage; neglect; human activities and; re-development.

- The phrase 'natural damage' refers to on-going damage caused by weather, plants or animals. This damage is cumulative. It is likely that climate change will result in more extreme weather events with the potential to damage heritage assets.
- 'Neglect' is the failure by an owner to repair natural or deliberate damage to a heritage asset. Whatever the reason for such neglect, it is undeniable that neglect leaves a heritage asset vulnerable to further natural damage.
- 'Human activities' refers to damage caused by human actions. Whilst this category of damage includes malicious damage, in most cases the damage is not deliberate and the human in question may not even realise that they are damaging the heritage asset. In some cases harm is caused by an unsuccessful attempt to repair the heritage asset.

- 'Development' refers to any alteration, damage or loss caused by building, engineering or quarrying that affects the fabric, setting or significance of a heritage asset. Development is a particular issue in Northam parish because of its proximity to Bideford and North Devon Link Road and its status as an attractive area for second homes and in-migration by retirees and others. In addition there is a high demand for holiday housing.

c) HOW THE FOUR THREATS AFFECT HERITAGE ASSETS IN NORTHAM PARISH

Different types of heritage asset in Northam Parish may be affected by different threats or combinations of the four threats outlined above.

i. Shipwrecks, riverine and marine archaeological sites – the biggest threat to this class of heritage asset is natural, especially the effects of storms and tidal action which may erode sites, break up wrecks and scatter artefacts. Some sites may be damaged by unauthorised attempts to collect artefacts or unlicensed metal-detecting.

ii. Historic dwellings are vulnerable to all four threats. In many cases unsympathetic alteration may erode the significance of the historic asset. In Appledore and Westward Ho! especially, external or internal alteration of historic buildings may be related to a change of use from residential to tourism purposes.

iii. Historic buildings that are not dwellings are especially vulnerable to neglect or development. In these cases, especially where a building is un-used, neglect may be more severe and prolonged. Where a building is un-used and especially when it is isolated it may be vulnerable to malicious damage. Northam Parish includes many historic buildings that have functioned as stores, barns or garages. Such buildings may be converted into dwellings or holiday homes in an unsympathetic fashion.

iv. Archaeological sites are vulnerable to all four types of damage.

- Natural damage is usually caused by flooding, erosion or by burrowing rabbits and grazing animals such as sheep and goats. In some cases grazing removes vegetation and leaves an asset vulnerable to further erosion. Alternatively scrub and tree roots can damage buried structures and obscure the view of upstanding earthworks.
- In all cases, neglect allows the process of natural damage to continue.
- Human activities can damage archaeological sites in numerous ways – examples include the activities of metal detectorists or ploughing that disturbs archaeological deposits.
- Development may partially or completely destroy an archaeological site. In Northam parish the archaeological sites most vulnerable to development are close to settlement development boundaries.

6 POLICY HE1 CONSERVATION OF HERITAGE ASSETS

The objectives of Policy HE1 are: **To identify non-designated heritage assets of considerable local significance and enable their conservation under national policies. (and)**

To support development that recognises, conserves and enhances the significance of heritage assets.

Policy HE1 states:

POLICY: HE1 CONSERVATION OF HERITAGE ASSETS

1 The non-designated heritage assets listed in the Northam Parish List of Locally Important Heritage Assets (NPLLIHA) have considerable local significance. When considering proposals for development which may affect a non-designated heritage asset, a balanced judgement has to be made having regard to the scale of any harm or loss and the significance of the asset.

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

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

4. Proposals will be supported where:

- i. they demonstrate increased opportunities for access, education, and public appreciation of the historic environment, or propose other viable uses for the asset consistent with its conservation.
- ii. they use vernacular design and materials, thereby reinforcing local character and distinctiveness and a strong sense of place.

7 THE NORTHAM PARISH LIST OF LOCALLY IMPORTANT HERITAGE ASSETS

At the core of Policy HE1 is the establishment of the Northam Parish List of Locally Important Heritage Assets. This is a list of locally important heritage assets. In 2026 the List contained five heritage assets:

- i) Site of New Quay Dry Dock, Appledore**
- ii) Second World War pillbox, Appledore Road**
- iii) Bidna Windmill, Churchill Way**
- iv) Knapp House, Churchill Way, between Appledore and Northam**
- v) Lookout station on Kipling Tors**

a) SOURCES FOR THE NORTHAM PARISH LIST OF LOCALLY IMPORTANT HERITAGE ASSETS

The main sources for List are the HER and the National Trust Historic Buildings, Sites and Monument Record (hereinafter HBSMR). If an asset was not on one or other of these databases it will not satisfy criterion a) for inclusion on the list.

Both databases provide grid references for each asset and notes on their significance. These notes may be updated by submissions from experts and members of the public. All contributions are independently checked and reviewed before being posted. Both databases are considered to be comprehensive and accurate. The HER lists over 470 assets in Northam Parish although many of these are already designated. Where necessary data has been double-checked with other sources, which are then referenced. The maps in Appendix 4: Maps of areas of heritage interest identified in the Devon and Dartmoor Historic Environment Record show the approximate locations of heritage assets identified in the HER.

The HBSMR only has one asset in Northam Parish. This is the Lookout station on Kipling Tors (record 101243). This asset has been added to the NPLLIHA.

b) SELECTION CRITERIA FOR THE NPLLIHA

To be selected for the List, 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 (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;
 - ix) social & communal value.

c) NOTES ON SELECTION CRITERIA a) to d)

- a. To identify the significance of the asset the relevant HER or HBSMR record must provide fully reviewed detailed evidence, and locational data.
- b. Assets should not be currently 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: 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: the asset is represented in a series of documentary or pictorial sources.
 - vii) historic landscape interest: the asset gains significance as part of a historic landscape.
 - viii) landmark value: the asset is a prominent and well-known part of the local landscape.
 - ix) social and communal value: the asset is associated with a topic or issue of local public interest.

d) LIST OF POTENTIAL SITES FOR THE NPLLIHA

During the preparation of Policy HE1, sixteen additional non-designated sites eligible for inclusion in the NPLLIHA were identified. These sites are listed in Appendix 3. Appendix 3 also details how each of the assets meet the requirements for inclusion in the NPLLIHA. All the heritage assets in Appendix 3 may be therefore be regarded as candidates for inclusion in NPLLIHA at a future review.

It is noted that future research or archaeological investigation may reveal new sites not included in Appendix 3. It is also possible that some assets listed in Appendix 3 may receive a national designation and be no longer be eligible for inclusion in the NPLLIHA.

The NPLLIHA will be reviewed and, where appropriate, updated annually as set out in Section 10 of the Northam Neighbourhood Plan. At its first review, the List will be set out as a separate NPPLLIHA document.

CONCLUSION

The historic environment of Northam Parish is unusually rich and diverse. Its coastal and estuarine location ensures that there are maritime-related heritage assets such as shipwrecks and docks. The size of its rural hinterland ensures that the parish has a number

of agricultural heritage assets and estate centres. The strategic location of the parish ensures that there are a number of military heritage assets, some of which are considered to be of national importance. In Appledore, especially, heritage assets contribute the tourism appeal of the settlement and are therefore of significant economic value.

The four threats faced by heritage assets in Northam parish are no different to those faced by heritage assets elsewhere although the attractiveness of Northam parish for housing and tourism development has accentuated development pressures. However even without these pressures, by their very nature all heritage assets are under threat. Inevitably, as time passes, all heritage assets deteriorate over time and they become more vulnerable to natural damage. For this reason the conservation of heritage assets should be considered an active and on-going process rather than an end in itself. For the same reason the re-use of suitable heritage assets in ways that conserve and enhance their significance and setting are supported by Policy HE1 and the relevant policies of the NDAT Local Plan.

Policy HE1 seeks to provide a transparent mechanism to enhance the identification, assessment and conservation of heritage assets of at least considerable local significance in accord with national tests, which require a balanced judgement taking into account the significance of the asset and the scale of harm or loss that may be caused by a proposal for new development. It should be noted that in some cases a heritage asset on the NPLLIHA may also have regional and/or national significance and this additional significance should also be included in the balanced judgement required by national tests.

The review mechanism is intended to ensure that the List remains up-to-date and responsive to historical and archaeological discoveries. It also aims to engage local residents and historians in the on-going work of researching and conserving the local historic environment.



Memorial stone at Appledore for Viking raids including the 1069 battle.

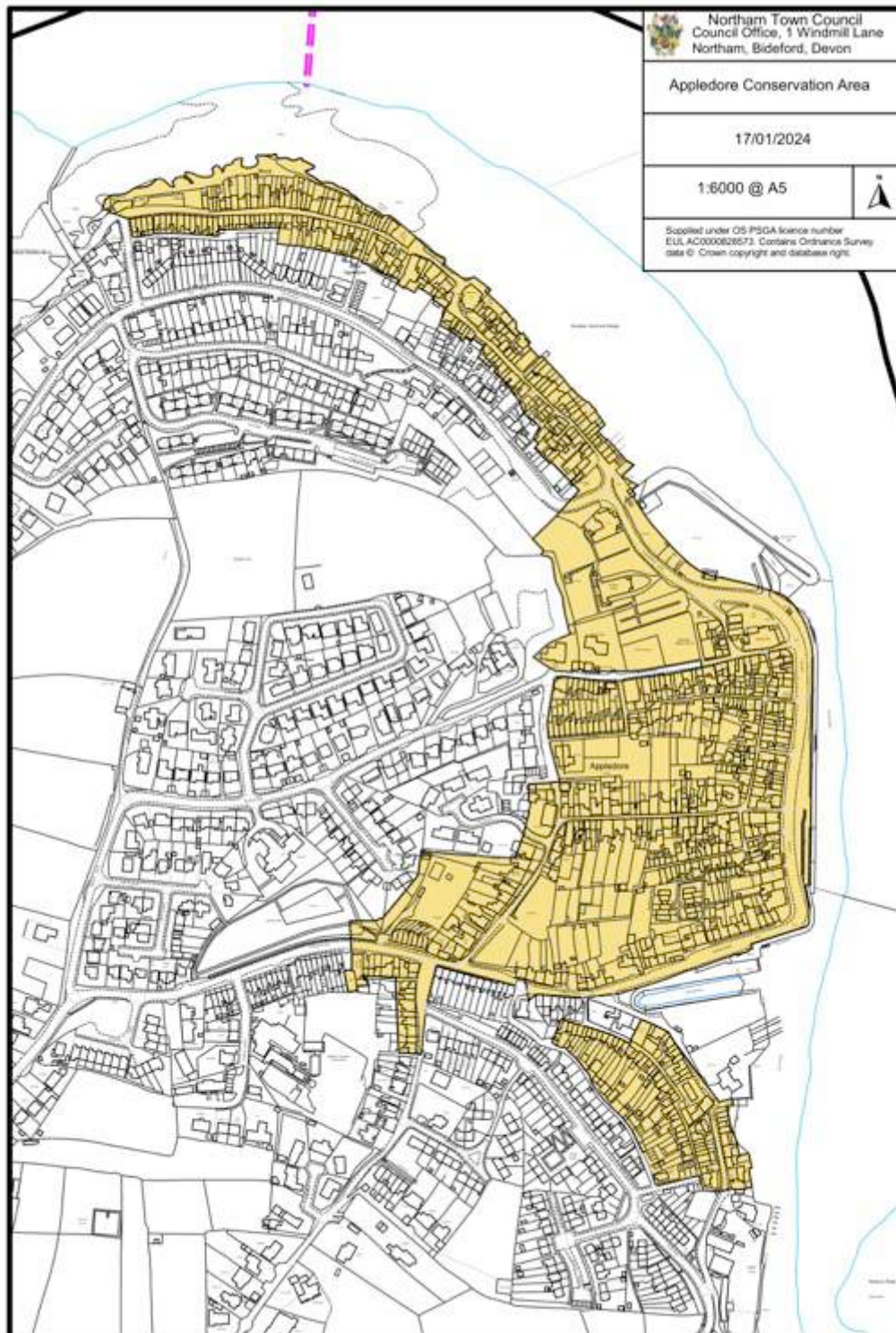
Appendix 1 - Listed Buildings at Grade II* and above and scheduled monuments in the Parish of Northam

LIST REF:	NAME OF ASSET	GRID REFERENCE	Type of Asset	Additional Information	Reference for information
1169270	Parish Church of St Margaret	SS4487429099	Medieval Church	Grade 1 Listed Building	NHLE
1306534	Diddywell	SS4544329832	Farmhouse (possible pre-1500)	Grade II*	NHLE
1333011	Docton House	SS4643730350	Dwelling (possible pre-1500)	Grade II*	NHLE
1267190	Orchard Hill House	SS4532527644	Dwelling (18th or 19th century)	Grade II*	NHLE
1306509	Porthill	SS4480428400	Dwelling 1760	Grade II*	NHLE
1140140	Richmond Dock	SS4647130324	Dock, gates and walls 1850's	Grade II*	NHLE
1476886	Civil War Fieldwork at Staddon Hill	SS461306	Civil War flanked quadrangle redoubt and siege site 1643-1646	Scheduled Monument	NHLE
1425448	Two decoy targets at RAF Northam	SS448303	Part of RAF Northam radar station (other parts of station are listed at Grade II)	Scheduled Monument	NHLE
1432949	Wreck off Northam Burrows	SS4327129956	Unknown mid-18th century to 19th century sailing ship	Scheduled Monument	NHLE

1432418	Wreck at Westward Ho!	SS4313029780	Pre-1840 sailing ship, identified as <i>Sally</i> , lost 1769.	Scheduled Monument	NHLE
1016312	Lenwood Bowl Barrow 50 m SE of Lenwood Cottage	SS4411528137	Bronze Age Bowl Barrow	Scheduled Monument	NHLE
1002640	Cross-ridge dyke at Godborough Castle earthwork north-west of Turner's Wood	SS4366727353	Linear ditch and bank, Bronze Age or Iron Age. Possibly part of larger feature	Scheduled Monument	NHLE
1002639	Kenwith Castle, Kenwith	SS4329127381	18th century garden feature	Scheduled Monument	NHLE

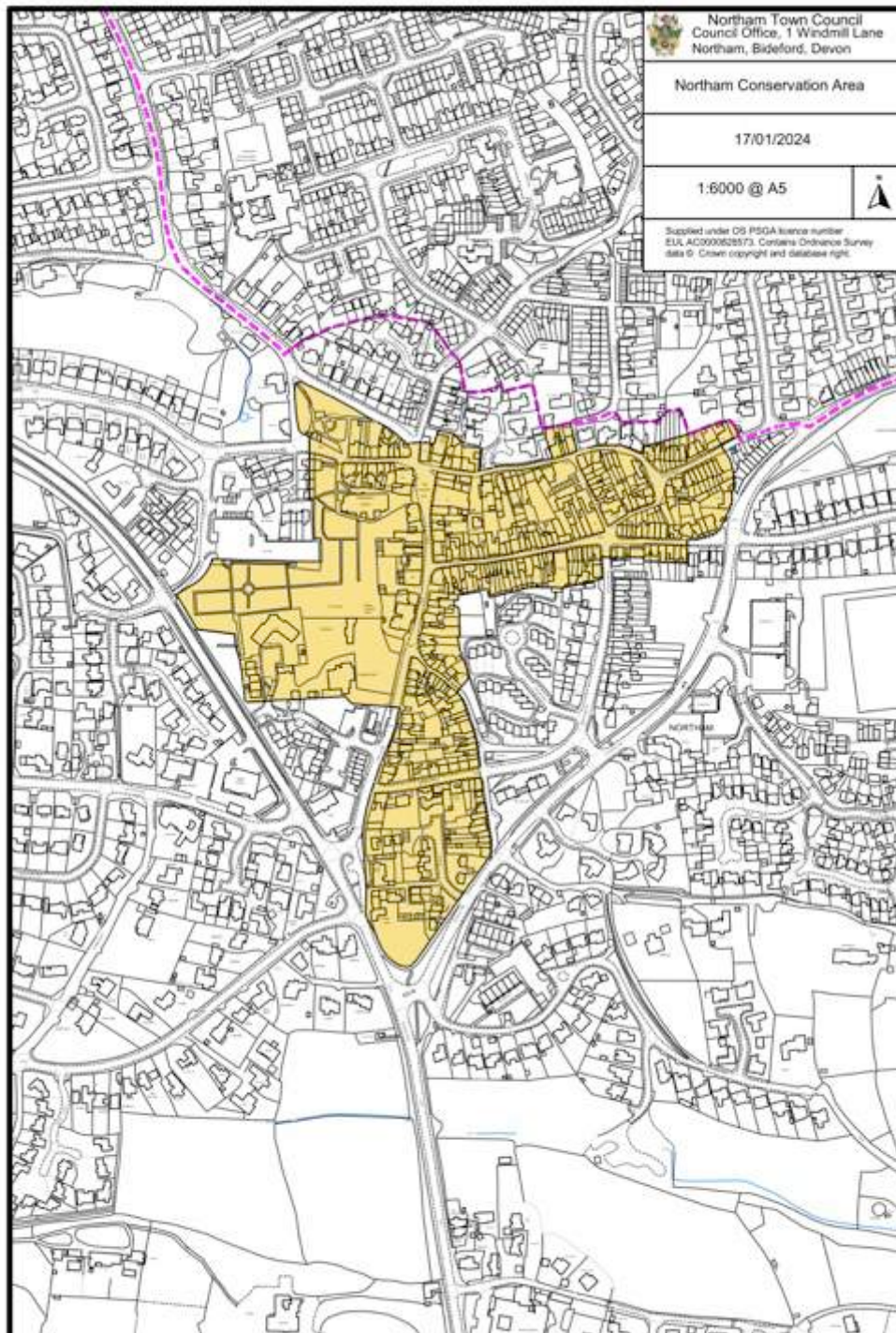
Appendix 2: Maps of Appledore and Northam Conservation Areas

a) Appledore Conservation Areas



Appendix 2: Maps of Appledore and Northam Conservation Areas

b) Northam Conservation Area



Appendix 3: List of non-designated heritage assets eligible for inclusion in the Northam Parish List of Locally Important Heritage Assets

This list is divided into thematic sections. This is to demonstrate the relative numbers of each type of asset and to ensure that the NPLLIHA reflects the overall balance and character of heritage assets in the Parish of Northam. The thematic sections are:

1 PRE-1066 HERITAGE ASSETS

These assets date from the Stone Age to the Norman Conquest and cover a wide range of human activities. Given their antiquity such assets are largely archaeological and may be entirely sub-surface features. They are likely to be relatively small in area and vulnerable to damage. In some cases the area of the asset can only be reconstructed or inferred in general terms but nonetheless the identified area may contain archaeological evidence to enable the reconstruction of the historic landscape of the asset.

2 AGRICULTURAL ASSETS

Agricultural assets are sites or buildings originally used entirely for agricultural activities. They may also include industrial sites associated with agriculture such as limekilns. Whilst agricultural sites were originally common in Northam Parish many have been obliterated by later development.

3 MARITIME ASSETS

These assets are related to the history of fishing, shipbuilding, seaborne trade and maritime safety.

4 COASTAL DEFENCE-RELATED ASSETS

The Parish of Northam has always been vulnerable to attack from the sea. These assets range from the Norman Conquest to the Second World War include identified historical conflict locations and defence-related structures. Such assets necessarily reflect transient events and may only be represented by scattered artefacts. In some cases the area of the asset can only be reconstructed in general terms but nonetheless the identified area may contain archaeological evidence to enable the reconstruction of the historic landscape of the asset and inform on-going historical research.

5 DWELLINGS THAT POST-DATE 1500

Although there are no known intact undesignated dwellings that pre-date 1500, there are a large number of undesignated historically significant dwellings that post-date 1500. Some of these dwellings are thought to contain walls or other structures that pre-date 1500. This section of the list is not comprehensive because many of these dwellings have not been studied and are not in the HER or HBSMR. Given the large number of dwellings that post-date 1500 it is likely that only assets of exceptional interest will be added to the NPLLIHA.

6 MISCELLANEOUS ASSETS

These are assets that do not fit into categories 1-5 but nevertheless fulfil the criteria for inclusion in the NPLLIHA.

The following information is provided for each asset.

a) Name of asset. Where an asset has no known name, a description is assigned to it.

- b) Ordnance Survey grid reference
- c) Criteria for inclusion in the NPLLIHA
- d) Additional information where relevant
- e) Reference for information

1 PRE-1066 HERITAGE ASSETS

LIST REF:	NAME OF ASSET	GRID REFERENCE	CRITERIA FOR INCLUSION IN THE NPLLIHA	Additional Information	Reference for information
1.1	Submerged Forest at Westward Ho! with associated midden	SS433295; SS432298; SS436293; SS429295 (assets form part of a single but as yet poorly-defined asset).	a) to c); d) i, ii, iv, v, vii	Remains of Mesolithic forest with finds associated with human activity. Evidence of Stone Age hunting and foraging. Rich archaeological potential.	HER MDV 107425 / 107374/ 107376
1.2	Godborough Castle, linear earthwork to south-east	SS436272	a) to c); d) i, ii, iv, v, vii, viii	Godborough Castle is a probable Bronze Age/Iron Age fortified enclosure or 'round', or possibly part of a linear boundary earthwork. Whilst the cross-dyke length of earthwork is scheduled, the likely continuation earthwork around the southeast side	MDV 50846

				of Godborough Castle is not. High archaeological potential	
1.3	Probable ring ditch earthwork north of Godborough Castle	SS439274	a) to c); d) i, iv, v, vii	Crop mark indicating sub-surface ring ditch. Likely site of Bronze Age/Iron Age huts/farm. Asset is in Bronze Age landscape of high archaeological potential	HER MDV 67667

2 AGRICULTURAL ASSETS

LIST REF:	NAME OF ASSET	GRID REFERENCE	CRITERIA FOR INCLUSION IN NPLLIHA	Additional Information	Reference for information
2.1	Boundary Stone in Parish of Northam	SS437271 (Stone situated on bridge over Kenwith stream)	a) to c); d) i. ii, vii, ix	Boundary stone may mark Parish limit or agricultural holding. Such stones can be medieval or pre-medieval in origin.	MDV 29620 / 29621

3 MARITIME ASSETS

LIST REF:	NAME OF ASSET	GRID REFERENCE	CRITERIA FOR INCLUSION IN THE NPLLIHA	Additional Information	Reference for information

3.1	Four Torridge wrecks	SS460288	a) to c); d) i, vii, viii, ix	Remains of four later Victorian vessels abandoned on shore at Boat Hyde	HER MDV 66189
-----	----------------------	----------	-------------------------------	---	---------------

4 COASTAL DEFENCE-RELATED ASSETS

LIST REF:	NAME OF ASSET	GRID REFERENCE	CRITERIA FOR INCLUSION IN THE NPLLIHA	Additional Information	Reference for information
4.1	Second World War Structure Northam Burrows	SS442310	a) to c); d) i, ii, iv, v, vii, viii, ix	Earthwork protecting structure relating to coastal defence 1939-1945. Part of an important military landscape.	HER MDV 102488
4.2	Anti-tank obstacles on Skern	SS451307	a) to c); d) i, ii, iv, vii, ix	Two rows of anti-tank obstacles - some buried. Features related to coastal defence 1939-1945. Part of important military landscape	HER MDV 102564
4.3	Air raid shelter, Long Lane	SS453301	a) to c); d) i, ii, iv, vii, ix	Small air raid shelter set into field boundary, Probably associated with RAF Northam radar station. Feature	HER MDV 106766

				related to coastal defence 1939-1945. Part of important military landscape	
4.4	Anti-tank obstacles on Northam Burrows	SS445318, SS446318 (note assets re-used in two areas)	a) to c); d) i, ii, iv, vii, ix	Anti-tank obstacles re-used in coastal defences. Feature related to coastal defence 1939-1945. Part of important military landscape	HER MDV 107527
4.5	Bloody Corner, Northam. Identified battlefield of Northam 1069	SS454292 (area of asset extends between A386 and Diddywell Road and from the built form of Northam to Primrose Lane. Since the contemporary sources imply military activity between Appledore and Northam, the setting of the asset includes all the undeveloped fields between	a) to c); d) i, ii, v, vi, vii, viii, ix	Identified area of battle in 1069 between an Anglo-French army led by Brian of Brittany and an Anglo-Irish army led by two sons of King Harold II. The Battle was of national importance in that it confirmed the defeat of Harold's family and success of the Norman Conquest.	HER MDV 11743

		Appledore and Northam)			
4.6	Anti-glider landing poles	SS431298	a) to c); d) i, ii, iv, vii, ix	Anti-glider landing obstacles. Feature related to coastal defence 1939-1945. Part of important military landscape	MDV 50849
4.7	Second World War Anti-glider ditches, Northam Burrows	SS445304	a) to c); d) i, ii, iv, vii, ix	Anti-glider landing obstacles. Most traceable on ground or existing as sub-surface features. Asset related to coastal defence 1939-1945. Part of important military landscape	MDV 55668
4.8	Probable early field system and Civil War siege site, Staddon Hill, Appledore	SS461306 (Two fields containing scheduled Civil War redoubt.)	a) to c); d) i, ii, v, vi, vii, ix	Magnetometry survey in 2021 identified possible Romano-British field boundaries in field west of redoubt. This field and field adjacent to the east and north of the redoubt contain high potential for Civil War	MDV131012 / MDV11870

				archaeology related to military occupation 1645-1646, and siege in 1644.	
--	--	--	--	--	--

5 DWELLINGS THAT POST-DATE 1500

LIST REF:	NAME OF ASSET	GRID REFERENCE	CRITERIA FOR INCLUSION IN THE NPLLIHA	Additional Information	Reference for information
5.1	96 Bay View Road, Northam	SS438289	a) to c); d) i, ii, iii	Arts and crafts architect-designed house. Such properties are rare in the parish of Northam. Original appearance substantially retained despite later slate roof and dormers. Locally listed in 1997.	HER MDV 80763
5.2	Lenwood House, Northam	SS443282	a) to c); d) i, vi, vii, viii.	19th century high-status residence associated with Wren family. Possibility of earlier fabric. Currently ruinous owing to neglect. Locally listed in 2009.	HER MDV 75962
5.3	Sundale/Lyndale,	SS463304	a) to c); d) i,	Two nationally	HER MDV

	Odun Road, Appledore		ii, iii, iv, vi, vii, viii.	rare semi-detached Arts and Crafts villas designed by George Malam Wilson in 1901. Well-preserved internally and externally with well-documented history.	134911
--	-------------------------	--	--------------------------------	---	--------

6 MISCELLANEOUS ASSETS

LIST REF:	NAME OF ASSET	GRID REFERENCE	CRITERIA FOR INCLUSION IN THE NPLLIHA	Additional Information	Reference for information

Appendix 4: Maps of areas of Heritage Potential in the Parish of Northam based on the Historic Environment Record

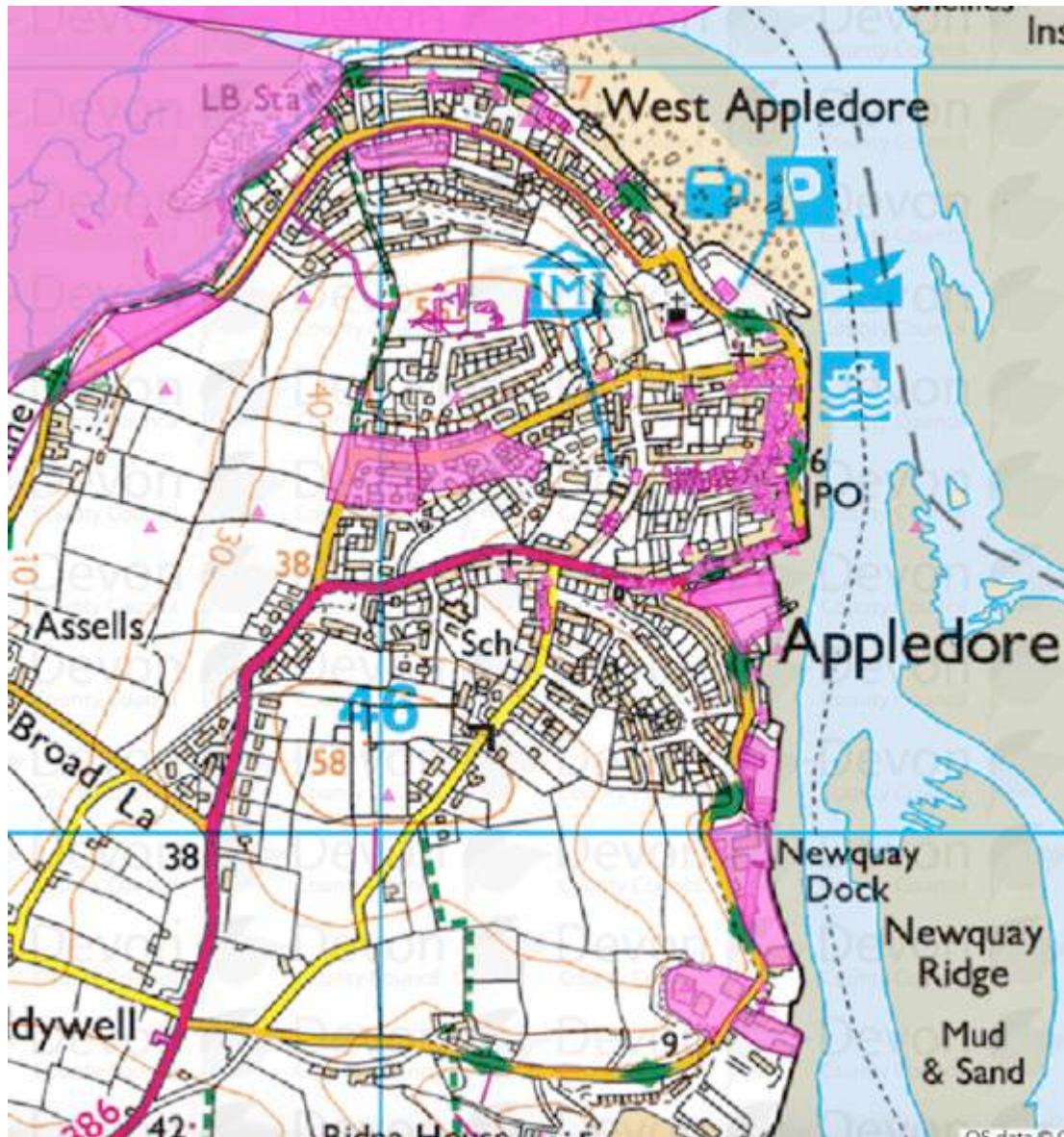
The maps in Appendix 4 are taken from the Devon and Dartmoor Historic Environment Record in the form of a searchable map as the Devon County Council Environment Viewer and accessible at: <https://maptest.devon.gov.uk/portaldvl/apps/webappviewer/index.html>

Although the maps reproduced here are not detailed enough to identify and precisely locate every single heritage asset in the HER, they are indicative of areas of actual or potential heritage interest in Northam Parish.

List of Maps:

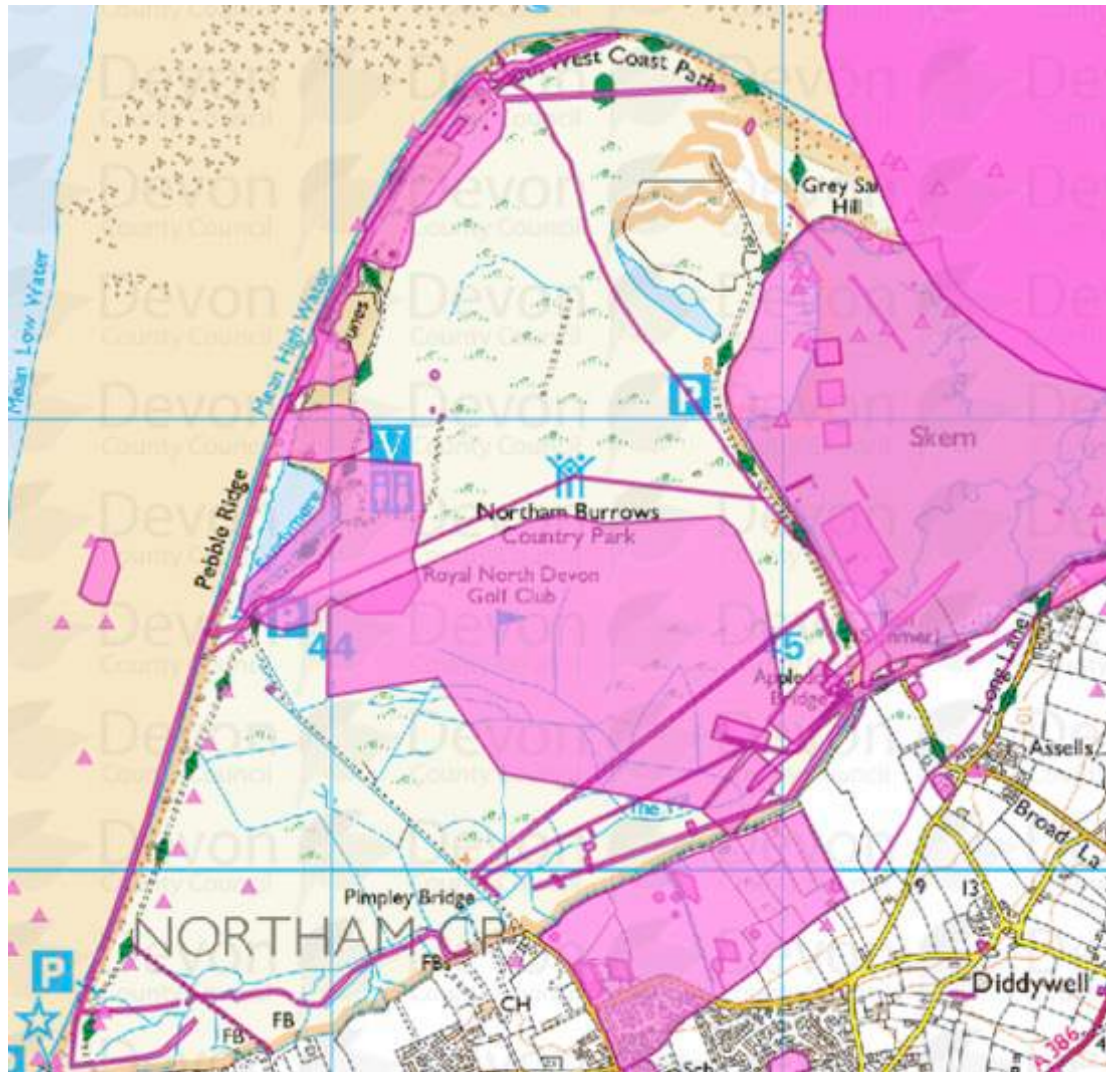
- 1 APPLEDORRE AREAS OF HERITAGE INTEREST
- 2 NORTHAM BURROWS AREAS OF HERITAGE INTEREST
- 3 WESTWARD HO! AREAS OF HERITAGE INTEREST
- 4 NORTHAM AREAS OF HERITAGE INTEREST
- 5 SOUTH NORTHAM AREAS OF HERITAGE INTEREST
- 6 ORCHARD HILL AREAS OF HERITAGE INTEREST

MAP 1 - APPLEDORE AREAS OF HERITAGE INTEREST



MAP
2 -

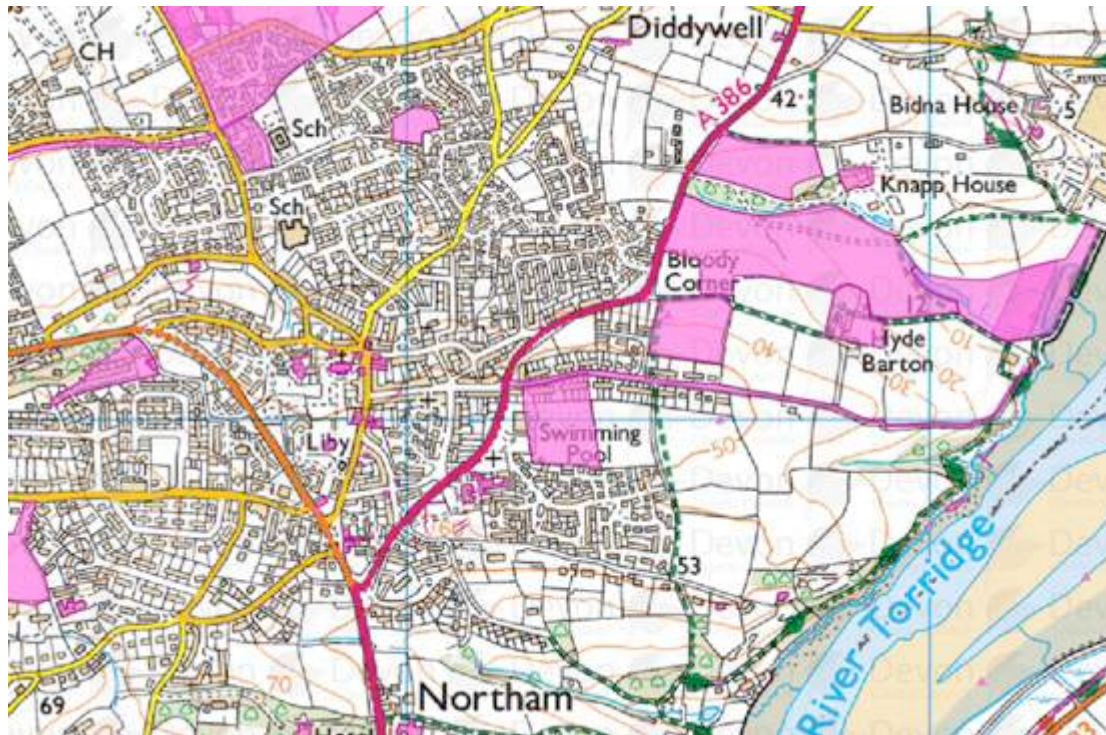
NORTHAM BURROWS AREAS OF HERITAGE INTEREST



MAP 3 - WESTWARD HO! AREAS OF HERITAGE INTEREST



MAP - 4 NORTHAM AREAS OF HERITAGE INTEREST



MAP 5 - SOUTH NORTHAM AREAS OF HERITAGE INTEREST



MAP 6 - ORCHARD HILL AREAS OF HERITAGE INTEREST





**A3 Extracts from the North Devon and Torridge Joint Landscape
Assessment Update relating to the Northam Neighbourhood Plan Area**

Extracts from the North Devon and Torridge Joint Landscape Assessment Update Relating to the Northam Neighbourhood Plan Area

INTRODUCTION

This document is an evidence base document for the Northam Neighbourhood Plan. It contains the extracts from the *North Devon and Torridge Joint Landscape Assessment Update* relating to the Northam Neighbourhood Plan Area.

The *North Devon and Torridge Joint Landscape Assessment Update* is a Landscape Character Assessment (LCA) for North Devon and Torridge Districts was prepared by LUC for North Devon and Torridge District Councils and adopted by both Councils in 2023. It was an update of the original *Joint Landscape Character Assessment for North Devon and Torridge District*, which was adopted by both Councils in 2011.

The introduction to the Joint Landscape Assessment Update states that the new LCA provides an up-to-date and robust evidence base on landscape, assessing the character of the districts' diverse landscapes, evaluating current and potential future drivers for change, and setting out guidance for landscape conservation, planning and enhancement.

The introduction further states that the new LCA is intended to support planning and management decisions within the two districts, including the nationally designated landscape of the North Devon Coast Areas of Outstanding Natural Beauty (AONB). It could also be used to consider landscape character when planning any type of change, such as to inform work on policy development as part of Development Plans.

The North Devon and Torridge Joint Landscape Assessment Update describes the landscape character of the Northam Neighbourhood Plan area. Although the 2011 Joint Landscape Assessment informed the relevant policies in earlier drafts of the Plan, in 2023 the relevant text and policies of the Plan were fully reviewed and where necessary amended on using the using evidence from the 2023 Joint Landscape Update. The evidence is reproduced in this document.

LANDSCAPE CHARACTER TYPES (LCT's) IN NORTHAM PARISH

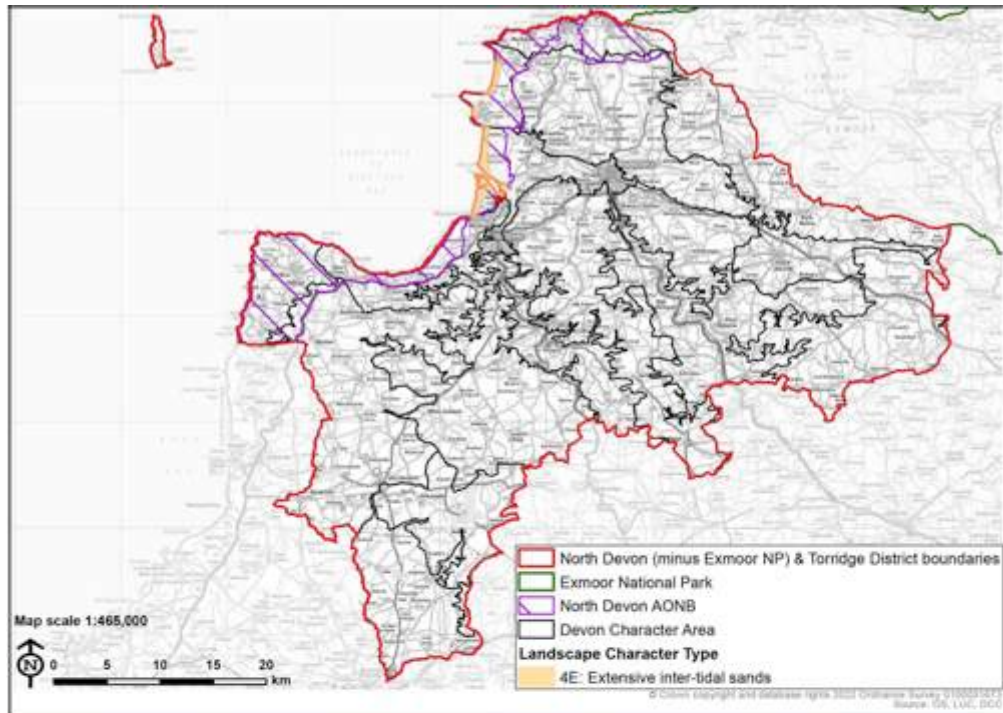
The North Devon and Torridge Joint Landscape Assessment Update identifies three landscape character types in the Northam Neighbourhood Plan area. These are:

- LCT 4E: Extensive Inter-Tidal Sands
- LCT 4F: Dunes
- LCT 5B: Undulating Coastal Farmland.

This section contains the descriptions of each landscape character type, with additional notes on where they are located within the Plan area.

LCT 4E: Extensive Inter-Tidal Sands

In Northam Parish this landscape character type is found along the seashore and shoreline of the River Torridge.



The long sandy beach at Saunton Sands, backed by Branton Burrows with long views towards the Taw-Torridge estuary mouth and settlement at Westward Ho!.

Summary description

This Landscape Character Type (LCT) covers the broad sandy beaches of Woolacombe, Croyde, Saunton and Westward Ho! – with a westerly, Atlantic aspect. All of the LCT is within the North Devon Coast Areas of Outstanding Natural Beauty (AONB) and core zone of North Devon Biosphere Reserve. Apart from Westward Ho!, the LCT is also within the North Devon Heritage Coast.

Link to Devon Character Areas

DCA 43: North Devon Coastal Downs

DCA 58: Taw-Torridge Estuary.

Key characteristics

- Wide sandy beaches with a westerly aspect, backed by sand dunes and framed within broad bays often marked by spectacular cliffs.
- Westward Ho! Beach separated from its adjacent sand dunes by a distinctive cobble ridge of pebbles and boulders – a nationally recognised coastal feature.
- Landscape crossed by small streams draining to the sea.
- Beaches linked to wider coastal wildlife networks, with Site of Special Scientific Interest designations.
- The lime-rich beach of Saunton Sands is part of the internationally important ecosystem of Braunton Burrows (part of the Biosphere Reserve core zone and a Special Area of Conservation), acting as a focal point for bird migration routes down the west coast of Britain.
- Few static historic features due to the constantly changing nature of the coastline. A submerged forest is visible during certain low tides, indicating past sea level rise during the Holocene period.
- Two offshore wrecks are designated as Scheduled Monuments, reflecting the maritime trade history of the area.
- Unsettled, 'wild' landscapes with perceptual qualities strongly affected by the seasons and tides. In summer periods the beaches are alive with movement and activity and are popular destinations for surfing, kite boarding and family beach holidays.
- Expansive views along the scenic AONB coastline, including to Hartland Point in clear conditions.
- Views south along the coast are dominated by ridgeline development of coastal settlements.
- Views inland from the beaches include frequent glimpses of tourism-related development, including holiday parks and caravan sites.



View north from Northam Burrows towards Saunton Down.

Valued landscape attributes

- Open space and panoramic views out to sea.
- Habitat provision for a range of species, including feeding grounds for wading birds.
- The unspoilt character, despite the close proximity to areas of modern development.
- Opportunities for recreation and enjoyment, including surfing, water sports, fishing and family relaxation.



View south towards development at Westward Ho! with the distinctive pebble ridge separating the beach and adjacent sand dunes

Management guidelines

Protect

- Conserve the internationally important habitats including the lime-rich beach of Saunton Sands (which forms part of a wider ecosystem within the Biosphere Reserve core zone and a Special Area of Conservation).

Manage

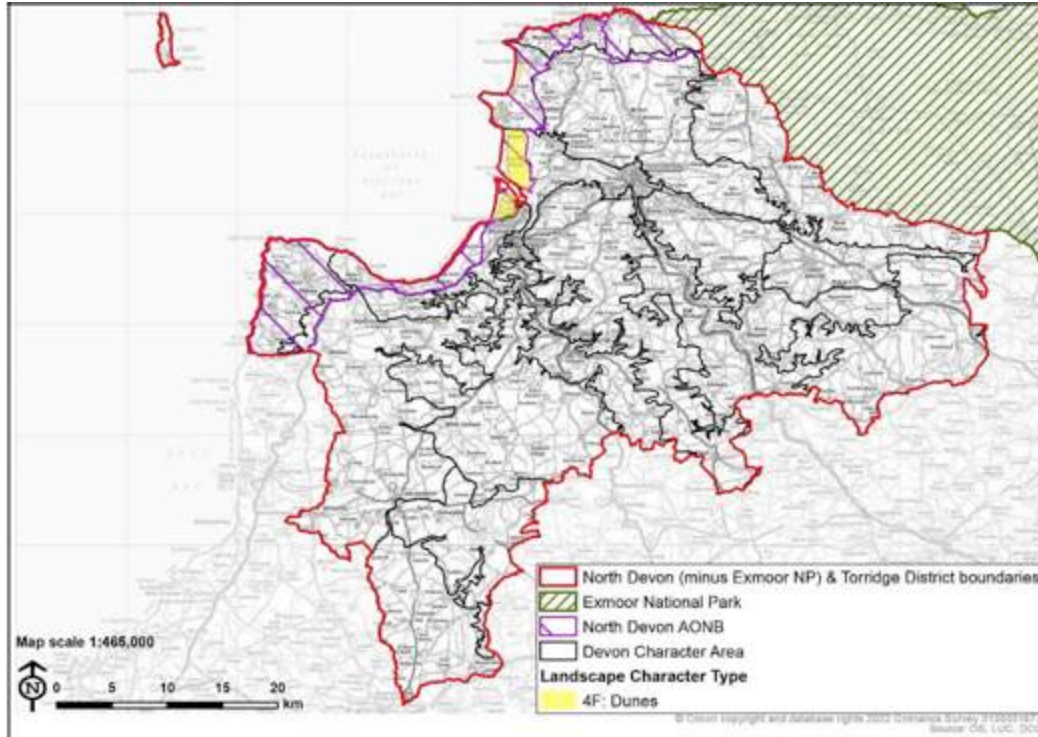
- Manage the wider coastal habitat networks which are linked to the beaches for the benefit of wildlife.
- Manage the landscape to prevent run-off and pollutants entering the small streams draining to the sea.

Plan

- Changes to sea-levels and hydrology processes resulting from climate change may result in coastal squeeze and a need for new sea defences. The impact of coastal management on semi-natural habitats and species should be carefully considered.

LCT 4F: Dunes

In Northam Parish this landscape character area is found on Northam Burrows.



Braunton Burrows, rising up behind Saunton Sands beach.

Summary description

This Landscape Character Type (LCT) comprises the sand dune landscapes of Woolacombe Warren, Croyde Burrows, Braunton Burrows and Northam Burrows. The majority of this LCT falls within the North Devon Coast Areas of Outstanding Natural Beauty (AONB) and Heritage Coast. It also forms a large part of the North Devon Biosphere Reserve core zone.

Link to Devon Character Areas

DCA 58: Taw-Torridge Estuary

DCA 43: North Devon Coastal Downs

Key characteristics

- Hummocky dune systems backing sandy beaches, forming prominent features along the west coast of the North Devon AONB.
- Elevated and exposed topography affording extensive views along the coast, out to sea and inland.
- Dunes underlain by Late Devonian sandstones and mudstones.
- Low-growing wind-sculpted scrub and small patches of secondary woodland.
- Some rough grazing and common land grazing (particularly by ponies) on the saltmarshes and dunes. Most of the dunes are under non-agricultural uses or left as 'wild' landscapes.
- High nature conservation interest associated with the dunes, which form the core zone of the North Devon Biosphere Reserve and are designated as a Special Area of Conservation.
- Many of the dunes are designated as Sites of Special Scientific Interest (SSSI). There are also several County Wildlife Sites and the area is within the Exmoor Coast and Heaths Important Bird Area.
- The rich dune grasslands, wildflowers and scrub support numerous plant and animal species.
- Long-standing military use of some of the dunes for training exercises – concrete practice landing craft, radar station and decoy targets from the Second World War remain in the landscape.
- Undeveloped landscape with a strong sense of wildness and high levels of tranquillity.
- Golf courses are integrated into the sand dune landscapes, including the oldest golf course in Britain.
- Perceptual qualities affected by views of nearby urban and tourism-related development, as well as the extensive use of the dunes for recreation (particularly in the summer months).
- Dunes crossed by a network of rights of way, including lengths of the South West Coast Path and Tarka Trail. There is also a small area of Registered Common Land.



Sand dunes at Croyde Burrows

Valued landscape attributes

- Wilderness, tranquillity and natural qualities.
- Open views.
- Valuable and unique habitats as part of the North Devon UNESCO Biosphere Reserve.
- Freedom to roam and find space away from other people.



View east across the golf course at Northam Burrows, with the Taw-Torridge estuary beyond.

Management guidelines

Protect

- Protect the rich mosaic of dune habitats which support a vast range of plant and animal species.

Manage

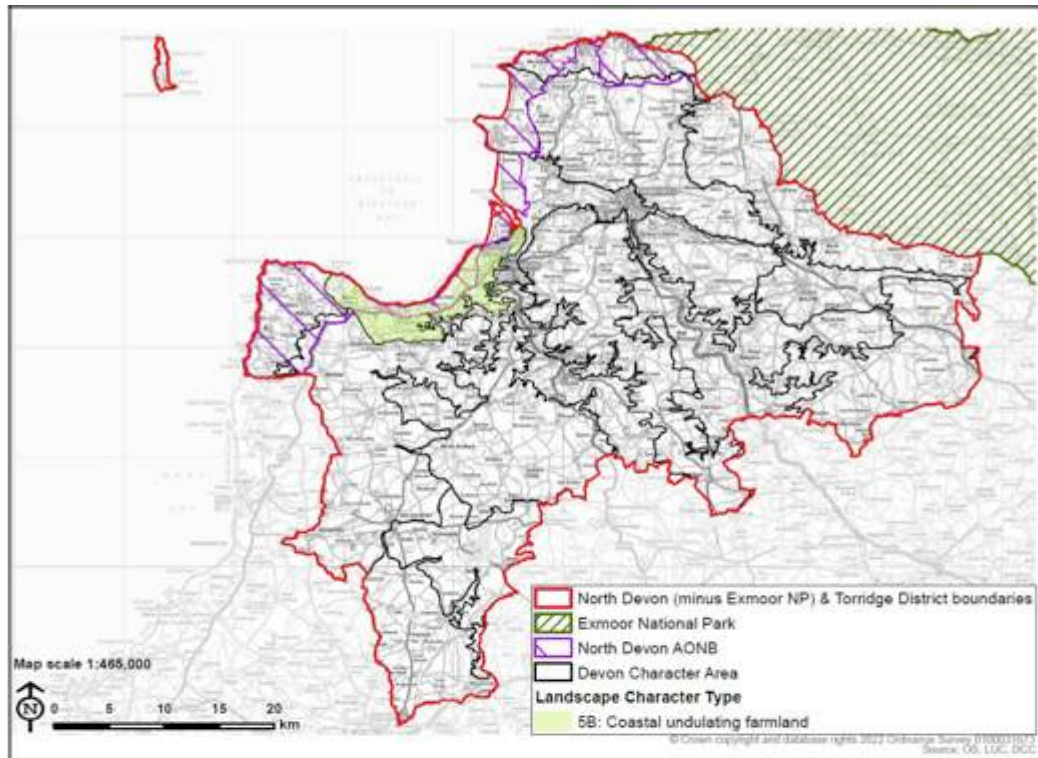
- Manage active sand dune systems through appropriate levels of grazing and access.
- Manage, extend and re-link the diverse range of nationally important coastal habitats (including heath, dunes and coastal grassland) to enhance their biodiversity, and increase their resilience to rising sea levels and more extreme weather events.
- Increase areas of coastal heathland and create buffer zones between cliff communities and improved agricultural land where possible.

Plan

- Plan to mitigate the effects of climate change, particularly coastal squeeze, seeking to expand and link semi-natural habitats and wildlife networks as part of local nature recovery networks.
- Plan for the future effects of climate change along the coast, allowing natural processes to take place as much as possible.

LCT 5B: Coastal Undulating Farmland

This landscape type characterises the entire rural area of Northam Parish with the exception of Northam Burrows, the sea shore and shoreline of the River Torridge.



View across rolling pastoral farmland towards Cornborough Cliffs.

Summary description

This Landscape Character Type (LCT) covers the rolling farmland backing the coast between Windbury Point and the western fringes of Bideford and Westward Ho!. It extends beyond the North Devon Coast Areas of Outstanding Natural Beauty (AONB) boundary into Torridge District. Land closest to the coast is also within the Hartland Heritage Coast. A small area around Cornborough is within the buffer zone of the North Devon Biosphere Reserve.

Link to Devon Character Areas

DCA 3: Bideford Bay Coast

Key characteristics

- Strongly rolling landscape with prominent ridges and hilltops, influenced by the close proximity of the sea.
- Underlying geology of mudstones and siltstones with bands of more resistant sandstone creating the undulating landform.
- Pervading maritime influence with long coastal views, including to development at coastal settlements and to the north-west peninsula of the North Devon coastline.
- Strong pattern of regular medium-large fields of post-medieval and modern origin, interspersed with significant areas of smaller curving or medieval strip fields.
- Fields bound by Devon hedges of mixed species with flower-rich banks and some stone facing. Hawthorn, hazel, elm and/or beech are locally characteristic. Patches of gorse reinforce a sense of exposure.
- Predominantly pastoral land use, with occasional arable fields and patches of rough grazing land.
- Linear bands of broadleaved woodland, occasional small mixed woods, ornamental parklands and blocks of conifer plantation combined with a strong network of hedges resulting in a well-treed appearance.
- Nature conservation interest provided by the area's network of woodlands and hedges, with isolated sites of Culm grassland, unimproved species-rich grassland and scrub interspersed within the farmland. Coastal locations include patches of maritime grassland, wet flushes and bracken scrub.
- Part of Marsland to Clovelly Coast Site of Special Scientific Interest and Tintagel-Marsland-Clovelly Coast Special Area of Conservation extend into the coastal landscape. A number of County Wildlife Sites also highlight important areas of nature conservation interest.
- Historic features include prehistoric defensive sites as well as medieval defences and an 18th century castle (all Scheduled Monuments). Many of the churches are listed.
- Traditional built vernacular of whitewashed and cream cob/render cottages, with some buildings of exposed local stone with red brick detailing. Recently built housing, including cream/white bungalows, is a feature of some villages.
- Dispersed settlement pattern of scattered farmsteads and nucleated villages/hamlets at road crossing points.
- Settlement and farms linked by a network of rural roads enclosed by high hedgebanks. The main A39 cuts through the area.
- Away from settlements, high levels of tranquillity are experienced with dark night skies.

- Urban land-uses (including equestrian paddocks and a heliport) exert a significant influence on the landscape character, notably in the east around larger settlements.
- Holiday parks and caravan sites feature in the landscape, though these are largely well screened by woodland and topography.



Large-scale rectilinear fields south-east of Clovelly Cross.

Valued landscape attributes

- Wide, uninterrupted sea views evoke a strong sense of openness.
- Strong field patterns (including medieval fields) with frequent crooked hedgerow trees provide a sense of time depth in the landscape.
- A working agricultural landscape of productive rolling farmland, with a strong rural character.
- Important coastal habitats valued for their nature conservation interest.
- The peaceful and tranquil qualities, with low levels of development.



A typical view of medium-sized fields sloping towards a small wooded stream valley (a tributary of the River Yeo).

Management guidelines

Protect

- Protect and manage semi-natural habitats such as Culm, species-rich grassland, wet flushes and scrub. Retain a mosaic of vegetation types, and create buffer zones between cliff communities and improved agricultural land behind.
- Conserve the distinctive field boundaries of mixed-species Devon hedges with flower-rich banks.

Manage

- Manage the landscape's valued woodlands (including woodlands designated as SAC/SSSI), controlling invasive species and moving towards a predominance of broadleaves over conifers to enhance their wildlife interest. New planting should consider species of greater resilience to a changing climate.
- Manage and protect the landscape's network of hedgebanks and hedgerow trees, replanting ageing or diseased specimens (with climate hardy species of local provenance) to ensure the future survival of these characteristic features.

- Manage parkland and ornamental grounds through (for example) the planting of a new generation of specimen trees and extensive grassland management.

Plan

- Replace gappy sections of the hedge network and lengths of fencing to reinforce important field patterns. Where possible, restore historic field patterns. New hedgebank construction should reflect local variations (e.g. choice of species, height/width of bank and patterns of stone-facing).
- Plan for future restructuring of conifer plantations to mixed woodlands and areas of open habitat, retaining timber production to assure long-term sustainability.
- Plan to re-link fragmented patches of semi-natural habitat within the farmed landscape, such as Culm grassland, unimproved species-rich grassland and scrub. Patches of species-rich grassland, wet flushes and bracken along the coast should also be managed as part of a wider nature recovery network.
- The natural regeneration of woodland should be encouraged and new planting (using climate-hardy species and in line with *Right Place, Right Tree* principles) undertaken to link fragmented sites, including within the adjacent combes and on steep coastal slopes. Avoid new planting which could obscure important coastal views.
- Plan for habitat roll-back as coastal cliffs retreat, including through managing cliff-top land extensively to reduce nutrient levels.

DEVON CHARACTER AREAS COVERING NORTHAM PARISH

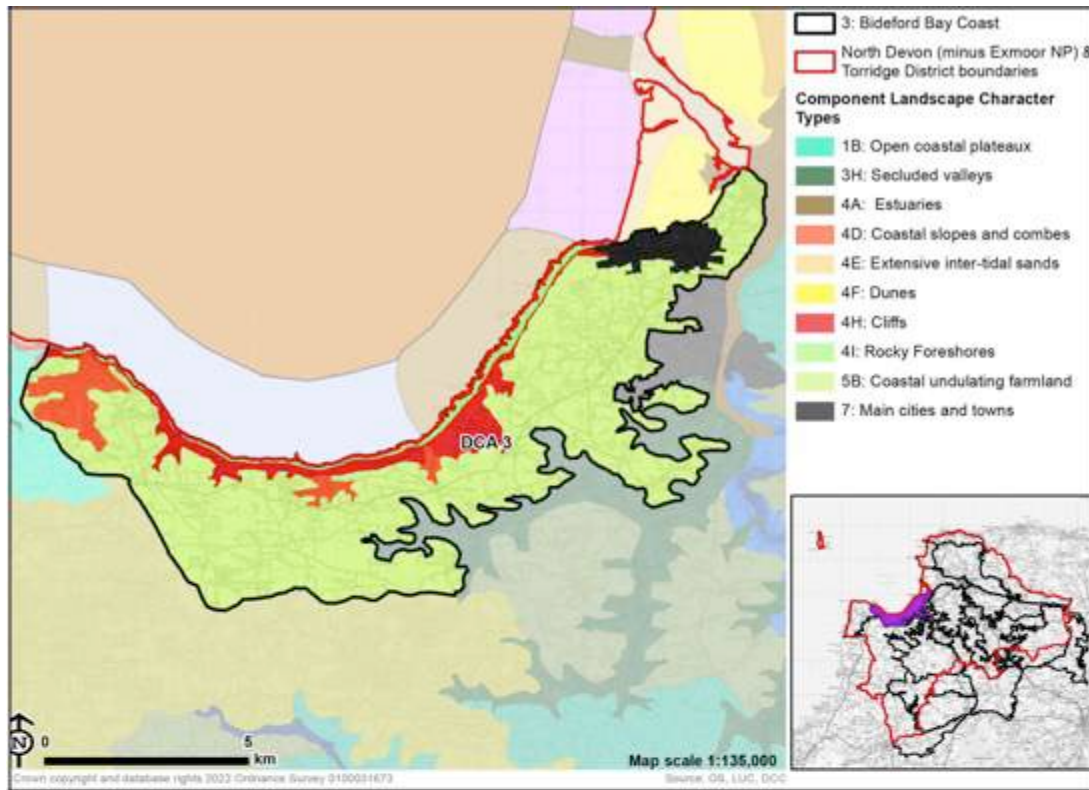
The North Devon and Torridge Joint Landscape Assessment Update divides the Northam Neighbourhood Plan area between two Devon Character Areas (DCA's):

- Bideford Bay Coast Devon Character Area
- Taw-Torridge Estuary Devon Character Area.

This section contains the descriptions of each Devon Character Area, with additional notes on where they are located within the Plan area.

DCA 03: Bideford Bay Coast

The Bideford Bay Coast Devon Character Area covers all of the rural area of the Northam Neighbourhood Plan area with the exception of Northam Burrows and the seashore and shoreline of the River Torridge,



View north from the South West Coast Path towards Cornborough Cliffs © North Devon Coast AONB – Photographer Andrew Wheatley.

Contextual description

This area encompasses a sweep of coastal land from Beckland Bay (near Exmansworthy) to Westward Ho! in Torridge district. To the north is the sea, and to the east (beyond the settlements of Westward Ho! and Appledore) is the Taw-Torridge Estuary DCA. To the south is a transition to the Torridge Valley (marked by a change in landform) and the Western Culm Plateau (marked by the change in dominant vegetation to Culm grassland and plantation) DCAs. To the west is a gradual transition to the Hartland Peninsula DCA. All of the coast and its hinterland are within the North Devon Coast Area of Outstanding Natural Beauty (AONB) and Hartland Heritage Coast.

Link to National Character Areas and Constituent Landscape Character Types

Constituent LCTs: 4D Coastal slopes and combes, 5B Coastal undulating Farmland and 4H Cliffs.

This DCA lies within The Culm National Character Area (NCA 149).

Summary character description

Deep combes cloaked in oak woodland wind inland from the wooded cliffs, with carpets of bluebells in spring. Streams rush down the valleys, and ferns thrive in the dark, damp conditions. The woodland paths, with their glimpsed views of the sea, have a sense of intimacy and tranquillity. Narrow lanes with high, fern-covered banks provide access to the sheltered combe villages of Buck's Mills and Clovelly, the latter with its picturesque harbour and whitewashed houses. On higher land behind and between the combes is a lush landscape with a rolling patchwork of fields, a peaceful settled feel, and views of the woodlands and the sea. There are open sea views across Bideford Bay towards the Taw-Torridge estuary, with Lundy a distinctive feature on the horizon.



Ornamental parkland at Clovelly Court.

Distinctive characteristics

- Underlying Culm Measures geology, with strata running east-west, parallel to the coast, giving the cliffs a tendency to landslips, and a distinctive rounded 'hog's back' profile.
- Coastal outcrop of Permian Sandstone between Portledge and Peppercombe, visible as a distinctive red patch on the cliffs.
- Striking coastal landforms including Blackchurch Rock, a truncated waterfall below Windbury Head, and the fossil cliff-line of Kipling Tors.
- A relatively sheltered bay, with gentler, more rounded coastal scenery than elsewhere along the coast.
- Southern and eastern areas dominated by agriculture on medium-quality soils, with rolling, irregularly shaped pastoral and arable fields extending to the cliff tops.
- Fields (including medieval strip-patterns around Woolfardisworthy) divided by hedgerows and banks with wind-sculpted hedgerow trees. Field boundaries are less frequent in the north-east around Abbotsham.
- Extensive coastal oak woodlands containing important lichens, ferns and ground flora within the sheltered combes, which are significant as part of Britain's 'temperate rain forest'. Bluebells carpet woodland floors in spring.
- Semi-natural habitats include the rocky foreshore, wooded and heathy cliffs, pockets of unimproved grassland and marshland (including Culm grassland), road verges and species-rich hedgerows and hedgebanks, including fern habitats.
- Impressive Iron Age defensive sites, including Clovelly Dykes and promontory forts at Peppercombe Castle, Buck's Mills and Windbury Head, just across the border into DCA 31.
- Historic coastal features, including quays, lime kilns and Clovelly harbour. Ornamental parkland inland contributes to the time depth of the landscape and provides rich wildlife habitat.
- Historic railway linking Bideford, Westward Ho! and Appledore through the Abbotsham cliff area, today forming part of the South West Coast Path out of Westward Ho!
- Coastal settlement of scattered farms and picturesque linear villages running down steep valleys to the sea. The nucleated villages of Woolfardisworthy and Parkham are found further inland. The towers of village churches form local landmarks.
- Sunken rural lanes with exceptionally high hedgebanks connecting villages, contrasting with the busy A39 which runs through the area.
- Attractive landscape with pleasing compositions of woodland, farmland and coastal scenery.
- An open seascape, featuring views of Lundy Island and across Bideford Bay to the Taw-Torridge Estuary.



The historic working fishing village of Clovelly, a Conservation Area.



Rolling pastoral and grassland fields, some of which are used for hay-making.

Special qualities and features

- Exceptionally high scenic quality, with the coast and its hinterland part of North Devon Coast AONB and Hartland Heritage Coast.
- Nationally and internationally important shoreline, cliffs, coastal heathland and coastal oak woodland habitats (Tintagel-Marsland-Clovelly Coast Special Area of Conservation and Site of Special Scientific Interest (SSSI) and Hobby to Peppercombe SSSI).
- A small part of the North Devon Biosphere Reserve buffer zone extends into the area around Cornborough.
- County Wildlife Sites covering woodland, grassland and wetland sites along the coast and further inland.
- Regionally Important Geological Sites found along the coast between Mouthmill and Clovelly and at the Portledge to Peppercombe Permian outlier.
- Significant areas of extensive semi-natural ancient woodland in coastal combes.
- Scheduled Monuments including well-preserved Iron Age sites at Clovelly Dykes and Buck's Mills (as well as Windbury Head which overlooks the coast from DCA 31), ancient well sites, and the 18th century Kenwith Castle.
- Conservation Areas at Clovelly, Buck's Mills, Northam and Appledore, plus numerous listed buildings, including farmhouses, farm buildings, country houses and industrial structures such as limekilns.
- Grade I listed churches at Clovelly, Woolfardisworthy, Parkham, Alwington, Littleham and Westward Ho!.
- Designed ornamental and parkland landscapes at Clovelly Court, Portledge and Cornborough, with Clovelly Court supporting nationally significant numbers of ancient trees rich in lichen epiphytes.
- Large areas of land in National Trust ownership, including the Brownsham Estate, coastal land at Portledge, and unimproved pastures and woodland in the Peppercombe Valley.
- Strong literary associations, with Clovelly becoming a tourist destination following references to the village in Charles Dickens' *A Message from the Sea* (published 1860).
- Westward Ho! (the only English town to be named after a book) built following the success of Charles Kingsley's book set in the area (published 1855).
- Strong recreational appeal, including Clovelly Harbour and Buck's Mills 'honeypot' sites and a popular section of the South West Coast Path.
- Localised sense of remoteness, seclusion and intimacy with dark night skies, particularly in the wooded combes.

Forces for change and their landscape implications

Past and current

- Post-war intensification of farming leading to field enlargement and a spread of intensive farmland backing the cliffs (fragmenting areas of unimproved and maritime grasslands).
- The amalgamation of farm units and construction of large farm buildings (often highly visible in the landscape) and localised loss of hedgerows, bringing a more open character to the landscape.
- Lack of hedgerow management, with sections replaced or gapped up with post-and-wire fencing and some old hedgebanks lying derelict.
- Cover crops for game (relating to the nearby estates, notably on the Portledge estate) introducing new geometric patterns and textures of land cover into the coastal landscape.
- 20th century planting of conifer plantations within the open landscape and a decline in levels of woodland management (e.g. coppicing) of the area's broadleaved woodlands.
- Past localised replanting of broadleaved combe woodlands with coniferous plantation, as well as coastal squeeze of traditional western oak woodlands, (especially from Bucks Mills to Portledge), changing the character of the valleys and reducing biodiversity.
- Spread of non-native species (e.g. rhododendron), including within internationally/nationally designated cliff-side woodlands.
- Positive examples of habitat restoration, including the reintroduction of grazing on Brownsham Meadows Culm grassland.
- Landslides and storm damage at Buck's Mills – particularly vulnerable due to its position on the 'Sticklepath fault'. Rising sea levels and increased frequency/severity of storm events combine with seaward earth movements.
- Increased popularity of the area as a place to live, resulting in greater demand for housing and increased congestion on roads.
- High levels of tourism and day visitors, reducing tranquillity around honeypot sites in summer and creating parking problems and traffic jams on narrow lanes.
- Tourist attractions, including accommodation and recreational/entertainment facilities such as adventure parks, a watersports centre and cafes (especially along the A39), detracting from rural qualities.
- Pressure for development of large hotels, and the expansion of permanent structures in holiday parks (e.g. the visually prominent Bideford Bay holiday village) and campsites.

- Farm diversification schemes such as campsites, farm shops/cafes and former agricultural buildings converted into accommodation.
- Introduction of commercial-scale solar farms in the landscape (e.g. at Walland Farm, near Bucks Cross). A small turbine at Greycliff Farm is also locally prominent.
- Built development (both residential and recreational) at Bideford, Westward Ho! and Northam intruding onto the skyline (and impacting on dark skies), in views from the North Devon Coast AONB.
- Urban fringe land uses, such as horse paddocks around Northam.
- Skylines in adjacent areas becoming more developed - Fullabrook Down Find Farm and the telecommunications mast on the ridge behind Westward Ho! (DCA 44) punctuate the skyline in views to the north.

Future

- Forthcoming changes to agricultural subsidies (including the new ELMs scheme, which will pay landowners for the delivery of public goods and services, including for the restoration of nature) potentially affecting farm viability and management of landscape features such as hedgerows, and habitats such as unimproved Culm grassland and heath.
- Impacts of climate change on valuable remaining areas of maritime grassland and sessile oak woodland, with potential for increased growth rates accelerating the spread of scrub and trees into the open coastal landscape.
- Loss of coastal grazing, especially where coast path is fenced off leading to loss of extensive coastal grasslands.
- Change in woodland/tree species composition as new pests/diseases spread (including Ash dieback and *Phytophthora* pathogens) and species intolerant of climatic extremes die back.
- Coastal erosion, more frequent storm conditions and sea level rise likely to see the 'squeeze' of intertidal and coastal habitats such as the characteristic rocky foreshore and pockets of sandy beach. This may also lead to the loss of important historic coastal features such as the lime kilns at Buck's Mills as well as vulnerable lengths of the South West Coast Path.
- The Shoreline Management Plan cites a fast rate of erosion around Abbotsham in particular. A largely undefended coast, the policy stance is to continue allowing the coast to evolve naturally along much of its length.
- Increasing popularity of UK-based holidays (accelerated following the Covid-19 pandemic), leading to the potential for higher visitor and access demands. This could lead to further development pressures, demand for facilities/infrastructure and increased traffic levels.
- The future designation of the England Coast Path.

- Expansion and coalescence of larger settlements in the north-east of the area (e.g. Northam, Appledore, Westward Ho!), with associated visual impacts on the wider landscape (including light pollution).
- Ongoing increase in renewable energy sources, including biomass crops, solar farms, offshore and onshore wind, wave and tidal developments, and domestic-scale renewables which potentially have a cumulative landscape impact.
- Proposed underground/undersea electricity cable, (likely to make landfall at Abbotsham Cliff) is the preferred choice for the trans-ocean Moroccan (Sahara) Renewable Electricity Generation Project.



Communication masts and telegraph wires can form prominent features on open skylines.



Varied levels of hedgerow management have resulted in some boundaries becoming degraded and being replaced with post and wire fencing.

Landscape guidelines

Protect

- Protect the open vistas and important sea views, avoiding the location of new development and vertical structures on prominent skylines.
- Protect the area's distinctive coastline and open seascapes, as well as the sense of seclusion within combes.
- Protect winding rural lanes, resisting unsympathetic signage and highways improvements (including lighting).
- Protect the landscape's high levels of tranquillity and dark night skies. Investigate opportunities to minimise light pollution from Northam, Appledore and Westward Ho! which spills into the wider landscape.
- Protect (and sensitively restore if necessary) heritage features such as mills, limekilns and quays, providing low-key interpretation where appropriate.
- Protect the dispersed settlement pattern of the area, encouraging the sensitive location of new development (including farm buildings and tourism facilities) away from open skylines.

- Protect the locally distinctive building styles of whitewash, cream cob/render and exposed local stone with red brick detailing.

Manage

- Protect and appropriately manage the landscape's archaeological heritage including prehistoric defensive sites at Godborough Castle, Clovelly Dykes and on the eastern slopes above Buck's Mills, as well as medieval defences and an 18th century castle at Kenwith. This should include livestock grazing at appropriate levels and managing recreation pressure.
- Manage the landscape's valued woodlands (including cliff woodlands designated as SAC/SSSI), controlling invasive species and moving towards a predominance of broadleaves over conifers to enhance their wildlife interest. New planting should consider species of greater resilience to a changing climate.
- Manage and enhance ancient coastal and combe woodlands through traditional techniques such as coppicing and low-level grazing.
- Manage semi-natural habitats such as coastal heathland, Culm, maritime grassland and less-improved valley pastures to retain a mosaic of vegetation types, and create buffer zones between cliff communities and improved agricultural land behind.
- Encourage farmers to continue to farm 'marginal' areas as an integral part of their farming system, and to protect these areas from alternative land uses.
- Manage and extend wet woodland and wet meadows through appropriate grazing and traditional land management, to enhance their wildlife value and capacity for flood prevention.
- Manage and protect the landscape's network of hedgebanks and characteristic wind-sculpted hedgerow trees, replanting ageing or diseased specimens (with climate hardy species of local provenance) to ensure the future survival of these characteristic features.
- Manage parkland and ornamental grounds through (for example) the planting of a new generation of specimen trees and extensive grassland management.

Plan

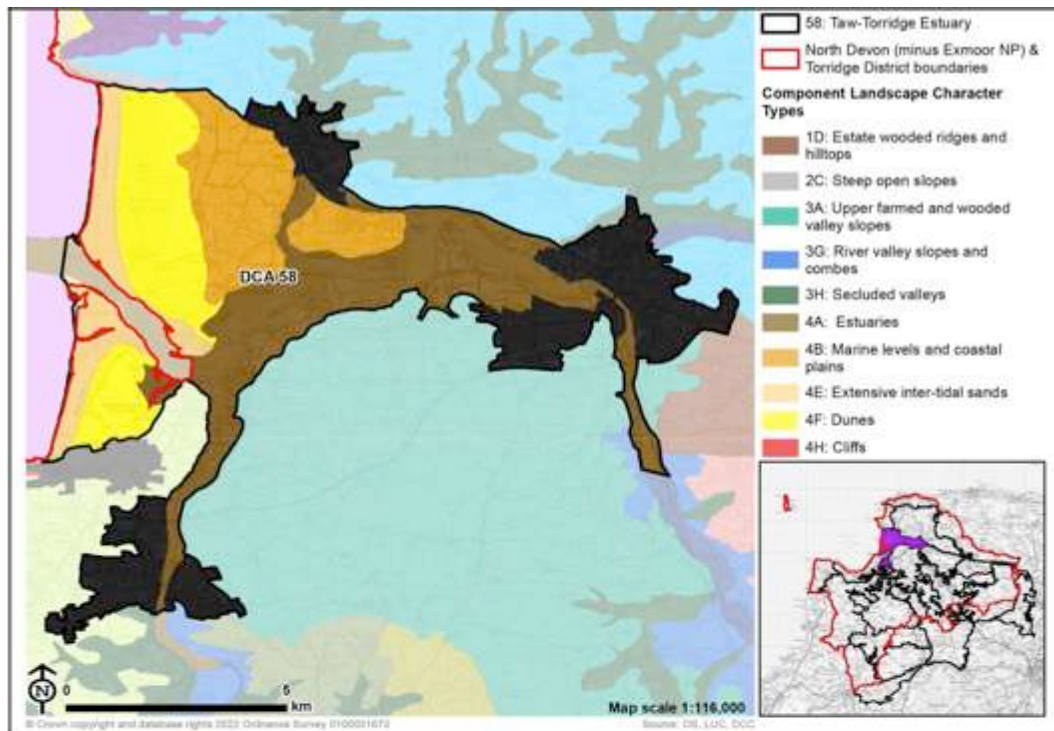
- Plan for changes to agriculture and farm diversification as a result of market pressures (including Brexit and increased demand for domestic food production) and the new Environmental Land Management Schemes. New crops may also become viable as a result of climate change and the

potential landscape impacts of these should be considered (e.g. tall bioenergy crops could impact on iconic seascape views).

- Replace gappy sections of the hedge network and lengths of fencing to reinforce important field patterns. New hedge bank construction should reflect local variations (e.g. choice of species, height/width of bank and patterns of stone-facing).
- Plan for future restructuring of conifer plantations to mixed woodlands and areas of open habitat, retaining timber production to assure long-term sustainability.
- Link fragmented patches of semi-natural habitat within the farmed landscape, such as Culm grassland, unimproved species-rich grassland and scrub. Patches of maritime grassland, wet flushes and bracken along the coast should also be managed as part of a wider nature recovery network.
- The natural regeneration of woodland should be encouraged and new planting (using climate-hardy species and in line with *Right Place, Right Tree* principles) undertaken to link fragmented sites, including within combs and on steep coastal slopes. Avoid new planting which could obscure important coastal views.
- Plan for the impacts of a changing climate on the coastline, allowing natural processes to take place whilst considering how wildlife habitats, heritage assets and the South West Coast Path can be expanded or relocated to account for coastal squeeze. Involve local people in decision-making.
- Plan for habitat roll-back as coastal cliffs retreat, including through managing cliff-top land extensively to reduce nutrient levels.
- Develop a sustainable transport strategy to reduce tourist traffic on the landscape's road network.
- Plan for the expansion of nearby settlements (Westward Ho!, Northam, Appledore and Bideford), incorporating green infrastructure links to contribute to nature recovery networks and provide sustainable opportunities for travel, access and recreation.
- Avoid siting new residential development on prominent, open skylines.
- Ensure any new developments to meet ongoing tourism demand are well-sited and appropriately screened, incorporating sustainable design principles and reflecting local vernacular styles/materials where possible.
- Ensure that plans for future energy and telecommunications infrastructure consider landscape and visual effects, (including cumulative effects), are sited in appropriate locations, and their impacts mitigated through careful design and planting where appropriate.

DCA 58: Taw-Torridge Estuary

Northam Burrows, the seashore and shoreline of the River Torridge are located within this Devon Character Area.



The River Caen near Velator Quay, with grazing marsh and characteristic 'linhay' animal shelter.

Contextual description

This Devon Character Area (DCA) comprises the estuary of the Taw and Torridge Rivers, and a small margin of land on either side. Northam Burrows and the dune system at Braunton Burrows are also included in the area. This area is distinctive for its flat topography and the dominance of the sea and estuary. To the north are the North Devon Coastal Downs (DCA 43) and North Devon Downs (DCA 44), to the east (beyond Barnstaple) lies DCA 14 Codden Hill and Wooded Estates, and to the south the Taw Valley (DCA 59), High Culm Ridges (DCA 32), Torridge Valley (DCA 63) and the Bideford Bay Coast (DCA 3). The DCA is almost entirely within North Devon district, apart from a small area to the south of the Taw-Torridge estuary mouth. The western area of the DCA (around the estuary mouth) is within the North Devon Coast Areas of Outstanding Natural Beauty (AONB), and the north-west is defined as Heritage Coast. This DCA contains the core and buffer zones of the North Devon Biosphere Reserve, centred on Braunton Burrows.

Link to National Character Areas and Constituent Landscape Character Types

Constituent LCTs: 4A Estuaries, 4B Marine levels and coastal plains, 4E Extensive inter-tidal sands and 4F Dunes.

This DCA falls within the Exmoor National Character Area (NCA 145).

Summary character description

This is a flat, sky-dominated landscape with strong sensory characteristics. The habitats within the mosaic (dunes, beach, saltmarsh, mudflats and farmland) each have unique qualities of pattern, colour and texture which are juxtaposed in different combinations. The salty smell of mudflats and the sea are ever-present, as are the calls of birds. Within the dunes, there is a strong sense of enclosure, isolation and wilderness. This contrasts with the open views towards the surrounding settlements, and the time depth associated with the strip fields at Braunton. The estuary settlements have a strong maritime character, with historic quays and impressive bridges.



Locally distinctive traditional round linhay (animal shelter) on Braunton Marsh.

Distinctive characteristics

- Carboniferous Culm Measures south of the Taw; Devonian sandstones, limestones and mudstones to the north; underlying geology topped with tidal and alluvial clay, silt and sand.
- A landscape constantly changing with the tides, with active geomorphological processes including pebble spit and dune formation.
- Low-lying, open and flat topography, at or very close to sea level, surrounded by higher land to the north and south.
- Extensive areas of grazing marsh (e.g. Northam Burrows, on Branton Marsh); some arable land on better quality soils; very limited tree and woodland cover.
- Diverse field boundaries, including brackish ditches, stone walls, thorn hedges and, on Branton Great Field, earth banks marking individual landsheds or furlongs.
- Extensive areas of active sand dunes and maritime grasslands on both sides of the estuary, framing a rich diversity of estuarine habitats including saltmarsh, sand spits, lagoons and reclaimed farmland.
- High biodiversity interest, supporting major populations of migrating and overwintering wading birds, fish (including sea trout and salmon), and rare plants and flowers.
- Diverse archaeology, including a submerged forest at Westward Ho!, prehistoric and Roman organic features preserved in anaerobic mud, and important 20th century military sites (e.g. American practice sites for the Normandy Landings in World War II).
- Important historic and cultural landscapes, including Branton Marsh (drained in the early 19th century and dotted with roadside dykes, sluices, mortared stone walls and small stone linhays) and a rare surviving example of traditional strip-field arable farming at Branton Great Field.
- Strong maritime history linked to trade, evidenced through historic quays and impressive bridges.
- Few settlements except for the peripheral towns of Branton, Northam, Westward Ho!, Barnstaple and Bideford, which have a visual influence on nearby parts of the estuary.
- Open estuarine views contrasting with the sense of remoteness, isolation and wilderness experienced within the dunes. Wind turbines on Fullabrook Down are prominent in some estuary views.
- Strong sensory characteristics: colour and texture of habitats; smell of mudflats and the sea; birdsong and calls and sunlight reflecting off water.
- 19th Century reclaimed land used for grazing alongside the Taw Estuary in particular (including Chivenor Marsh, Yelland Marsh, Horsey Island and Home Farm Marsh at Fremington).

Special qualities and features

- Exceptionally high scenic quality, with most coastal areas falling within the North Devon Coast Areas of Outstanding Natural Beauty (AONB); the northern part of the area is also defined as Heritage Coast.
- Strong sense of tranquillity at Braunton Burrows and Saunton Sands.
- Sand dune system at Braunton Burrows designated nationally (Site of Special Scientific Interest (SSSI) and internationally (Special Area of Conservation) due to its complete active dune sequence.
- Core of UNESCO North Devon Biosphere Reserve centred on Braunton Burrows, with the buffer zone extending eastwards and southwards up the Taw and Torridge estuaries, and north to Croyde Bay.
- Coastline adjoins the Bideford to Foreland Point Marine Conservation Zone (MCZ), valued for its range of intertidal habitats and for providing connectivity between North Devon and Cornwall MCZ sites.
- Extensive areas covering the river channels and their associated estuarine habitats including mudflats, saltmarsh, grazing marsh and sand spits are designated as a Site of Special Scientific Interest. There is an RSPB Reserve at Isley Marsh.
- A Regionally Important Geological Site designation covers tidal deposits found at The Skern, near Appledore.
- The prehistoric stone row on Isley Marsh is a Scheduled Monument.
- Numerous listed buildings, including scattered cattle shelters on Braunton Marsh, as well as the impressive historic bridges at Barnstaple and Bideford.
- Conservation Areas covering the historic cores of adjoining settlements, including Northam, Appledore, Braunton, Barnstaple, Fremington, Instow and Bideford.
- Strong maritime history associated with the textile trade – including the 24-arched Grade I listed Long Bridge in Bideford, the listed Barnstaple Long Bridge and historic quays dotted along the shore.
- Cultural associations with the popular composer John Gay (1685-1732) who was born in Barnstaple, and the 19th-century author Charles Kingsley who wrote the novel *Westward Ho!* whilst living in Bideford.
- Well-used recreation facilities, including Northam Burrows Country Park, golf courses (including North Devon Royal Golf Course, the oldest golf course in Britain), and wide beaches popular for surfing, bathing, and sand yachting.
- Open access land and Registered Common Land at Northam Burrows.
- The South West Coast Path and Tarka Trail recreational routes, providing further opportunities for people to access and experience the landscape.



View east from Velator Quay towards warehouses at Chivenor Airfield, with the church tower at Heanton Punchardon on the skyline. (LCT 4b).

Forces for change and their landscape implications

Past and current

- Poor agricultural management, leading to under-grazing or overgrazing of valuable habitats and consequent loss of biodiversity (including a loss of coastal heath to agricultural improvements or scrub encroachment).
- Diffuse pollution from agricultural land and sewage overflows having a detrimental impact on water quality and estuarine biodiversity.
- Draining of grazing pastures for intensive arable production and horticulture, leading to falling water levels on the Branton Marsh, affecting the wildlife and hydrology of the adjacent Branton Burrows.
- Reduction in numbers of strip-holders at Branton Great Field, leading to a loss of characteristic landsherd/furlong boundaries.
- Some farmland on settlement edges used for horse grazing and subdivided by pony tape, introducing a suburban character to the landscape.
- Lack of management at the disused Chivenor airfield, resulting in a neglected character.
- Past and ongoing military training activities on Branton Burrows, (including vehicle manoeuvres and live firing), leading to localised erosion and occasionally impacting upon the wild and tranquil qualities of the dune landscape.
- Past development of golf courses on sensitive dune environments.
- Visual impacts and light pollution from development at adjacent settlements, including Westward Ho!, Bideford and Barnstaple; skyline development at Westward Ho! and large buildings on Westward Ho! Seafront affecting the edge of the AONB.
- Estuary crossed in two locations by the A39 major road corridor, impacting on the landscape's levels of peace and tranquillity. Noise and air pollution also arises from the A361 running parallel to the northern estuary bank.
- Modern infrastructure, including major roads and a new retail park on the edge of Barnstaple, affecting the traditional character of the estuary setting and impacting on tranquillity.
- Construction of masts on downland summits at Saunton Down just to the north affecting the backdrop to views northwards across the estuary.
- 22 x 110m Wind Turbines at Fullabrook Down, forming prominent moving features on skylines in views north from the estuary.
- Damage to fragile dune system habitats from trampling and erosion as a result of recreational activities and land uses.
- Further growth in popularity of the area and the surrounding coast for both coast and water-based recreation and tourism, impacting on levels of

tranquillity (and sense of wilderness at Braunton Burrows), leading to increased demand for facilities and infrastructure.

- Recreational pressure and demand for facilities along popular access routes (particularly the South West Coast Path and Tarka Trail) and 'honeypot' sites, such as Northam Burrows Country Park.
- Concerns regarding wildlife disturbance due to increased use of the estuary – including by jet skis, motorboats, and bait diggers. These issues are being addressed by a voluntary Code of Conduct developed and promoted by the North Devon Biosphere Reserve.
- Past sand extraction at Crow Point affecting its ability to protect the estuary mouth from coastal erosion.
- Effects of climate change resulting in wetter and warmer winters, and more frequent hot and dry periods (increasing the risk of drought in summer), plus more frequent extreme weather events and sea level rise leading to increased coastal flooding.



Visitor facilities on the South West Coast Path at Fremington Quay.

Future

- Uncertainty over post-Brexit agricultural support, potentially resulting in traditional farming methods such as strip fields and use of 'marginal' land such as grazing marsh and sand dunes becoming unviable. This may affect management of vegetation on Braunton Burrows.

- Sea level rise and coastal erosion as a result of climate change, potentially seeing a significant rise in the estuary's water levels and a consequential widening of its channels, with possible damage/loss of tidal/coastal habitats, agricultural land, coastal archaeology and flooding of settlements.
- Potential environmental impacts from a former landfill site at Northam Burrows.
- Loss of sand dunes, resulting from higher sea levels, and greater wave energy due to increased frequency and intensity of storms. Changes may also occur in the volumes of sand being deposited.
- Potential changes in water table affecting dune systems and artificially drained areas such as Braunton Marsh.
- Former areas of dry grazing land (including Horsey Island) threatened with inundation from rising sea levels.
- Changes in species composition as a result of extended growing seasons due to longer, warmer summers, and the introduction of new species, pests and diseases.
- Potential land loss at Northam Burrows due to Shoreline Management Plan proposal to retain sea defences for Westward Ho! and Northam, but to allow managed realignment of the pebble spit.
- Continued military use of Braunton Burrows, with live firing and vehicle movement intermittently impacting upon levels of tranquillity.
- Development pressures and new development proposals on brown- and green-field land fringing the estuary (e.g. the former Yelland power station site and Chivenor airfield), impacting on the estuary's naturalistic and tranquil qualities, levels of light pollution, and potentially its wildlife.
- Continued demand for tourist accommodation and recreational facilities, introducing new commercial and residential development (including conversion of farm buildings), changing the character of the area.
- Increased traffic congestion and development pressure in and around popular locations including Braunton, Northam Burrows and Barnstaple.
- Further demand for renewable energy developments, including tidal schemes, offshore and onshore wind, all potentially affecting the character of the area.



Car park, golf course and surf hire facilities at Northam Burrows Country Park, backed by development along the coastline at Westward Ho!

Landscape guidelines

Protect

- Protect the open character of the estuary and views from and to surrounding landscapes.
- Protect the open and undeveloped character of Branton Great Field, ensuring that any new development in the area respects the scale and historic character of the landscape.
- Protect, and where appropriate restore historic features such as quays, bridges and agricultural structures (including those of Branton Marsh and Branton Great Field); provide sensitive interpretation where appropriate to increase the public's awareness of these features.
- Protect the area's distinctive seascapes and open views across Bideford Bay.
- Protect high levels of tranquillity, sense of wilderness and dark night skies, resisting development or land use changes which would adversely affect these characteristics.
- Protect sensitive skylines (e.g. Westward Ho!) from further ridgeline development.

Manage

- Manage the estuary's internationally important habitats including dunes, saltmarshes and mudflats, using traditional techniques including appropriate levels of grazing, in accordance with North Devon Biosphere Reserve guidelines.
- Manage the land within the North Devon Coast AONB in accordance with the AONB Management Plan.
- Manage agricultural land fringing the estuary using traditional farming and land management practices, encouraging farmers and commoners to use the pastures and marshes for appropriate levels of grazing as part of their farming systems.
- Manage Braunton Marsh through continued agricultural grazing. Explore opportunities to restore previously intensified agricultural land to grazing marsh, including through the new Environmental Land Management Schemes.
- Continue management of Horsey Island as transitional habitat from freshwater marsh to saltmarsh.
- Manage agricultural run-off from adjacent farmland to reduce contamination of the estuary and nature conservation sites.
- Manage and support continuation of arable and horticultural farming on Braunton Great Field within the original medieval strips.
- Manage hedgerows around Gallowell, Lower Thorn and Middle Thorn to reinforce the sense of a well-managed landscape.
- Manage the popularity of the landscape (land and water) for access and recreation, ensuring it is of an appropriate scale and does not detract from the tranquil qualities of the area. Ensure higher tourist footfall does not have a negative effect on features including the extensive fragile semi-natural habitats.

Plan

- Mitigate the impacts of climate change (particularly the effects of sea level rise and coastal erosion), by allowing natural process to take place where possible, whilst ensuring that local communities are involved in making decisions about their future landscape.
- Expand estuarine and wetland habitats as part of a nature recovery network approach to build resilience to the impacts of future climate change.
- Respond to the UK-wide policy drive for woodland planting in line with the Devon Local Nature Partnership *Right Place, Right Tree* guidance to ensure the distinctive characteristics of the landscape are retained and enhanced, including using new tree planting to help screen and soften visual impact of new built elements that detract from rural character.

- Ensure any future expansion of towns on the estuary fringes is sensitively incorporated and does not detract from the landscape setting of the estuary.
- Develop Green Infrastructure links from settlements to strategic routes such as the Tarka Trail and South West Coast Path.
- Ensure any new development – particularly within or adjacent to the AONB – is sensitive in terms of its design and scale and impacts on the naturalistic/tranquil qualities, light pollution and wildlife are minimised.
- Aim to reduce light pollution from Barnstaple, Bideford and other settlements and major roads. Explore the introduction of appropriate screening (e.g. tree, woodland, hedgerow planting) to reduce existing impacts on the landscape.
- Sensitively incorporate flood defences within the landscape, favouring 'soft engineering' solutions, including natural flood management techniques where appropriate.
- Plan for future need for energy and telecoms infrastructure including masts and renewable energy installations, so that these can be sited in appropriate locations and their impacts mitigated through careful design.
- Explore options for future redevelopment of Chivenor airfield, involving local people in decision making. Ensure that the new use of the site is harmonious with the surrounding landscape.



A4 Wildlife site resource map and species information for neighbourhood planning – Northam

Wildlife site resource map and species information for
neighbourhood planning - Northam

***Devon Biodiversity Record
Centre January 10, 2024***

Introduction

Any development , from a loft conversion to a housing estate has the potential to affect wildlife. By wildlife we mean the whole range of plants and animals found in Devon (also referred to as biodiversity). Sites that are important for their geology can also be affected.

With a Neighbourhood Plan, communities are able to establish general planning policies for the development and use of land in a neighbourhood. They will be able to say, for example, where new homes and offices should be built , and what they should look like. Neighbourhood Plans should take into account local need, housing targets identified by the local authority and the mitigation hierarchy. This is important, as where the local authority says that an area needs to grow, then communities can use neighbourhood planning to influence the type, design, location and mix of new development. They cannot however use neighbourhood planning to block the building of new homes and businesses.

The information below is provided to assist you in designing a neighbourhood plan, however the information DBRC holds on biodiversity can be enhanced by additional survey or species recording within the area and you may want to consider how more information could be gathered by the community. For further information on how to record biodiversity where you live, click on the link below <http://www.dbrc.org.uk>

Sites Important for wildlife

There are several designations that cover sites of wildlife and geological value in Devon. These include sites with international and national statutory designation and local non-statutory designation and are shown on your map. The best practice approach is to avoid locating development on designated sites as they have already been recognised for their high biodiversity value.

Designated sites generally contain semi-natural habitats; these are areas which are not highly modified for example; rough grassland, woodland, traditional orchards, scrub, hedges, marshes and ponds, heathland, coastal habitats and old quarries and mine sites. Semi-natural habitats provide food and shelter for plants and animals, so tend to be richer in species than other areas. Some areas of semi-natural habitat are

designated as Habitats of Principle Importance, which are recognised nationally as being important for wildlife. However, many areas of semi-natural habitat lie outside designated areas and are not classed as habitats of principle importance. These areas are nonetheless important for the plant and animal species they contain and as a link between other areas important for wildlife. Ideally development will be sited to avoid areas of semi-natural habitat.

Site Designations in Northam

Statutory Sites

Special Areas of Conservation (SAC)

These are notified by Natural England because they contain species and/ or habitats of European importance (listed in the Habitats Directive 1994), and are part of a network of conservation sites set up through Europe known as the Natura 2000 series. On land, almost all candidate SACs are, or will be notified as SSSIs. Natural England needs to be consulted before any operations likely to damage the special interest are undertaken. SAC is a statutory designation with legal implications.

Special Protection Areas (SPA)

These are classified under the Birds Directive to provide increased protection and management for areas, which are important for breeding, feeding, wintering or migration of rare and vulnerable species of birds. They are notified by Natural England under the Habitats Directive (1994). All SPAs are notified as SSSIs, so Natural England needs to be consulted before any operations likely to damage the special interest are undertaken. SPA is a statutory designation with legal implications.

Ramsar Site

These are wetlands of international importance, designated under the Ramsar Convention (1971). Ramsar sites are designated if they contain natural or near-natural wetlands; if they support vulnerable, endangered or critically endangered species or threatened ecological communities; if they regularly support 20,000 or more water birds; if they support a significant proportion of indigenous fish species; if they are an important source of food, spawning ground, nursery or migration path for fish; if they regularly support 13 of the individuals in a population of wetland-dependent non-avian animal species. Ramsar sites are also notified as SPAs and SSSIs, so Natural England needs to be consulted before any operations likely to damage the special interest are undertaken. A Ramsar site is a statutory site with legal implications.

National Nature Reserves (NNR)

These are notified by Natural England because of their habitats or species. They are the best examples of a particular habitat or have important populations of rare species. Natural England needs to be consulted before any operations likely to damage the special interest are undertaken. NNR is a statutory designation with legal implications.

Local Nature Reserve (LNR)

Are for both people and wildlife. They are places with wildlife or geological features that are of interest locally, which give people special opportunities to study and learn about

them or simply enjoy and have contact with nature. They are designated by the local authority with support from Natural England.

Sites of Special Scientific Interest (SSSI)

These are notified by Natural England because of their plants, animals or geological features (the latter are geological SSSIs or gSSSI). Natural England needs to be consulted before any operations likely to damage the special interest are undertaken. SSSI is a statutory designation with legal implications.

Non-Statutory Sites

County Wildlife Sites (CWS)

These are sites of county importance for wildlife, designated on the basis of the habitat or the known presence of particular species. This is not a statutory designation like SSSIs, and does not have any legal status. The National Planning Policy framework (NPPF) requires local authorities to identify and map locally designated sites of biodiversity importance (such as County Wildlife Sites) as part of the Local Plan process and to draw up criteria based policies against which proposals for development affecting them will be judged. CWS recognition does not demand any particular actions on the part of the Landowner and does not give the public rights of access. However, it may increase eligibility for land management grants.

County Geological Sites (CGS)

aka Regionally Important Geological and Geomorphological Sites (RIGS) these are earth science sites that are of regional or local importance. Like CWS, they are included in Local Plans and referred to under NPPF.

Ancient Woodland Inventory (AWi)

Ancient Woodland is a term applied to woodlands which have existed from at least Medieval times to the present day without ever having been cleared for uses other than wood or timber production. A convenient date used to separate ancient and secondary woodland is about the year 1600. In special circumstances semi-natural woods of post-1600 but pre-1900 origin are also included. The Devon Ancient Woodland Inventory was prepared in 1986 by the Nature Conservancy Council. There are two types of ancient woodland, both of which should

be treated equally in terms of the protection afforded to ancient woodland in the National Planning Policy framework (NPPF):

- Ancient semi-natural woodland (ASNW): where the stands are composed predominantly of trees and shrubs native to the site that do not obviously originate from planting. The stands may have been managed by coppicing or pollarding in the past, or the tree and shrub layer may have grown up by natural regeneration.
- Plantations on ancient woodland sites (or PAWS, also known as ancient replanted woodland): areas of ancient woodland where the former native tree

cover has been felled and replaced by planted stock, most commonly of a species not native to the site. These will include conifers such as Norway spruce or Corsican pine, but also broadleaves such as sycamore or sweet chestnut.

Other Sites

De-Designated Wildlife Sites

Sites that are no longer up to CWS standard, so have been deleted by the CWS panel

Other Sites of Wildlife Interest (OSWI)

These are sites of significant wildlife interest within a local context that have been surveyed but do not reach the criteria for County Wildlife Sites. They are not covered by NPPF, but may be included in Local Plans. OSWIs used to be called Local Wildlife Sites (LWS). They are not present in all Districts; there are no OSWIs in Torridge, for example.

Unconfirmed Wildlife Sites (UWS)

These are sites identified as having possible interest but not fully surveyed. Some of these sites will be areas of significant wildlife interest. The UWS dataset may also contain Proposed County Wildlife Sites (pCWS): these are usually sites that have been surveyed but are awaiting consideration from the CWS Designation Panel, or sites that have been surveyed at an unfavorable time of year and are awaiting a re-survey.

Devon Wildlife Trust Reserves (DWT)

An area of land managed for wildlife by Devon Wildlife Trust.

Exeter Valley Parks

An area of land managed by Exeter City Council where a balance is sought between informal recreation and wildlife conservation.

Exeter Biodiversity Reference Map

This contributes to the Green Infrastructure Strategy for the Exeter Area and East Devon Growth Point by providing more detailed information on the network of green spaces within the Exeter City Council boundary and their environmental status. There are three layers of information:

- **Habitats of Principal Importance (HPI)** are the UK Biodiversity Action Plan Priority Habitats, which are found in England. Some of these Habitats of Principal Importance may be also formally designated as Sites of Special Scientific Interest (SSSI), Special Areas of Conservation (SAC), Special Protection Areas (SPA) and County Wildlife Sites (CWS). Such a designation points to their importance as core parts of the ecological network.
- **Greenspace Teir A** are areas that support wildlife-rich assemblages that do not meet the HPI criteria. Examples of such habitats could include scrub, semi-improved grassland, broadleaved plantation woodland, watercourses, rank vegetation etc.
- **Greenspace Teir B** are areas that support a less rich wildlife assemblage than the Greenspace A category and have often been heavily modified through agricultural

improvement or woodland planting. Examples of such habitats include agriculturally improved grassland, amenity grassland (in parks, recreational areas and other open spaces), and formal landscaping and conifer plantations.

North Devon and Plymouth Biodiversity Network

Areas of semi-natural habitat likely to make a significant contribution to the overall movement / dispersal of species within the local landscape as wildlife stepping-stones or corridors. These include for example, areas of species-rich semi-improved grassland, double hedgerows / hedgebanks, significant belts/ areas of scrub, semi- natural or plantation broadleaved woodland and ponds. The best habitats are described a Key Network Features in North Devon, though the Plymouth data is not split into Key Network Features and Network Features

Voluntary Marine Conservation Area (VMCA)

These are sensitive marine areas, designated for their marine interest and managed through a voluntary process, which seeks to manage these important marine wildlife areas with community involvement on a sustainable basis.

South West Nature Map

This identifies the best areas in our region at a landscape scale. These are known as Strategic Nature Areas (SNAs). The original nature map was based on BAP priority habitats but also includes areas suitable for habitat restoration. For more information about the South West Nature map and Strategic Nature Areas, go to www.biodiversitysouthwest.org.uk

Profiles for most of the Strategic Nature Areas in Devon are available on [this website](#).

Butterfly Conservation Reserves

These are areas of land managed for butterflies and moths by Butterfly Conservation. The site boundaries have been supplied by Butterfly Conservation. More information about these sites can be found at the location below

[http: www.butterfly-conservation.org/text/england/southwest](http://www.butterfly-conservation.org/text/england/southwest)

Important Bird Areas (IBA)

These are the most important sites for birds in the UK. The IBA Programme of BirdLife International is a worldwide initiative aimed at identifying and protecting a network of sites, critical for the conservation of the world's birds. These sites were selected on the basis of the bird numbers and species complements they hold. IBAs are particularly important for species that congregate in large numbers, such as wintering and passage waterbirds and breeding seabirds. Many sites have also been identified for species of global, and European /EU conservation concern. The site boundaries have been supplied by RSPB.

Invertebrate Site Register Locations

The ISR was set up to: identify, document and evaluate sites of importance for the

conservation of terrestrial and freshwater invertebrates in Great Britain, in order to provide national and local overviews of the resource and set this in a European context provide a clear statement on the invertebrate fauna of individual sites, which can be used to strengthen the scientific basis of site defence and management planning, with the aim of conserving this fauna maintain up to date statement. The locations identified in the ISR have been mapped as dots by DBRC, so that important sites for invertebrates can be identified

RSPB Reserves

These are areas of land managed for birds by RSPB. The site boundaries have been supplied by RSPB. More information about these sites can be found at [http: www.rspb.org.uk/reserves](http://www.rspb.org.uk/reserves)

South West Lakes Trust Sites

These are areas of land managed for wildlife by the South West Lakes Trust. The site boundaries have been supplied by the South West Lakes Trust, and more information about these sites can be found at

[http: www.swlakestrust.org.uk/conservation/nature-reserves](http://www.swlakestrust.org.uk/conservation/nature-reserves)

What about the white areas?

The areas shown white on the map may still have wildlife value, as explained in section 2.2 below. Your map gives an indication of where the most sensitive wildlife areas are located, however, when looking at the white areas you should still consider features such as hedgerow and streams, as they provide important corridors or habitats for wildlife.

How you can use your local knowledge to add to the map?

The semi-natural habitat information on your map is derived from a range of sources including aerial photographs, for this reason it is worth you checking this information on the ground as there may be patches of semi-natural habitat that have been missed.

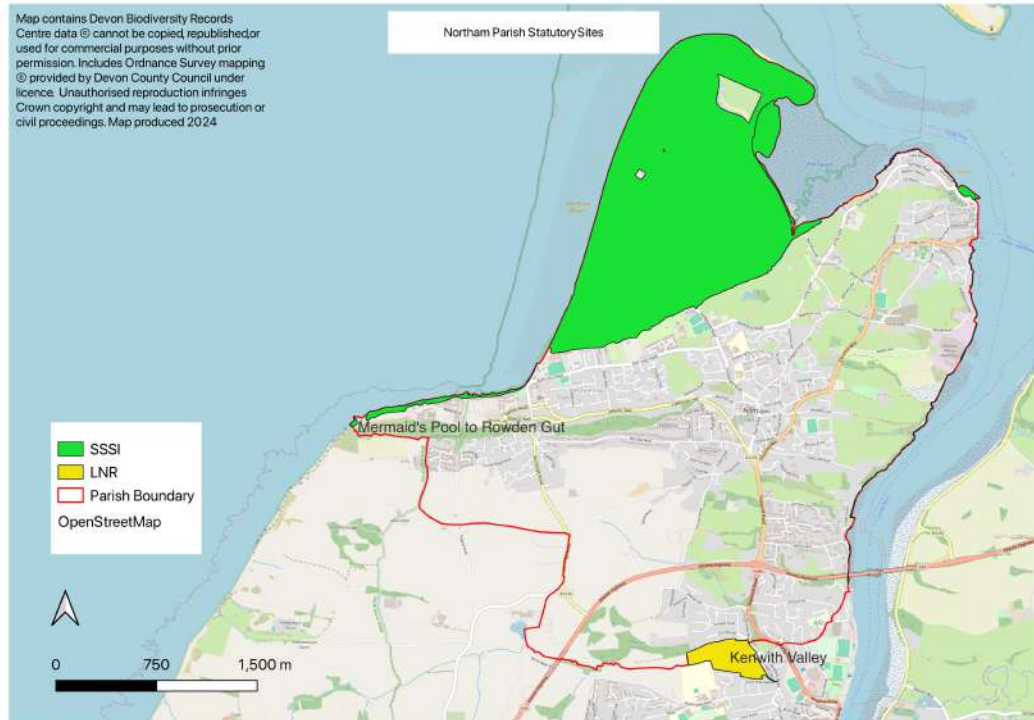
You may have people in the Parish who can add information to the map. For example, surveys of road verges or hedges may highlight particular stretches that are very important for wildlife due to their function of linking areas of semi-natural habitats, their structure, age or the animal and plant species they contain.

This data search has been undertaken using data held by DBRC at the time of the enquiry. Please be aware that a lack of species records does not necessarily mean that a species is absent from an area, just that it has not been recorded. Detailed species information and surveys will be required by developers when they are drawing up individual planning proposals. More detailed species information would be available from the Devon Biodiversity Records Centre (DBRC) on a site specific basis at that time.

Site Maps For Your Parish

Statutory sites within Northam parish

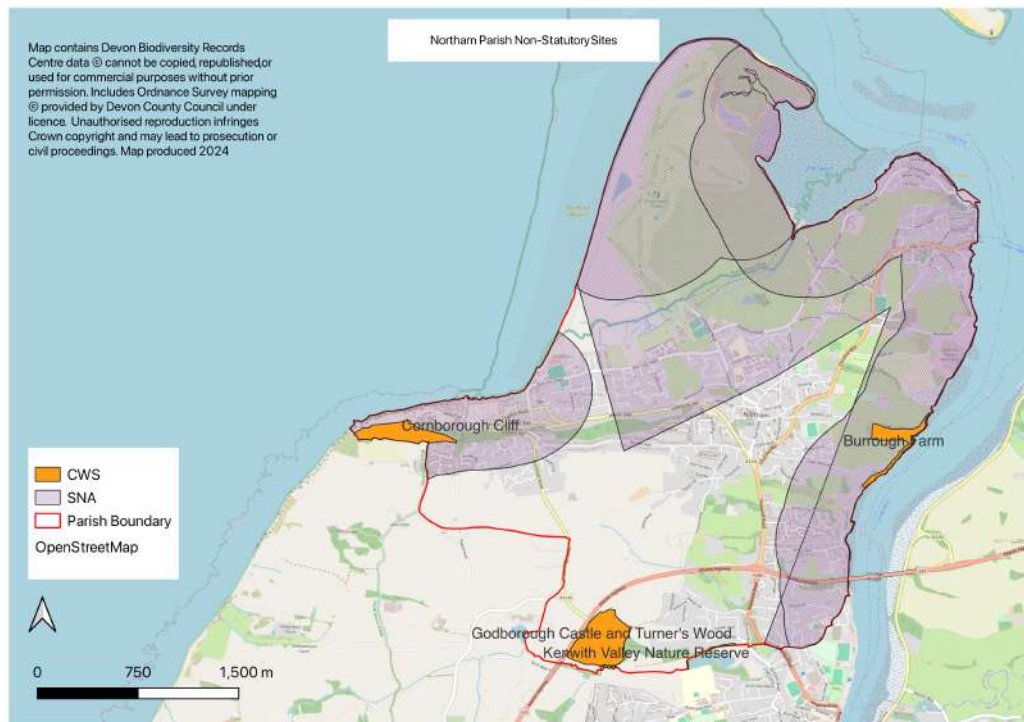
Figure 1: Northam - Map showing statutory sites within parish boundary



	File Code	Site Name	Grid Ref	Area	Reason for Designation	Status
1	SS-12 084	Kenwith Valley	SS455254	10.60	Boundary correct July 2021	LNR
2	SS-12 029	Westward Ho! Cliffs	SS420291 to SS434296	79.70	Coastal geomorphology and Quaternary deposits	gSSSI
3	SS-12 030	Mermaid's Pool to Rowden Cut	SS385248 to SS240291	203.20	Complete sequence through the Bideford Formation	gSSSI
4	SS-13 048	Taw Torridge Estuary	SS470304	426.20	Estuary with mudflats, beaches and saltmarsh with bird interest	SSSI
5	SS-13 079	Northam Burrows	SS442309	469.20	Coastal habitats with plant and bird interest	SSSI

Non-statutory sites within Northam parish

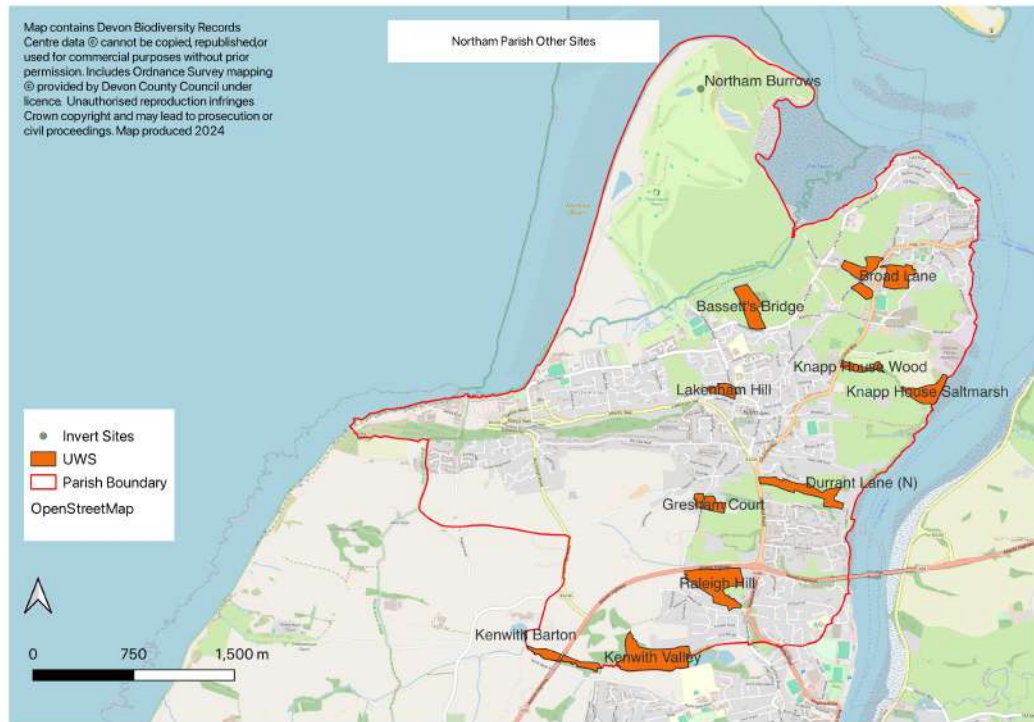
Figure 2: Northam - Map showing non-statutory sites within parish boundary



File Code	Site Name	Grid Ref	Area	Reason for Designation	Status
1 SS42 081	Cornborough Cliff	SS415285	23.00	Maritime grassland and heath, unimproved acid grassland, semi-improved grassland, scrub and bracken	CWS
2 SS42 083	Godborough Castle and Turner's Wood	SS438274	13.30	Mosaic of unimproved calcareous grassland, semi-improved grassland & broadleaved semi-natural woodland	CWS
3 SS42 084	Kenwith Valley Nature Reserve	SS447272	10.00	Open water, semi-improved grassland, planted broadleaved woodland, reedbed, marshy grassland and scrub. Bird & dragonfly interest.	CWS
4 SS42 095	Burrough Farm	SS460288	4.60	Semi-natural broadleaved woodland, species-rich semi-improved grassland and saltmarsh	CWS
5 412	Northam	N A	6685.04	Coastal and Floodplain Grazing Marsh	SNA
6 1143	Northam	N A	366.23	Coastal Sand Dunes	SNA
7 1161	Northam	N A	9037.13	Maritime Cliff and Slope	SNA
8 1178	Northam	N A	4522.43	Mudflats	SNA

Other Sites within Northam parish

Figure 3: Northam - Map showing other sites within parish boundary



	File.Code	Site.Name	Grid.Ref	Status	Reason.for.Designation	Area
1	96	Northam Burrows	SS4431	pSSSI	N A	N A
2	SS42 058	Kenwith Barton	SS431275	UWS	Open water	1.2
3	SS42 059	Raleigh Hill	SS446277	UWS	Dry rough marshy grassland?	7.5
4	SS42 066	Durrant Lane (N)	SS454285	UWS	Dry grassland rough grassland scrub	4.5
5	SS42 071	Gresham Court	SS445284	UWS	Dry grassland scrub and broadleaved woodland	2
6	SS42 074	Lakenham Hill	SS447292	UWS	Dry grassland scrub	1.5
7	SS42 075	Bassett's Bridge	SS449299	UWS	Dry grassland scrape	4
8	SS42 077	Kenwith Valley	SS444272	UWS	Open water dry grassland marshy grassland scrub et	27.9
9	SS42 094	Knapp House Salt-marsh	SS462293	UWS	Saltmarsh with brackish ditches, 18 Devon Notable Plant species including Sea Heath which is a National Rarity, and recorded from only 3 sites in Devon.	3.2
10	SS42 116	Knapp House Wood	SS456294	UWS	Secondary broadleaved woodland, may be wet in places	1.3
11	SS43 086	Broad Lane	SS459300	UWS	Dry grassland	7

Species Information

There is a whole range of animal and plant species in Devon that are protected under national and/or international species protection legislation. Designated sites and other areas of semi-natural habitat are particularly rich in protected species but protected species are also often found outside designated sites. There are many other species which have no legal protection and a best practice approach would be to aim to enhance wildlife generally as part of a development, not just protected species.

The protected species groups that are particularly relevant to development in Devon are:

Bats

Are present across the county and have international protection. They feed on insects so are more likely to be found where there is semi-natural habitat. Bats also use linear features such as hedges and streams as navigation routes to travel to and from feeding areas and summer and winter roost sites. A whole range of buildings and structures can be used for breeding roosts and hibernation roosts. Bats are affected indirectly by lighting associated with new developments and some will desert roosts and foraging areas when there is light pollution.

Greater Horseshoe Bat Consultation Zones

Your site is not within a Strategic Flyway or Sustenance Zone.

Dormice

Are found within areas of Devon, they are particularly associated with woodland, scrub and hedge habitats, especially old or ancient boundaries

Otters

Are present across the whole county, are associated with rivers and streams and have international protection. Otters will cross roads where their passage is blocked by culverts or flooding under bridges. Within a home range an otter may use many resting sites. These include aboveground shelters, such as stands of scrub or areas of rank grass, and underground Holts for example, cavities under tree roots and dry drainage pipes.

Badgers

Have national protection. They are found across the county in many habitats, they are often affected by developments. A licence is required if badgers are likely to be disturbed as part of a development.

Birds

Have differing levels of protection depending on the species. They must not be disturbed during the nesting season from early spring through the summer. New developments can include enhancements for birds such as nesting sites and appropriate planting schemes. In winter birds can congregate in large numbers on agricultural grassland that has no designation and little semi-natural habitat.

Barn Owls

There are barn owl records within your search area. Many of these records come from the Barn Owl Trust, and only have a four-figure grid reference. To get more detailed information on the location, and to find out more information on these records (e.g. if they are records of breeding barn owls) please contact the Barn Owl Trust on (01364) 653026 or e-mail info@barnowltrust.org.uk

Amphibians and Reptiles

Some amphibians and all reptiles have some protection. They are generally associated with semi-natural habitats and gardens. Hibernation sites are important in the winter months.

Invertebrates

Rare and protected insects and other invertebrates are generally associated with designated sites and semi-natural habitats.

Flowering plants, fungi, lichens, liverworts, mosses, and stoneworts

Many species in these groups are protected but these are generally associated with designated sites and semi-natural habitats so impacts can often be avoided by careful site selection.



Northam Burrows from the south

Flowering plants, fungi, lichens, liverworts, mosses, and stoneworts

Many species in these groups are protected but these are generally associated with designated sites and semi-natural habitats so impacts can often be avoided by careful site selection.

Invasive species

Non-native invasive species such as **Japanese Knotweed**, **Giant Hogweed** and **Himalayan Balsam** may be present and are likely to have a cost implication for developers since they may need to be removed from a site. Removal of invasive species could be carried out as an enhancement for biodiversity either on or off-site.

Development control species within Northam parish

	Common Name	Scientific Name	UK Protection	International
1	Common Lizard	Zootoca vivipara	WCA 5 (KIS); NERC 41	Bem III
2	Barn Owl	Tyto alba	WCA 1, 9	Bem II
3	a Bat	Chiroptera	WCA 5, 6	EC IVa; Bem II
4	Japanese Knotweed	Fallopia japonica	WCA 9	
5	Common Pipistrelle	Pipistrellus pipistrellus	WCA 5, 6	EC IVa; Bem III, Bem II
6	Purple Sandpiper	Calidris maritima	WCA 1	Bem II
7	Lesser Horseshoe Bat	Rhinolophus hipposideros	WCA 5, 6; NERC 41	EC IIa, IVa; Bem II; Bem II
8	Western Barbastelle	Barbastella barbastellus	WCA 5, 6; NERC 41	EC IIa, IVa; Bem II; Bem II
9	Scotone	Eptesicus scroetus	WCA 5, 6	EC IVa; Bem II; Bem II
10	a Bat	Myotis	WCA 5, 6	EC IVa; Bem II; Bem II
11	Lesser Noctule	Nyctalus leisleri	WCA 5, 6	EC IVa; Bem II; Bem II
12	Noctule Bat	Nyctalus noctula	WCA 5, 6; NERC 41	EC IVa; Bem II; Bem II
13	Soprano Pipistrelle	Pipistrellus pygmaeus	WCA 5, 6; NERC 41	EC IVa; Bem III, Bem II
14	a Long-eared Bat	Plecotus	WCA 5, 6	EC IVa; Bem II; Bem II
15	Greater Horseshoe Bat	Rhinolophus ferrumequinum	WCA 5, 6; NERC 41	EC IIa, IVa; Bem II; Bem II
16	Slow-worm	Anguis fragilis	WCA 5 (KIS); NERC 41	Bem III
17	Redwing	Turdus iliacus	WCA 1	
18	Kingfisher	Alcedo atthis	WCA 1	
19	Brambling	Fringilla montifringilla	WCA 1	
20	Red-throated Diver	Cavia stellata	WCA 1	Bem II
21	Fieldfare	Turdus pilaris	WCA 1	
22	Mediterranean Gull	Larus melanocephalus	WCA 1	Bem II
23	Black Redstart	Phoenicurus phoenicurus	WCA 1	Bem II
24	Peregrine	Falco peregrinus	WCA 1	Bem II
25	Eurasian Otter	Lutra lutra	WCA 5; NERC 41	EC IIa, IIIa; Bem II
26	Eurasian Badger	Meles meles	WCA 6, BA	Bem III
27	Red Kite	Milvus milvus	WCA 1, 9	
28	Daubenton's Bat	Myotis daubentonii	WCA 5, 6	EC IVa; Bem II; Bem II
29	Grass Snake	Natrix helvetica	WCA 5 (KIS); NERC 41	Bem III
30	Bearded Tit	Parus biarmicus	WCA 1	Bem II
31	Firecrest	Regulus ignicapilla	WCA 1	Bem II
32	Whimbrel	Numenius phaeopus	WCA 1	
33	Snow Bunting	Plectrophenax nivalis	WCA 1	Bem II
34	Marsh Harrier	Circus aeruginosus	WCA 1	
35	Brown Long-eared Bat	Plecotus auritus	WCA 5, 6; NERC 41	EC IVa; Bem II; Bem II
36	Nathusius's Pipistrelle	Pipistrellus nathusii	WCA 5, 6	EC IVa; Bem II; Bem II
37	Black Tern	Chelidonias niger	WCA 1	Bem II
38	Black-tailed Godwit	Limosa limosa	WCA 1	
39	Little Ringed Plover	Charadrius dubius	WCA 1	Bem II
40	Merlin	Falco columbarius	WCA 1	Bem II
41	Little Gull	Larus minutus	WCA 1	
42	Osprey	Pandion haliaetus	WCA 1	
43	Great Northern Diver	Cavia immer	WCA 1	Bem II
44	Ruff	Philomachus pugnax	WCA 1	
45	Spoonbill	Platalea leucorodia	WCA 1	Bem II
46	Little Tern	Sterna albifrons	WCA 1	Bem II
47	Crossbill	Loxia curvirostra	WCA 1	Bem II
48	a Noctule Bat	Nyctalus	WCA 5, 6	EC IVa; Bem II; Bem II
49	Natterer's Bat	Myotis nattereri	WCA 5, 6	EC IVa; Bem II; Bem II
50	Hobby	Falco subluteo	WCA 1	Bem II
51	Greenstank	Tringa nebularia	WCA 1	

Other legally protected and notable species within Northam parish

	Common Name	Scientific Name	UK Protection	International
1	Little Owl	<i>Athene noctua</i>		Bam II
2	Yellowhammer	<i>Emberiza citrinella</i>	NERC' 41	Bam II
3	Stonechat	<i>Saxicola rubicola</i>		Bam II
4	Whitethroat	<i>Sylvia communis</i>		
5	Woodpigeon	<i>Columba palumbus</i>		
6	Great Tit	<i>Parus major</i>		Bam II
7	Starling	<i>Sturnus vulgaris</i>		
8	Wren	<i>Troglodytes troglodytes</i>		Bam II
9	Green Woodpecker	<i>Picus viridis</i>		Bam II
10	Herring Gull	<i>Larus argentatus</i>		
11	House Sparrow	<i>Passer domesticus</i>	NERC' 41	
12	Dunnock	<i>Prunella modularis</i>		Bam II
13	Turnstone	<i>Arenaria interpres</i>		Bam II
14	Sanderling	<i>Calidris alba</i>		Bam II
15	Treecreeper	<i>Certhia familiaris</i>		Bam II
16	Stock Dove	<i>Columba oenas</i>		
17	Crashopper Warbler	<i>Locustella naevia</i>	NERC' 41	
18	Shag	<i>Phalacrocorax aristotelis</i>		Bam II
19	Marsh Tit	<i>Poecile palustris</i>	NERC' 41	Bam II
20	Kittiwake	<i>Rissa tridactyla</i>		
21	Nuthatch	<i>Sitta europaea</i>		Bam II
22	Flicker	<i>Somateria mollissima</i>		
23	Common Tern	<i>Sterna hirundo</i>		Bam II
24	Arctic Tern	<i>Sterna paradisaea</i>		Bam II
25	Sandwich Tern	<i>Sterna sandvicensis</i>		Bam II
26	Little Tern	<i>Sterna albifrons</i>		Bam II
27	Shelduck	<i>Tadorna tadorna</i>		Bam II
28	Common Sandpiper	<i>Actitis hypoleucos</i>		
29	Black-headed Gull	<i>Chroicocephalus ridibundus</i>		
30	Great Spotted Woodpecker	<i>Dendrocopos major</i>		Bam II
31	Gannet	<i>Morus bassanus</i>		
32	Marx Shearwater	<i>Puffinus puffinus</i>		Bam II
33	Rock Pipit	<i>Anthus petrosus</i>		Bam II
34	Goldfinch	<i>Carduelis carduelis</i>		Bam II
35	Blue Tit	<i>Cyanistes caeruleus</i>		Bam II
36	Robin	<i>Erithacus rubecula</i>		Bam II
37	Oystercatcher	<i>Haematopus ostralegus</i>		
38	Swallow	<i>Hirundo rustica</i>		Bam II
39	Great Black-backed Gull	<i>Larus marinus</i>		
40	Linnet	<i>Linaria camaldulensis</i>		Bam II
41	Brown Argus	<i>Aricia agestis</i>		
42	Green Hairstreak	<i>Callophrys rubi</i>		
43	White Farmine	<i>Spilosoma lubricipeda</i>	NERC' 41	
44	Harvest Mouse	<i>Micromys minutus</i>	NERC' 41	
45	Flouced Chestnut	<i>Agrochola helvola</i>	NERC' 41	
46	Black-banded	<i>Polymia xanthomista</i>		
47	Anomalous	<i>Stilbia anomala</i>	NERC' 41	
48	Small Square-spot	<i>Diasia rubi</i>	NERC' 41	
49	Indet. Deer	<i>Cervidae</i>	DA	Bam III
50	Devon Whitebeam	<i>Sorbus devoniensis</i>		
51	Wild Service-tree	<i>Sorbus torminalis</i>		
52	Dark Green Fritillary	<i>Argynnis aglaja</i>		
53	Tree-Mallow	<i>Lavatera arborea</i>		
54	Cinnabar	<i>Tyria jacobaeae</i>	NERC' 41	
55	Sparrowhawk	<i>Accipiter nisus</i>		
56	Long-eared Owl	<i>Asio otus</i>		Bam II
57	Greenfinch	<i>Chloris chloris</i>		Bam II
58	Rook	<i>Corvus frugilegus</i>		
59	Moorhen	<i>Gallinula chloropus</i>		
60	Coal Tit	<i>Parus ater</i>		Bam II
61	Goldcrest	<i>Regulus regulus</i>		Bam II
62	Sand Martin	<i>Riparia riparia</i>		Bam II
63	Siskin	<i>Spinus spinus</i>		Bam II
64	Tawny Owl	<i>Strix aluco</i>		Bam II
65	Skyline	<i>Alauda arvensis</i>		
66	Teal	<i>Anas crecca</i>		
67	Mallard	<i>Anas platyrhynchos</i>		
68	Meadow Pipit	<i>Anthus pratensis</i>		Bam II
69	Swift	<i>Apus apus</i>		
70	Common Toad	<i>Bufo bufo</i>	WCA 5 (S); NERC' 41	Bam III

Acronyms

NERC 41

NERC Act (2006) Section 41: Species listed under Section 41 of the Natural Environment and Rural Communities Act (2006). These are the species found in England, which have been identified as requiring action under the UK BAP. All local authorities and other public authorities in England and Wales have a duty to promote and enhance biodiversity in all of their functions.

WCA 1

Wildlife and Countryside Act (1981) Schedule 1: birds which are protected by special penalties at all times.

WCA 5

Wildlife and Countryside Act (1981) Schedule 5: species protected against killing, injury, disturbance and handling.

WCA (S)

Wildlife and Countryside Act (1981) Schedule 5: (sale): species protected against sale only.

WCA 5 (KIS)

Wildlife and Countryside Act (1981) Schedule 5: (killing injury): species protected against killing, injury and sale only.

WCA 6

Wildlife and Countryside Act (1981) Schedule 6: animals (other than birds) which may not be killed or taken by certain methods

WCA 8

Wildlife and Countryside Act (1981) Schedule 8: plants which are protected.

WCA 9

Wildlife and Countryside Act (1981) Schedule 9: animals and plants for which release into the wild is prohibited.

BA

Protection of Badgers Act 1992: badgers may not be deliberately killed, persecuted or trapped except under licence. Badger setts may not be damaged, destroyed or obstructed.

Bern II

Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention) Appendix II: Special protection for listed animal species and their habitats.

Bern III

Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention) Appendix III: Exploitation of listed animal species to be subject to regulation

ECIIa, IIb

EC Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora (Habitats Species Directive) Annex IIa and IIb: Designation of protected areas for animal and plant species listed.

ECIIIa, IIIb

EC Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora (Habitats Species Directive) Annex IIIa and IIb: Species used as criteria for designating Special Areas of Conservation (SACs).

ECIVa, IVb

EC Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora (Habitats Species Directive) Annex IVa: Exploitation of listed animals and plants to be subject to management if necessary.

Bonn II

Convention on the Conservation of Migratory Species of Wild Animals (Bonn Convention) Appendix II: Range states encouraged to conclude international agreements to benefit species listed.

As well as incidental records and records from consultants, our data search includes data from: the Botanical Society for the British Isles (BSBI); British Dragonfly society; Butterfly Conservation; Cetacean recording network; Devon Bird Watching and Preservation Society (only 2001, 2006 records at moment), Devon Mammal Group; Devon Reptile and Amphibian Group; Devon Moth group; Devon Wildlife Trust nature reserves; Environment Agency (fish and invertebrate records); Natural England (bat records); Seasearch and the MNCR database; Seawatch foundation. Please note we do not hold information for the Devon Bat Group or Devon Invertebrate Forum. For more information on the species records we hold.

See our website - <https://www.dbrc.org.uk/species-datasets>

Key principles to protect wildlife and geology in Neighbourhood Plans

These can be written into Development Policies in your plan:

- Avoid both statutory and non-statutory designated sites
- Avoid non-designated areas which contain large or linked areas of semi-natural habitat

- Consider the potential protected species implications of sites before finalising plans – it is far better to scope these at the outset to prevent costly delays later.
- Where sites contain patches of semi-natural habitat make sure these can be retained and ideally linked together as part of the intended end land use.
- Ensure there is potential to retain , restore and re-create habitat linkages such as hedges as part of developments.
- Look for enhancement opportunities to create, expand, buffer and link semi-natural habitats on-site.
- Consider the potential for creating new semi-natural habitat off-site if opportunities on-site are limited, this is known as 'biodiversity offsetting'. It may be possible to pool contributions from several developments.

An ecological consultant can help to interpret data from DBRC and give recommendations for your neighbourhood plan. You can find an Ecological consultant here: www.cieem.net/members-directory/search

The information within this report is provided for use within the preparation of a Neighbourhood Plan. The information contained within can be used for this sole purpose and should not be copied, republished or passed on to third parties without DBRC's consent.





A5 Extracts from the Barnstaple with Bideford LCWIP relating to the Northam Neighbourhood Plan Area

Extracts from the Barnstaple with Bideford LCWIP Relating to the Northam Neighbourhood Plan Area

INTRODUCTION

This document is an evidence base document for the Northam Neighbourhood Plan. It contains the extracts from the *Barnstaple with Bideford LCWIP* relating to the Northam Neighbourhood Plan Area.

The *Barnstaple with Bideford LCWIP* (Local Walking and Cycling Infrastructure Plan) was prepared by WSP for Devon County Council and adopted by the Council in January 2024. The full report can be read or downloaded at devon.gov.uk/haveyoursay/consultations/ or northamtowncouncil.gov.uk/files/.

The introduction to the Barnstaple with Bideford LCWIP states that the LCWIP represents an evidence-based approach to focus future investment for the foreseeable future where the most benefit can be realised. The original document details how the LCWIP was developed and sets out a prioritised delivery programme.

The extracts in the present document comprise:

- 1 Map of the LCWIP area
- 2 Details and Map of present cycling infrastructure proposals including the Northam Neighbourhood Plan area.
- 3 Map of priority desire lines in Northam and Bideford. The map shows identified demand for a walking/cycling route linking Appledore and Bideford.
- 4 Appledore to Bideford cycling proposals – set out in detail with supporting maps.
- 5 Westward Ho! walking proposals and map.
- 6 Map of future cycle network including LCWIP proposals – aspirational map of possible future provision including the Northam Neighbourhood Plan area.

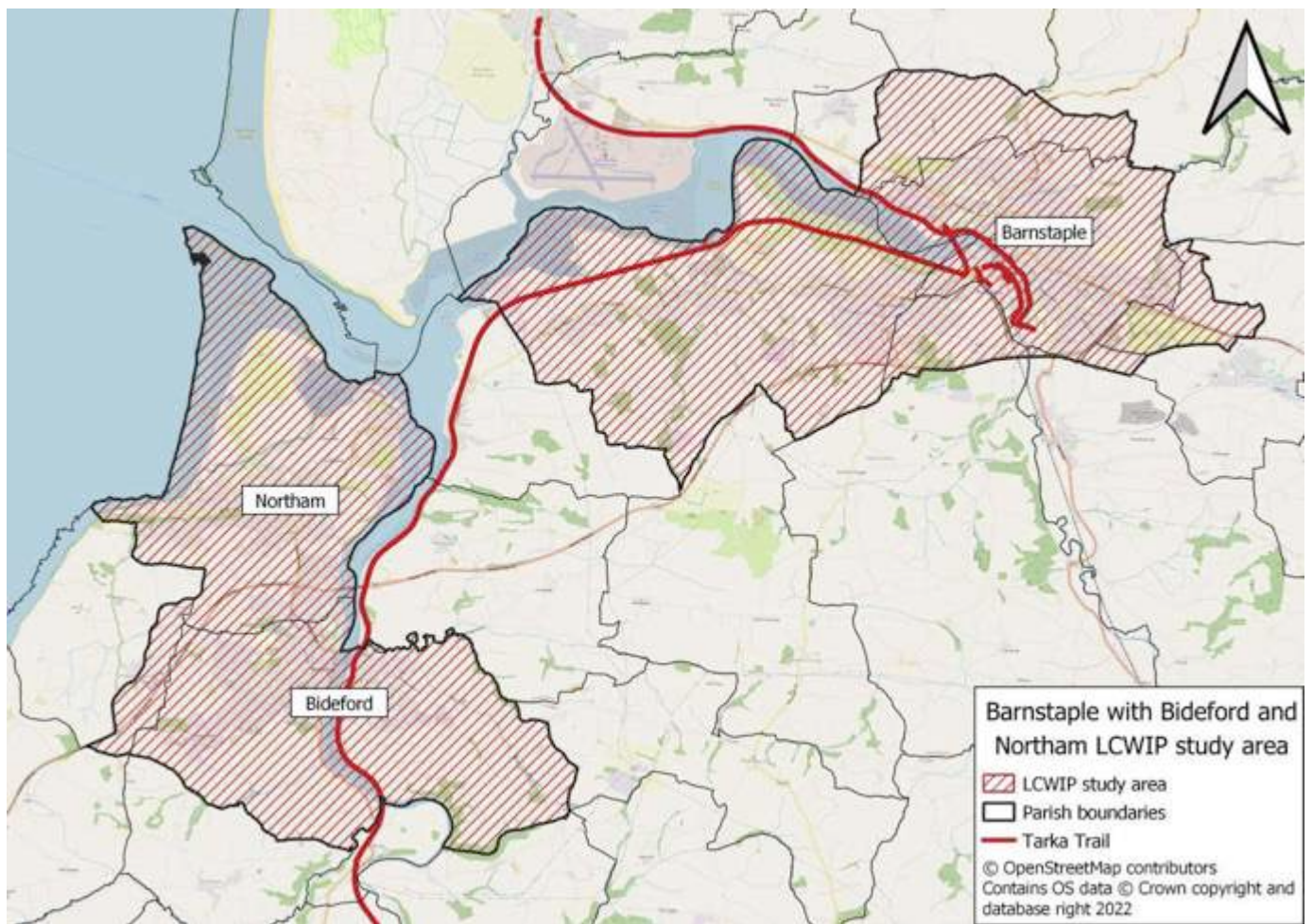


Figure 1-1 - Geographical extent of the LCWIP study area

Planned Cycling Infrastructure Schemes

Various cycle infrastructure schemes have already been outlined in the Devon County Council Transport Infrastructure Plan (2020) and are currently at various stages of development such as design, planning application, awaiting funding and awaiting construction. Table 3-2 lists the existing proposals.

Figure 3-7 shows the current cycle provision, as well as proposals identified in Table 3-2. The Local Plan identified potential links to the Tarka Trail from Pottington, Sticklepath and Bickington, as well as the proposal for a leisure route along the old Bideford to Westward Ho! rail line. Other proposals that have been identified tie in with proposed development in the area, including points 1, 2, 3 and 6.

The Local Plan housing and mixed-use development allocations within the study area have also been shown. Most of these developments will be delivering cycling links within and connecting to them, however due to the various stages though the planning process these allocations are at, and the limited onward connection they will provide, only the allocated land for the developments has been shown at this time.

Table 3-2 - Existing cycle infrastructure proposals

Map number	Proposal	Description
1	Larkbear pedestrian & cycle bridge	New cycle bridge across the A361 connecting the Larkbear development to the iron bridge, forming a section of the East West corridor
2	Clovelly Road path and Caddsdawn Link	Shared use foot/cycleway from new developments along the industrial estate
3	Bideford to Northam cycle link	A new cycle route connecting Bideford and Northam under the A39 via new housing development onto Limers Lane
4	Kenwith Valley cycle link	New cycle link and multi-use trail following the old Bideford to Appledore rail line
5	Abbotsham link	New footway along Abbotsham Road linking new developments and schools in Bideford with Abbotsham
6	Landkey Junction cycle and pedestrian bridge	New cycle and pedestrian bridge across the A361 near Landkey Junction
7	Bishops Tawton Roundabout crossing	Pedestrian and cyclist links crossing the A361 to Bishops Tawton
8	Strategic Green Infrastructure Links	Cycle and foot links from Pottington, Sticklepath and Bickington to the Tarka Trail, improved cycle links between Rock Park and Bishops Tawton

Figure 3-7 - Existing cycle network and proposals from Table 3-2

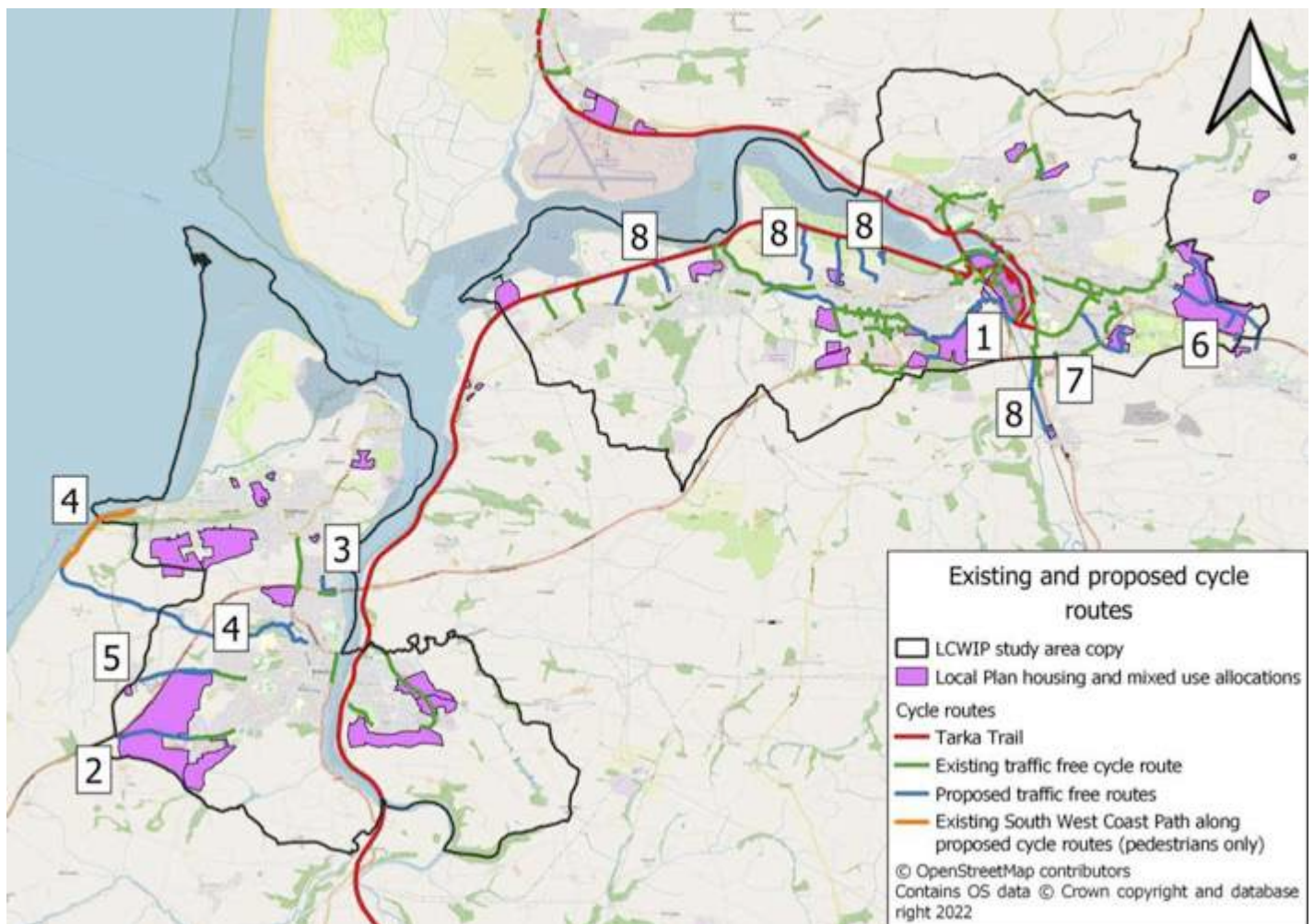
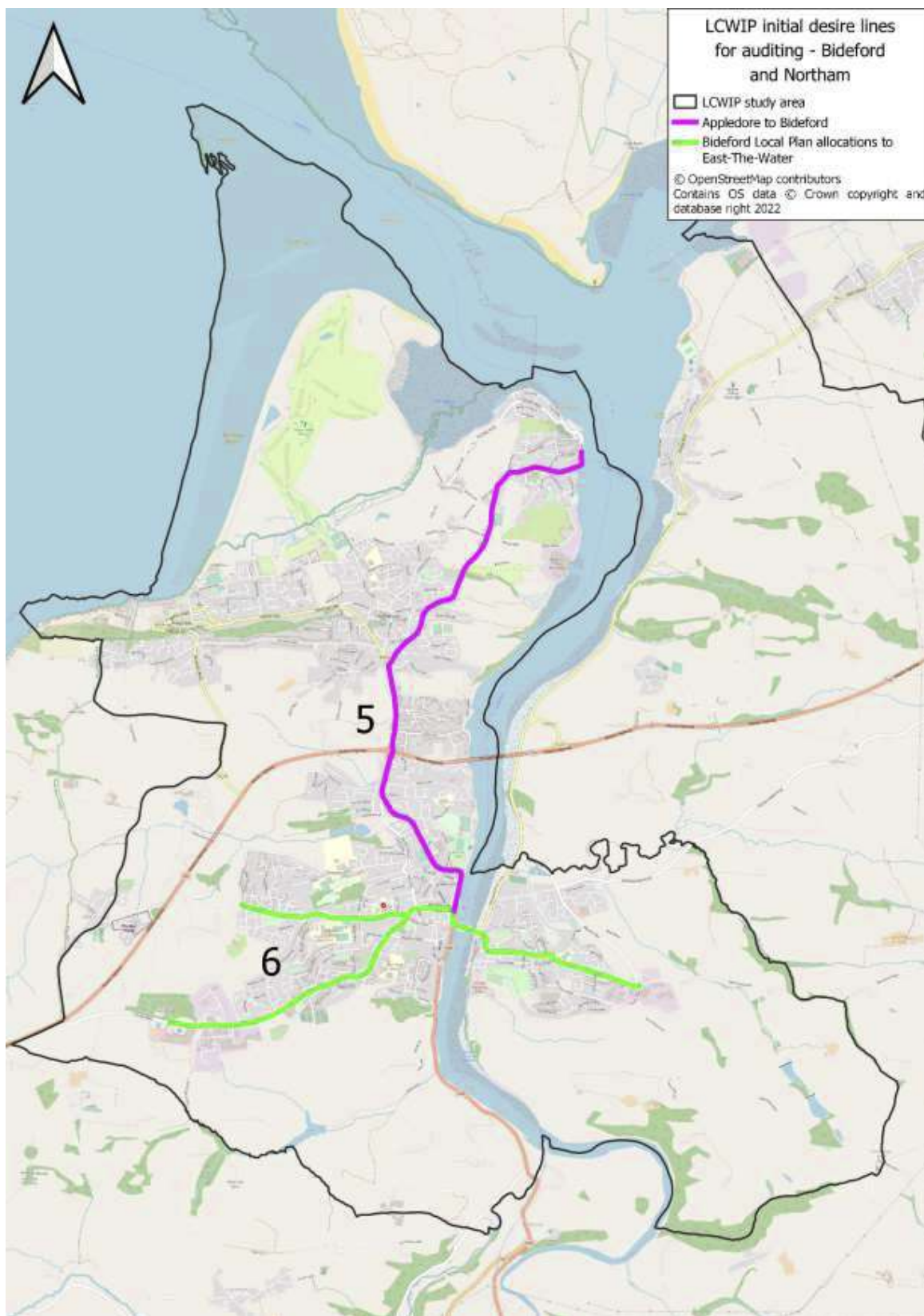


Figure 3-10 - Priority desire lines in Bideford and Northam



Appledore to Bideford - Cycling

The approach towards improving the cycling infrastructure between the communities between Appledore and Bideford focuses on:

- Providing a safe cycle route linking popular visitor and tourist destinations
- Improving cycle links to jobs and education sites
- Quieter roads providing clear and safe routes

Currently some key sections of the route are not served by dedicated cycle routes or quiet alternative routes, notably along the A386 between Northam and Appledore, which serves as the primary corridor from Appledore to Bideford Town Centre. There is also a lack of cycle provision across the A39, with the existing shared use path terminating shortly south of the roundabout due to the narrow highway width leading to an incomplete connection not suitable for many users.

The links identified alignment aims to:

- Improve connections from Appledore to Northam, with new quiet routes and shared use paths providing links into the town centres
- Create a quiet route around the A39, utilising Limers Lane and a connection through the proposed development site taking cycles away from the busy roundabout leading to the Torridge Bridge
- Provide a traffic-free cycle link from the Torridge District Council offices to Bideford Quay

There is also future potential to link this route with the proposed Kenwith Valley trail from Bideford to Westward Ho! The proposals include the identification of a quiet route from Northam Road to Bideford Quay, which would act as a signposted low-traffic route for residents travelling to Bideford Town Centre and beyond, however also passed past the entrance to Kenwith Valley Nature Reserve.

Proposals comprise a mix of shared use paths and signposted quiet roads.

The following pages detail the recommended improvements.

Appledore to Bideford - Cycling

Section A: Appledore to Northam

This section of the Appledore to Bideford Route runs from Appledore quayside to Northam, joining onto the existing shared use path along the A368. A detailed map of the proposals for this section can be seen in Figure 3-23 on page 58. The recommended improvements are:

1. Review the public realm around Appledore Quay with the aim to create more space for pedestrians and businesses while maintaining parking for residents.
2. Create a network of quiet routes around the outskirts of Appledore to help guide cyclists along suitable quiet routes requiring minimal intervention. These include:
 - a. A route into and out of Appledore via Wooda Road. Due to its relatively low gradient compared to other routes out of the town, this would be the best route to signpost for people cycling towards Bideford. Consider a modal filter north of the entrance to the shipyard to form a 'green lane'. Ensure clear signage and links from the development on Pitt Hill
 - b. Going into Appledore, Staddon Road provides a direct route to the Quayside. Due to its gradient, it would not be suitable for most users to cycle up
 - c. Signpost Torridge Road as being a quiet route towards Westward Ho! or generally from the northern end of Appledore towards Bideford. Broad Lane is fairly suitable for cycling up, however for most journeys Wooda Road is more direct. Consider a wider quiet network of routes towards Westward Ho! as part of the development of the Kenwith Valley Trail
3. Provide a shared use path from Staddon Road to Northam/Bloody Corner. Due to the low pedestrian footfall of <300 per hour, a minimum width of 3m should be suitable. A 0.5m separation to the highway is also recommended.
4. Manage the existing shrubbery on the southern side of the A386 from Bloody Corner to Windmill Lane and widen to a minimum of 3m to allow for a shared use path. Preserve existing parking for residents, which help to slow traffic flows, minimising the requirement for separation
5. Continue shared use path on the eastern side of the carriageway, using the existing verges to help enable the widening. At some points carriageway realignment and narrowing may be required to facilitate footpath widening.

6. Move the wall at the northern end of Foxhole Lane to widen the path to allow a cycle route to continue away from the main road. Review the crossing of Cleveland Park and of Churchill Way to highlight pedestrian priority. The crossing selected will be in accordance with Table 10-2: Crossing design suitability, LTN 1-20.
7. Widen the existing pavement between Churchill Way and the Fore Street slip road to 3m to enable a shared use path. Review potential for public realm improvements along Fore Street to give pedestrians and cyclists priority while preserving vehicle access. Consider measures similar to the Strand in Barnstaple where the road surface is level to the pavements to highlight the shared space nature.
8. Signpost the one-way system around Cross Street and North Street for cyclists to help guide people to and from Northam Town Centre using the quieter primarily residential roads. Install crossing for people to be able to re-join or leave the shared use path. The crossing selected will be in accordance with Table 10-2: Crossing design suitability, LTN 1-20.

Appledore to Bideford - Cycling

Section B: Northam to Bideford

This section of the Appledore to Bideford Route runs from the existing shared use path along Heywood Road to Bideford Longbridge via Limers Lane and The Quay. A detailed map of the

proposals for this section can be seen in Figure 3-24 on page 59. The recommended improvements are:

1. Review width of the existing shared use path and the priority for pedestrians/cycles at junctions to ensure it is up to LTN 1/20 standards. Widening the existing path would not be a priority, but could be undertaken alongside planned road resurfacing works in the future.
2. Ensure delivery of a link along with the development along Limers Lane to create a safe, traffic-free passage under the A39. The A386 is not suitable for a traffic free cycle route due to width constraints on the hill leading up to the roundabout. Ensure the route via Limers Lane is clearly signposted for visitors to the area, and ensure the junction of Limers Lane with the A386 offers enough visibility to drivers and cycles have visibility of each other turning.
3. Review and improve the crossings around the roundabout for both pedestrians and cycles.

4. Signpost Riverside Close as a low traffic route towards Bideford Town Centre. Ensure the route heading north at Chircombe Lane is clearly signposted.
5. Create a new cycle route from the Torridge District Council offices to Bideford Quay by widening the existing section of South West Coast Path.
6. Review potential alignments for the route passing through or along Victoria Park, including consideration to allow cycling through parks in a similar manner to Exeter. However, any alignment would need to be either segregated or sufficiently wide to reduce conflict between cycles and pedestrians, especially during the holiday periods. Alternative alignments also include via the car park or South West Coast Path.
7. Install a raised crossing over the car park entrance to highlight pedestrian and cycle priority. Improve the visibility of the existing advisory cycle route along The Quay and behind the Lundy Shore Office, potentially by marking the advisory lane with a separate colour or surface type, to emphasise the cycle lane for vehicles parking and loading.
8. Review the existing shared use path along The Quay, as currently it conflicts with the pedestrian space such as benches and planters. Review the potential to either widen one side of the path to allow more space for cycles, or continuing the advisory cycle lane with clear markings (as in point 5) along the waterfront.
9. Signpost and review potential traffic calming measures along the on-road route from Ropewalk to Northam Road via Stella Maris Court as a quiet route between the town centre and Kenwith Valley Nature Reserve. This quieter route has potential to tie into the proposed Kenwith Valley Trail but in the meantime would primarily act as a route to promote access to the town centre and beyond.

Figure 3-23 - Appledore to Bideford section A proposals



Top: Current layout of The Quay, Appledore



ottom: The pedestrianised road along The Strand, Barnstaple





Figure 3-24 - Appledore to Bideford section B proposals

4. Network Planning for Walking

Introduction

Most of the roads within the study area have footways for people walking, with minimum footway provision having been a core part of design guidance and scheme delivery for many decades. However, there is still a need to continuously improve conditions for walking, helping to unlock increased walking rates within the study area.

Walking rates vary across the study area, with rates of residents walking to work ranging from under 5% outside Bideford and Barnstaple town centres to over 30% in some of the most urban areas. The area with the highest proportion of residents walking to work is the Vicarage Street area of Barnstaple, with over 35% walking to work. In general, Barnstaple Town Centre sees the highest walking to work rates, with most areas in and around the town centre seeing over 20% of residents walking to work. In Bideford, walking rates are slightly lower but still see many areas close to the town centre with walking to work rates around 20%.

In the settlements west of Fremington and in Northam, Appledore and Westward Ho! however, rates of walking are generally below 10%, with many areas seeing rates less than 5%. Whilst these areas do not see many people commuting on foot, they do have an

older than average population for the area, with locations such as Westward Ho! and Appledore also seeing high volumes of visitors joining the pedestrian footfall.

Current and Future Origins and Destinations

The LCWIP Technical Guidance sets out that identifying demand for a planned walking network should start by mapping the main origin and destination points. The methodology is described in Chapter 3, and Figure 4.2 on the following page shows these origins and destinations.

Identifying Core Walking Zones

The next stage of the LCWIP process was to identify Core Walking Zones, normally consisting of walking trip generators that are located close together such as town centres or business parks. An approximate five-minute walking distance of 400m is used as a guide to the minimum extents of the Core Walking Zones. The higher density core walking zones, within Barnstaple and Bideford town centres, were classed as Tier 1. For these, a wider 2km radius was also considered where key walking routes into the centres were also identified. The rest of the Core Walking Zones were classed as Tier 2. As seen in Figure 4-2, most of the Core Walking Zones identified from assessing the density of walking destinations are around village and town centres, as well as employment and industrial areas. These Core Walking Zones include

- Barnstaple Town Centre (Tier 1 Core Walking Zone)
- Bideford Town Centre (Tier 1 Core Walking Zone)
- Appledore (Tier 2 Core Walking Zone)
- Northam (Tier 2 Core Walking Zone)
- Westward Ho! (Tier 2 Core Walking Zone)
- Atlantic Village (Tier 2 Core Walking Zone)
- Fremington Village Centre (Tier 2 Core Walking Zone)
- Roundswell Industrial Park (Tier 2 Core Walking Zone)

Identifying and Auditing Key Walking Routes

The important pedestrian corridors connecting into the Tier 1 Core Walking Zones, as well as the key pedestrian corridors within the Tier 2 Core Walking Zones, were then identified. The identified Core Walking Zones and important pedestrian routes are also shown in Figure 4-3.

To narrow the selection of walking routes to audit, an exercise identifying housing density around the study area was undertaken to determine which other routes leading into the identified core walking zones are likely to see the highest footfall. Routes which coincide with the previously identified strategic cycle routes have already been audited under the Route Selection Tool (RST) for cycling.

Trained WSP staff audited the routes using the DfT Walking Route Audit Tool (WRAT), developed to assist Local Authorities for the purpose. The auditing methodology focuses on the five core design outcomes for walking infrastructure:

- Attractiveness;
- Comfort;
- Directness;
- Safety; and
- Coherence

The assessment considers the needs of all people who use walking routes, including the elderly, people with visual, mobility or hearing impairments, with learning difficulties, people using wheelchairs or mobility scooters, and children.

The section corridors which scored poorly were then identified as most in need of improvement to be progressed. In total, 4 core walking routes were taken forward to be assessed for improvements. Further details of the routes and associated improvements are shown on the following pages.

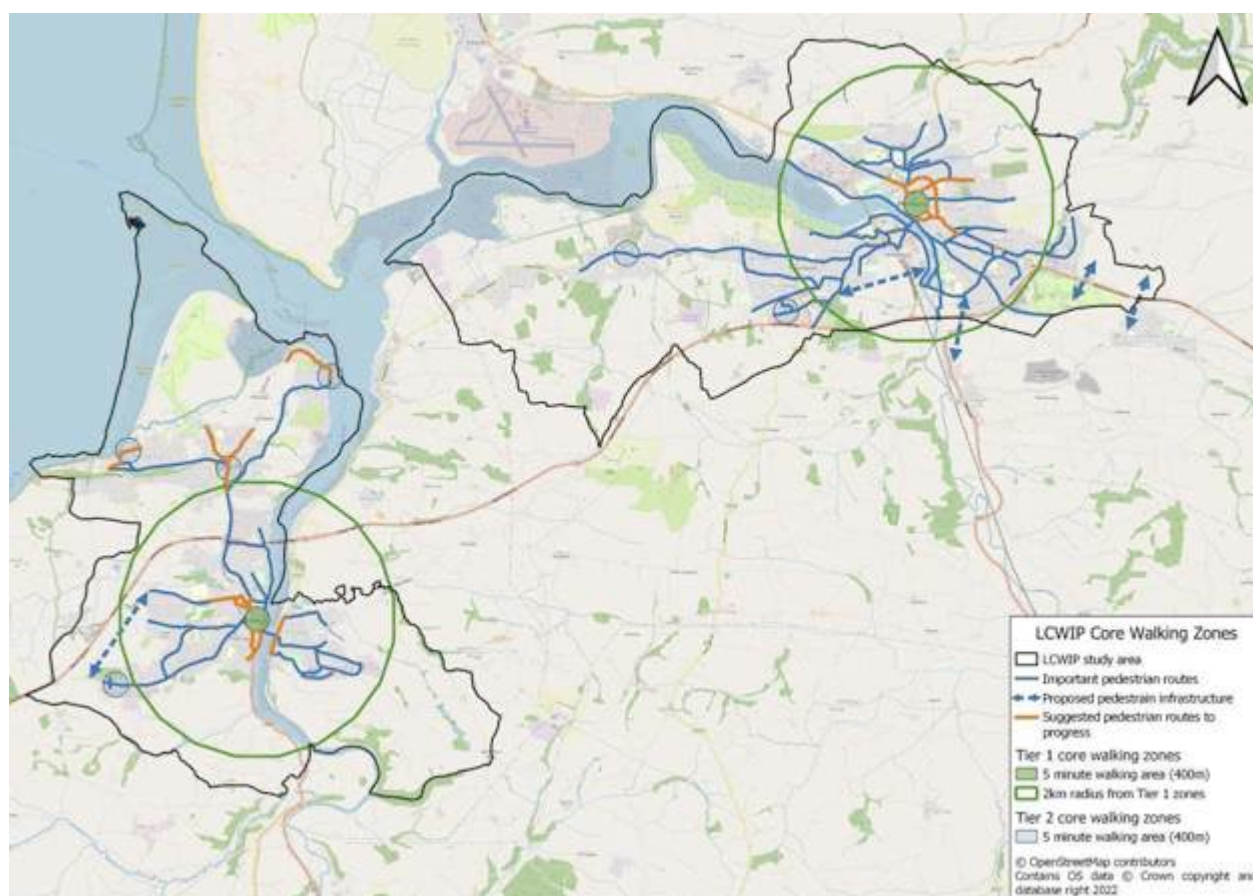


Figure 4-3 - Pedestrian routes prioritised to audit

Westward Ho! - Walking

The Westward Ho! Core Walking Zone focuses on improving access around the tourist centre of the town for all path users.

The area is a popular holiday resort for families and older visitors, meaning improved access for all path users is a high priority. In particular there is a need to ensure easy access to footways for users with limited mobility, mobility aids or with prams, to ensure all residents and visitors can access and enjoy the area.

These improvements will:

- Rebalance highway space towards pedestrian activity through the town
- Improve crossing points for everyone, particularly wheelchair / mobility scooter users
- Create a more attractive and accessible public realm, encouraging more visitors to explore and stay in the area and ultimately benefiting local businesses

These proposals include:

1. Reclaim carriageway space and install formal pedestrian crossing
2. Narrow the carriageway to enable wider footpath to make usage during busier months or with a wheelchair easier. The existing one-way system means space could be reallocated without impacting traffic flows or parking.
3. Conduct an area wide review of dropped kerbs and street furniture to ensure all path users can access pavements on both sides of the road (Not shown on map).
4. Consider introducing a one-way system along to Avon Lane, freeing up space by reducing carriageway width to accommodate traffic in one direction. This would include narrowing the junction with Nelson Road to allow more space for pedestrians walking around the junction.
5. New road surface with traffic calming measures to create a low-traffic town centre with a focus on pedestrians. Retain the bus stop and loading bays, but utilise the narrower carriageway to leave more space on the western side to preserve access to the public toilets.
6. Consider replacements for the wooden fence (on highway land) alongside the cricket club to free up more space along the footpath, making it easier for mobility scooter users and to leave more space when people are waiting at the bus stop.

Map of Westward Ho! walking proposals



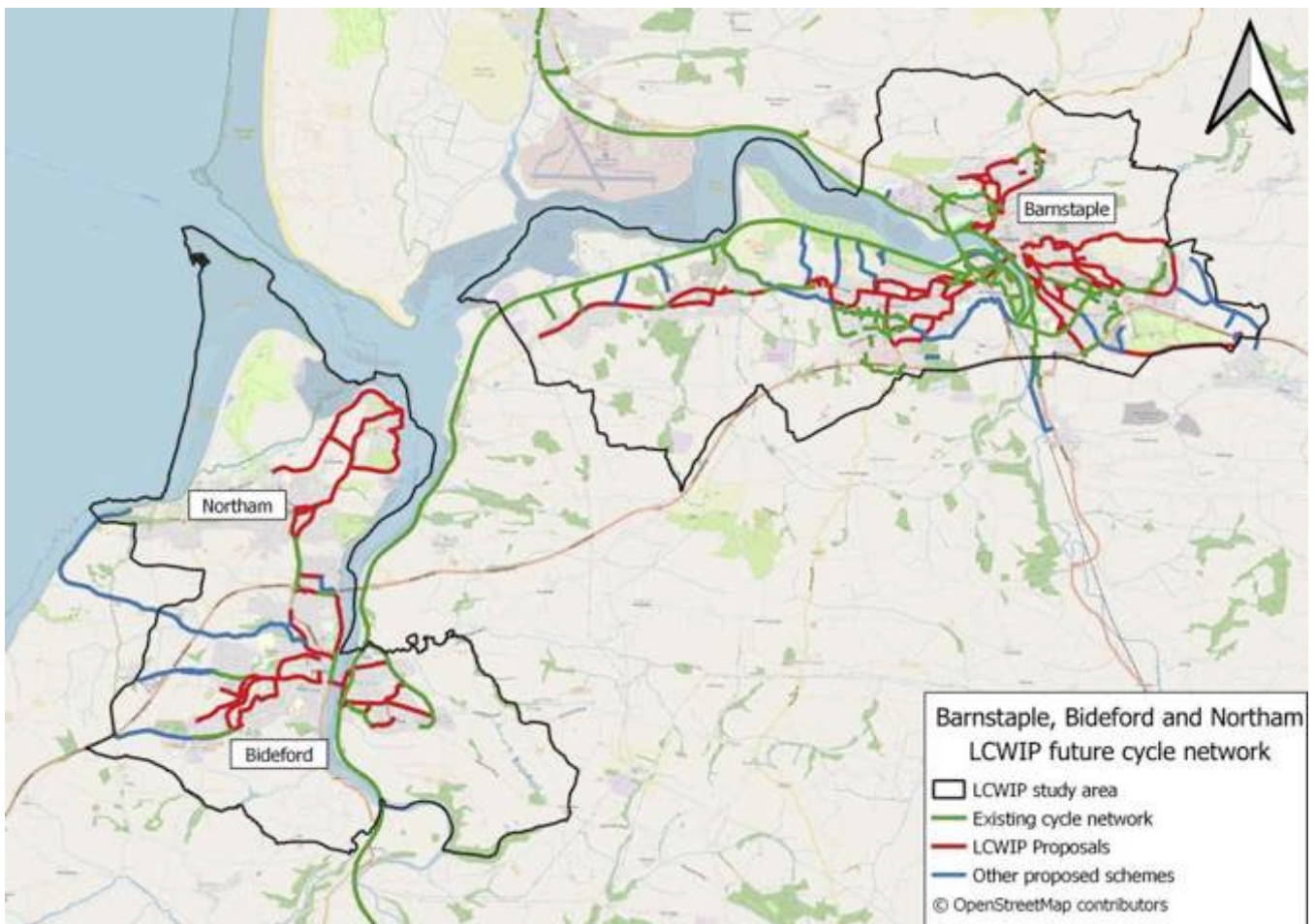


Above: the current width of Golf Links Road. Reducing to one lane of traffic would provide the opportunity to expand the space available for the public whilst maintaining access to the car park, buses and for loading.

Below: Example of a crossing point which is hard to access for people with limited mobility.



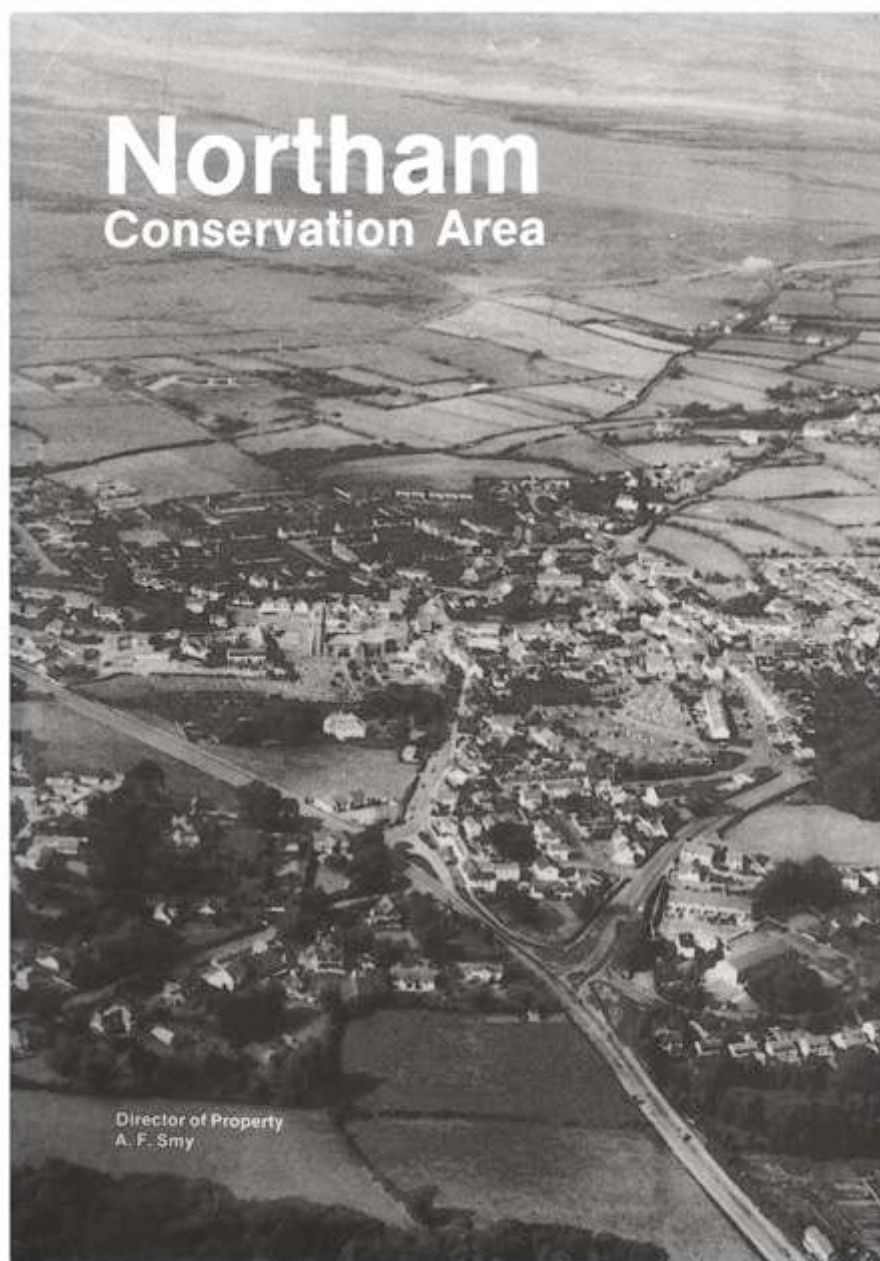
Figure 7-1 - Future cycle network including the LCWIP proposals





B) Archive Documents showing evolution of policy

B1 Northam Conservation Area, appraisal by Devon County Council (1987)



Front cover: Aerial view of Northam from the South.

This Study has been produced on behalf of the Amenities and Countryside Committee, Chairman Cllr. J. Isaac, Vice Chairman Cllr. J. Paterson, for European Year of the Environment 1987, by the Conservation Section of the Amenities and Countryside Division in the Property Department.

P. J. Hunt
Amenities and Countryside Officer

ISBN 0-86114-680-8

Published by:

Devon County Council,
County Hall,
Topsham Road,
EXETER,
EX2 4QH

Price 50p

Study team:

D. F. L. Richardson	Conservation Section Devon County Council
Mrs. P. Egeland	Conservation Section Devon County Council
H. Parry	Torridge District Council

NORTHAM CONSERVATION STUDY:

1. INTRODUCTION:

Under the provisions of the Town and Country Planning Act, 1971, as amended by the Town and Country Amenities Act, 1974, County Councils and District Councils are encouraged to publish proposals for the preservation and enhancement of Conservation Areas. This study examines how these two aims of conservation can be achieved in the small town of Northam. It is published as a basis for consultation and discussion with all who have an interest in the conservation of the Town.

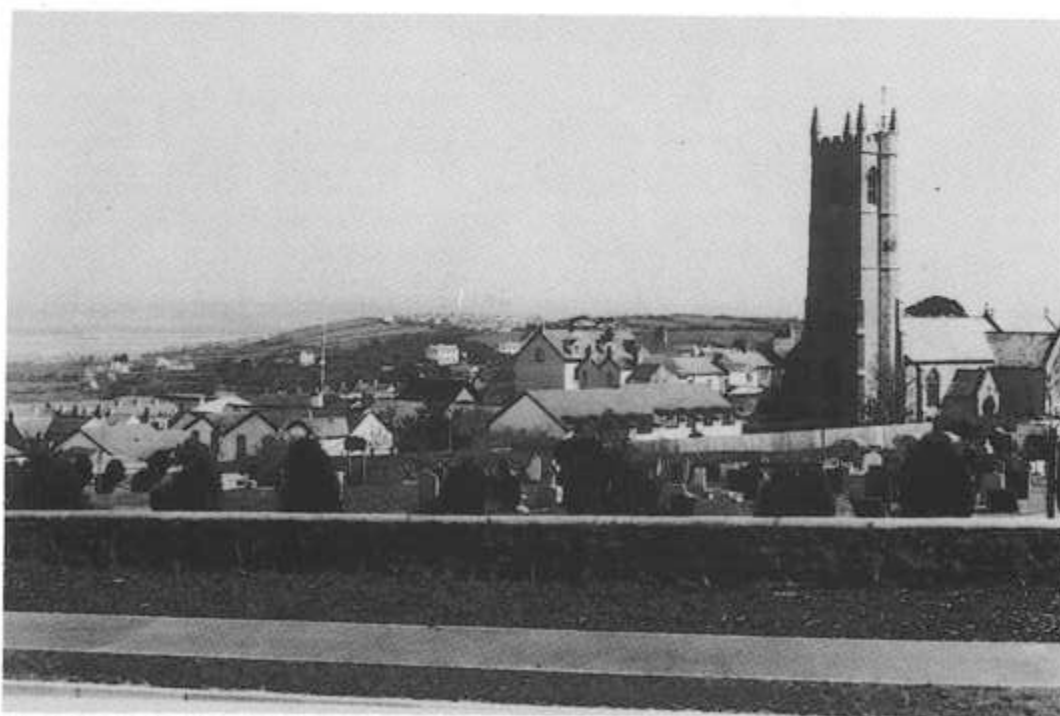
Torridge District Council published the Bideford District Local Plan in January 1984, which is the adopted Statutory Local Plan for Bideford, Northam, Appledore, Westward Ho! and Abbotsham. This document, together with the Bideford and District Plan Topic Report No. 7, "Conservation", published in 1979, complement this study, setting out the statutory background, Policies and Proposals, as adopted by the Torridge District Council.

2. SETTING:

Northam is located adjacent to the A386, approximately 2 miles north of Bideford and 1½ miles south of Appledore. The new westerly by pass, B3236, leads to Westward Ho! one mile away. The Town is sited towards the eastern end of the ridge of land which overlooks Northam Burrows and Barnstaple Bay to the north. The Conservation Area is generally contained between the 100 ft. and 200 ft. contours and extensive views are available from several places in the Town. For those prepared to climb 130 steps to the top of St. Margaret's Church tower, the panoramic vista is particularly rewarding.

With a height of 107 ft. the stone Church tower is very prominent, dominating the surrounding two-storey houses. A particularly fine view of the settlement can be gained from the Burrows. From here, the Church and the grey-roofed and white-washed traditional houses make a picturesque group, emphasised by their elevated position.

More recent housing developments on the outskirts have not maintained the traditional close-knit character. Their style, construction and building materials are often out of sympathy with the older properties and do not contribute to the Town's visual appeal or to the older centre's setting.



General view from the new Westerly bypass



View from the top of St. Margaret's Church tower towards the River Torridge.

3. HISTORICAL DEVELOPMENT:

The area around the Taw-Torridge estuary attracted settlers from very early times and some prehistoric sites within Northam Parish are known, including the Mesolithic and later site around the low water mark off Westward Ho! where archaeologists have recorded features going back over 7000 years.

Northam itself is first known to have been settled by the Saxons. Like many of Devon's villages and hamlets, it is recorded in the Domesday Book survey of 1086 when it was a manor belonging to the Abbot of Caen in Normandy. The manor had arable land, pasture, meadows, woods and coppice as well as two salterns and a fishery. Thus we see that Northam's agricultural and maritime past goes back over 900 years.

Northam remained as the centre of a farming community in the Middle Ages and the mediaeval field patterns can still be traced today in the hedges and other property boundaries. The proximity of the mediaeval market town and borough of Bideford meant that Northam, which did not lie on an important land route, saw little growth in mediaeval times. At Appledore, however, the rise in fishing, ship-building and maritime trade was reflected in the expansion of settlement along the river front. In the 1640's the population of the Parish of Northam, which included Appledore, was only a few hundred below that of Bideford.

The nineteenth and twentieth centuries have seen a sharp increase in settlement in and around Northam. This has been brought about by the popularity of the area for holidays and as a retirement centre. Westward Ho!, a new foundation of the nineteenth century, has made a marked impression on the landscape along the coast. The Parish population rose from 2,054 in 1801 to 5,355 in 1901 and now stands at over 8,700.



Fore Street, looking North

Despite the modern growth, Northam's mediaeval plan can still be seen today and the story of the past thousand years is plainly told in the surrounding historic landscape. In the Town centre Fore Street,

Tower Street and North Street lead onto The Square and Cross Street and Castle Street are other early streets. The Parish Church stands on the western side of The Square, the historic focus of the community, while the old Bonehill Farm next to the church serves as a reminder of Northam's agricultural origins. The spring to the west of the farm, known locally as 'Holy Well', possibly links the Town with the Celtic Missionary saints of the sixth and seventh centuries who used such springs for baptism and the conversion of west country folk to Christianity.



North Street, looking West

4. TOWNSCAPE:

Although the settlement of Northam is of dispersed character, consisting largely of modern developments, there is a distinct historic core, with the existing buildings mainly dating from the first half of the nineteenth century, although some properties are older. The visually most interesting part is centred on The Square and the roads that radiate from it, particularly Fore Street to the south, North Street and Cross Street to the east and Tower Street to the west. The buildings around The Square, dominated by the former Infants School and small, busy shops, provide a pleasant degree of enclosure spoilt only by the intrusive parking of delivery vehicles and the overhead wirescape.

On the west side of The Square stands St. Margaret's Parish Church, approached by a short path. There has been a church on this site since Norman times, although the only visible evidence is the Norman capital supported by the most westerly of the nave pillars. There is now a fine Perpendicular tower of about 1350, a nave of similar date, a magnificent Elizabethan roof (most likely built by the same craftsmen who built the ships for Queen Elizabeth's navy, based at Appledore), a Jacobean north aisle, good examples of Victorian restoration work and twentieth century furnishings; many hand made by Northam people. For centuries, its tall tower has been a landmark for shipping crossing the dangerous bar of the entrance to the estuary. A large, well-kept graveyard spreads south of the Church to the Georgian Vicarage and westwards as far as the new westerly by pass. The by pass,



Tower Street, looking East



Fore Street, looking South

completed in 1984, provides much-needed relief to Fore Street, The Square and Tower Street and has allowed the quality of the environment here to improve dramatically with the reduction of traffic.

Most of the streets in the historic core of the Town are composed of terraces of small, mid-nineteenth century, two-storey houses with roughcast or plastered walls and slate roofs. Fore Street and North Street have a greater variety of building types and design but the basic materials used are similar. All the houses give an appearance of being well maintained and some are brightly colour-washed. The dominant use is residential with a few shops, especially in Fore Street.



The Square

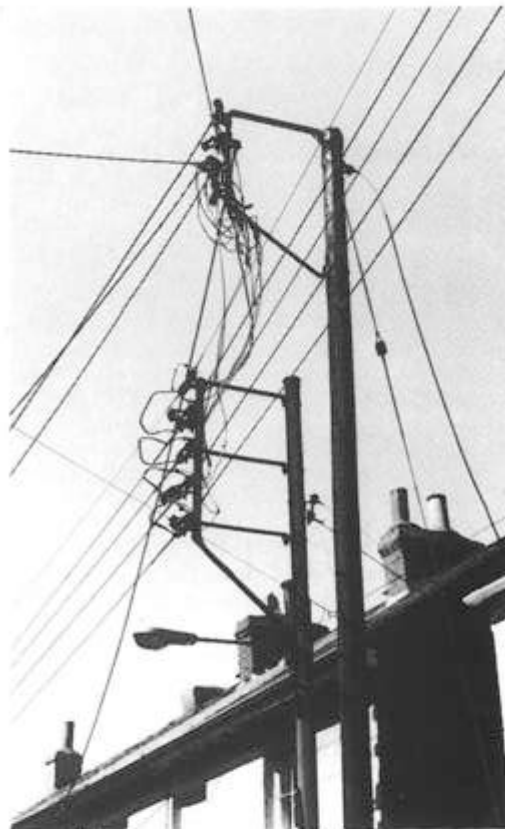


Northam House, Fore Street

Most of the paving materials are now modern — tarmacadam and concrete. Small areas of traditional stone kerbs, cobbles and yellow brick paving remain, however; their retention and maintenance is desirable. Stone boundary walls, in places very high, are a significant feature of the townscape, particularly in Castle Street and around Northam House.

The Victoria Memorial and shelter are admirably located at Bone Hill, just north-west of The Square. From here, a dramatic panoramic vista is gained across the Burrows and Barnstaple Bay towards Lundy 22 miles away. The area has an air of neglected dilapidation, however, and a comprehensive scheme of enhancement is needed to maximise the potential of the site.

In common with many of Devon's historic towns and villages, Northam suffers from an excessive overhead wirescape which, in some streets, notable Cross Street, is particularly obtrusive. Undergrounding would be the appropriate remedy, but the cost



Obtrusive overhead wirescape

is unlikely to be met all at once by the South Western Electricity Board and British Telecom who would be responsible for this.



The Victoria Memorial and Shelter at Bone Hill (see Enhancement)

THE CONSERVATION AREA

As part of the District Council's resolution to adopt the Bideford District Local Plan and the policies therein as a statutory Local Plan, Northam was designated as a Conservation Area on 1st October 1984. Approximately 22 acres (8.9 hectares) has been included in the designation which takes in nearly all of Northam's historic core. The plan on the centre pages of this publication shows the boundary adopted. As a consequence of designation, the Local Planning Authority is expected to consider carefully any proposals likely to affect the most prominent and attractive parts of the Town. In addition, the Torridge District and Devon County Councils are expected to consider what opportunities exist for schemes of enhancement and, subject to financial resources, might be expected to prepare a programme for their implementation, in consultation with the Town Council, amenity groups and local residents. The back page of this publication sets out the policies for the Conservation Area.

— Conservation Area boundary

■ Listed Buildings

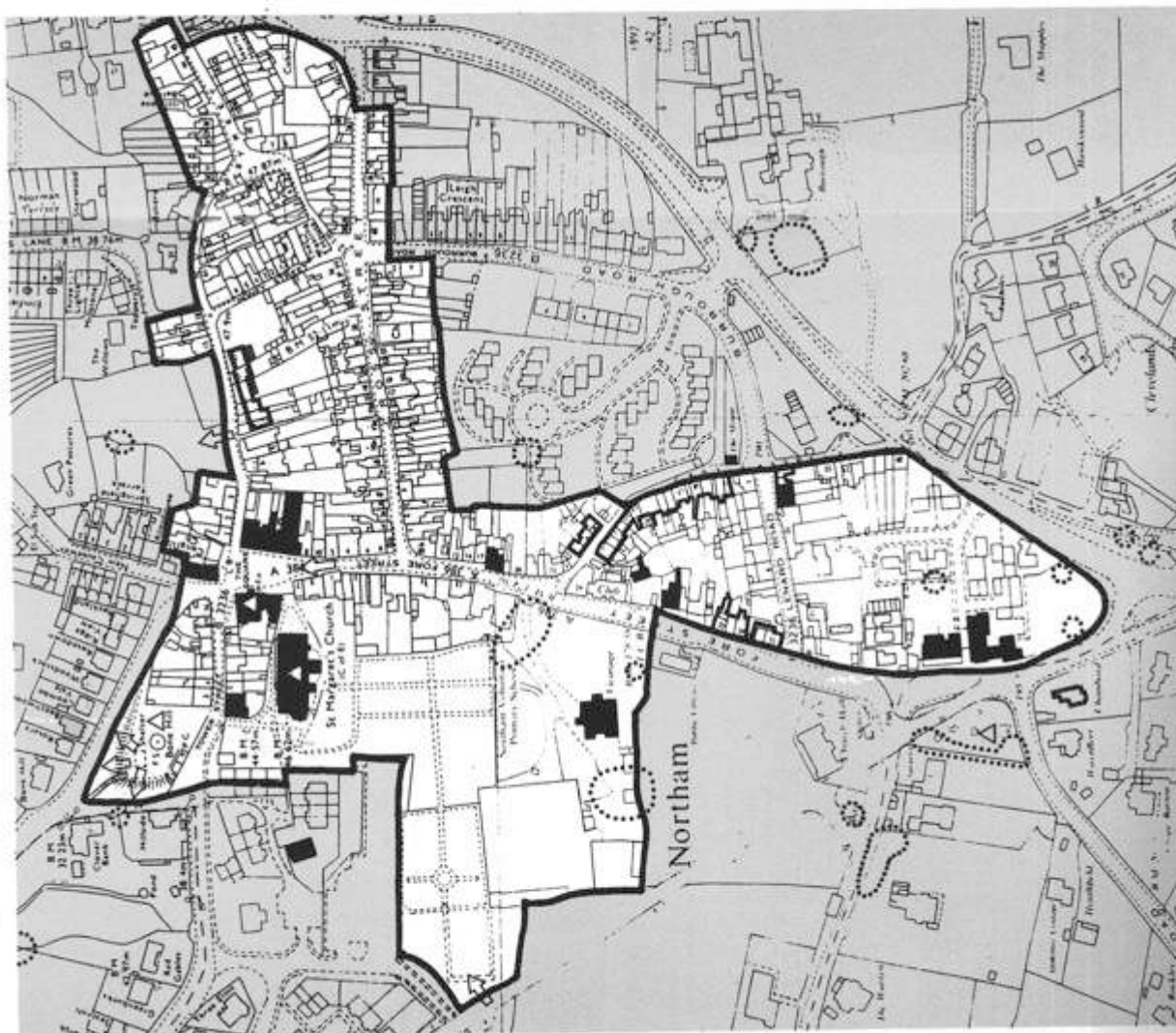
□ Other buildings of historic interest

△ Features of townscape importance

○ Significant trees and groups of trees

↑ Viewpoints of major importance

50m
N





St. Margaret's Church dominates all other buildings

5. HISTORIC BUILDINGS:

There are many buildings of architectural and historic interest in the old streets of the Town centre. The most outstanding in every sense is the Parish Church of St. Margaret which forms part of an impressive group on The Square with the adjacent former Infant School. This was possibly a church house in the mediaeval period, with its nineteenth century Gothic appearance disguising earlier fifteenth century features.

The older buildings around The Square are not, perhaps, as ancient in origin as the Church and School, but they are equally interesting and visually significant, having considerable architectural value as a group. Many of the buildings present early-mid nineteenth century fronts to The Square, mostly with pleasantly colour-washed render, stucco or plaster with some decorative details such as moulded cornices, pilasters and brackets. The traditional wooden shop fronts are also a feature of this area.



Former Infant School, The Square

Other interesting buildings can be found in the little streets leading away from The Square, such as Locksley House and Bonehill Farmhouse in Tower Street, some pleasant later nineteenth century terraced villas with ornamental verandahs in North Street and modest colour-washed houses everywhere. It is the simplicity and lack of pretension of these modest and pleasant streets that is so much the character of the historic streets of Northam.



North Street, looking East

There are excellent examples of the modest nineteenth century and earlier houses in Cross Street, North Street and Castle Street; they deserve protection as much as the more grandiose buildings.

Slightly apart from the centre are the larger nineteenth century houses such as Cross House and Northam House which form a good group on the approach road from Bideford, and the late Georgian Vicarage. Further down the road towards Bideford are even more impressive houses such as the eighteenth century Rosehill and nineteenth century Woodville, set in their own grounds.



St. Margaret's Church dominates all other buildings

5. HISTORIC BUILDINGS:

There are many buildings of architectural and historic interest in the old streets of the Town centre. The most outstanding in every sense is the Parish Church of St. Margaret which forms part of an impressive group on The Square with the adjacent former Infant School. This was possibly a church house in the mediaeval period, with its nineteenth century Gothic appearance disguising earlier fifteenth century features.

The older buildings around The Square are not, perhaps, as ancient in origin as the Church and School, but they are equally interesting and visually significant, having considerable architectural value as a group. Many of the buildings present early-mid nineteenth century fronts to The Square, mostly with pleasantly colour-washed render, stucco or plaster with some decorative details such as moulded cornices, pilasters and brackets. The traditional wooden shop fronts are also a feature of this area.



Former Infant School, The Square

Other interesting buildings can be found in the little streets leading away from The Square, such as Locksley House and Bonehill Farmhouse in Tower Street, some pleasant later nineteenth century terraced villas with ornamental verandahs in North Street and modest colour-washed houses everywhere. It is the simplicity and lack of pretension of these modest and pleasant streets that is so much the character of the historic streets of Northam.



North Street, looking East

There are excellent examples of the modest nineteenth century and earlier houses in Cross Street, North Street and Castle Street; they deserve protection as much as the more grandiose buildings.

Slightly apart from the centre are the larger nineteenth century houses such as Cross House and Northam House which form a good group on the approach road from Bideford, and the late Georgian Vicarage. Further down the road towards Bideford are even more impressive houses such as the eighteenth century Rosehill and nineteenth century Woodville, set in their own grounds.

6. TREES & LANDSCAPING:

The combination of Northam's maritime location and elevated position does not make an ideal habitat for luxuriant tree growth. In addition, the close-knit layout of the historic core leaves little opportunity for trees to grow. Nevertheless, there are in the Town several trees that contribute to the quality of the landscape, by softening the man-made environment and enhancing the setting of the buildings. The larger trees are hardy and salt-tolerant species, dominated by Evergreen Oak, Sycamore, Beech, Macrocarpa, Horse-Chestnut, Ash and Pine.

The main group of trees in the Conservation Area is located in the grounds of the Vicarage off Fore Street, where Sycamore, Beech, Evergreen Oak, Horse-chestnut and Pine combine to produce a significant backcloth to the Church and graveyard. These were made the subject of a Tree Preservation Order by Torridge District Council in November 1986. At the southern end of the Conservation Area, two Beech trees and an Evergreen Oak enhance the setting of Northam House and Cross House and are seen as a group with a further large Evergreen Oak and Horse-chestnut at the junction of Fore Street and Heywood Road.

Adjacent to the Conservation Area, there is an impressive group of Beech trees in the grounds of Burrough Farm in Churchill Way, relating visually to the two Sycamores at the top of Castle Street. In addition, the gardens of Clover Bank are a significant contribution to landscaping near Bone Hill.

The construction of the westerly bypass required the removal of the War Memorial and this provided an opportunity for the County Council to enhance the monument by its relocation in a landscaped



Trees in Churchill Way

setting. The site, opposite Northam House in Fore Street benefited from existing, if neglected, Macrocarpa, Ash, Sycamore and Wild Cherry, but a comprehensive landscaping scheme kept the best trees and added shrubs and ground-cover plants to provide an appropriate atmosphere of peaceful tranquility. The remainder of the route of the by pass has been extensively planted with bold groups of indigenous trees and scrub species, together with semi-ornamental shrubs and ground-cover plants in the more urban locations adjacent to Cross House at the southern end and the Convent to the north.

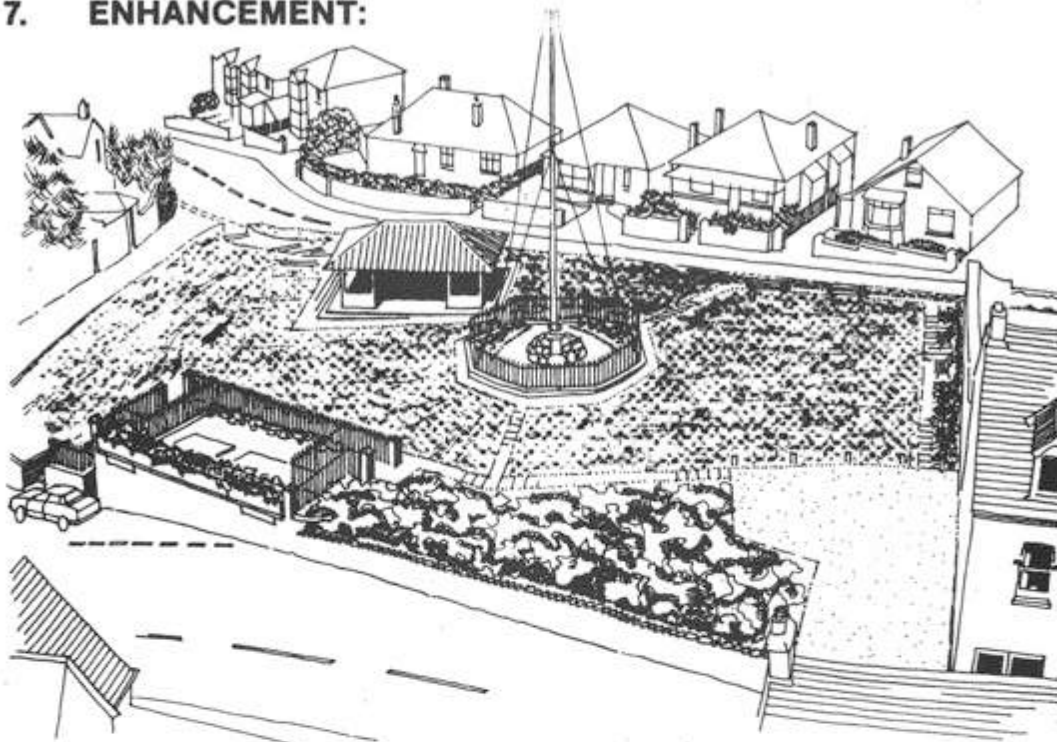


Shrub planting adjacent to Cross House



The relocated War Memorial faces directly down Fore Street

7. ENHANCEMENT:



Bone Hill – Enhancement proposals

By the very act of designation as a Conservation Area, Northam is acknowledged to be an attractive Town with a character worthy of protection. Nevertheless, it is considered that certain areas and features could be improved both visually and functionally, while respecting the Town's historic fabric. The following sites, in the Conservation Area or immediately adjacent to it, are felt to provide the best opportunities for improvement, although others

may emerge during the course of this report being considered.

1. The Square
2. Bone Hill
3. Holy Well
4. Restoration of traditional paving materials
5. Undergrounding of overhead cables
6. Landscaping around car-park



The car park would benefit from extensive tree planting

OPPORTUNITIES FOR ENHANCEMENT

1. Holy Well: Clear outlet of undergrowth and pave areas with cobbles or setts.
2. Bone Hill: Remove tarmac, provide grass, footpaths and shrub planting, all as indicated on sketch view.
3. Car Park: Provide tree, shrub and ground cover planting to soften and screen area.
4. Tower Street: Renovation and replacement as necessary, of Victorian brick paviers, cobbles and stone kerbs.
5. The Square: General visual improvements including paving, street furniture, etc.
6. General: Removal of overhead wires, renovation and replacement as necessary, of paving materials.



The Square - Traffic congestion



Fore Street - Overhead wires



Cross Street - Overhead Wires



Location Plan for enhancement opportunities



Panoramic view of Bone Hill from Tower Street

POLICY FOR THE CONSERVATION AREA:

The Devon County Council and the Torridge District Council, who share responsibility for conservation, intend to preserve and enhance the special character of Northam. The following policies are recommended as appropriate for the Conservation Area:-

(a) The Local Planning Authorities' policy for the Conservation Area shall be:-

(i) To protect and preserve by development control and other appropriate means, including financial assistance where possible, the character and atmosphere of the area and all the individual elements, trees, open spaces, viewpoints and other features that contribute to the high quality of the environment.

(ii) To take positive steps to enhance the area by encouraging appropriate design and development where necessary, by implementing schemes for landscaping and visual improvement and by seeking to remove features that detract from the character and appearance of the area.

(b) In order that proper consideration can be given to proposals for development within the Conservation Area, the Torridge District Council will require drawings indicating the type of development proposed, its form and materials before consideration can be given to outline planning applications.

(c) Applications for any form of development, redevelopment or demolition will be considered on their merits in relation to this general policy statement and any other relevant statement of policy by the Local Planning Authority. In particular:-

(i) There will be a strong presumption against demolition of all historic building and existing buildings and features which contribute substantially to the local character of the area.

(ii) Permission for the demolition of existing buildings will only be granted if the existing building is of inappropriate character or wholly beyond repair. Generally, consent will only be granted where appropriate detailed plans for the redevelopment of the site have been approved, and where there is an intention to implement these plans in the near future.

(iii) The position and scale of a new building or/and extension to an existing building shall relate harmoniously to the adjoining buildings and the local character. In some instances, elevational drawings showing this relationship may be required before an application can be considered.

(iv) The detailed design of any new buildings or extension to an existing building shall be such that it relates satisfactorily to adjoining buildings and the local character. A high standard of design and the use of appropriate materials will be required.

(v) Sympathetic consideration will be given to departures from normal planning requirements and the relaxation of building regulations if, in the opinion of the District Council, such departures are acceptable and desirable having regard to the special character of the area.

(vi) Paving, kerbing, boundary walling, fencing and railings will be subject to careful scrutiny, as will all types of street furniture such as lighting standards. Direction and information signs will be carefully located within the area.

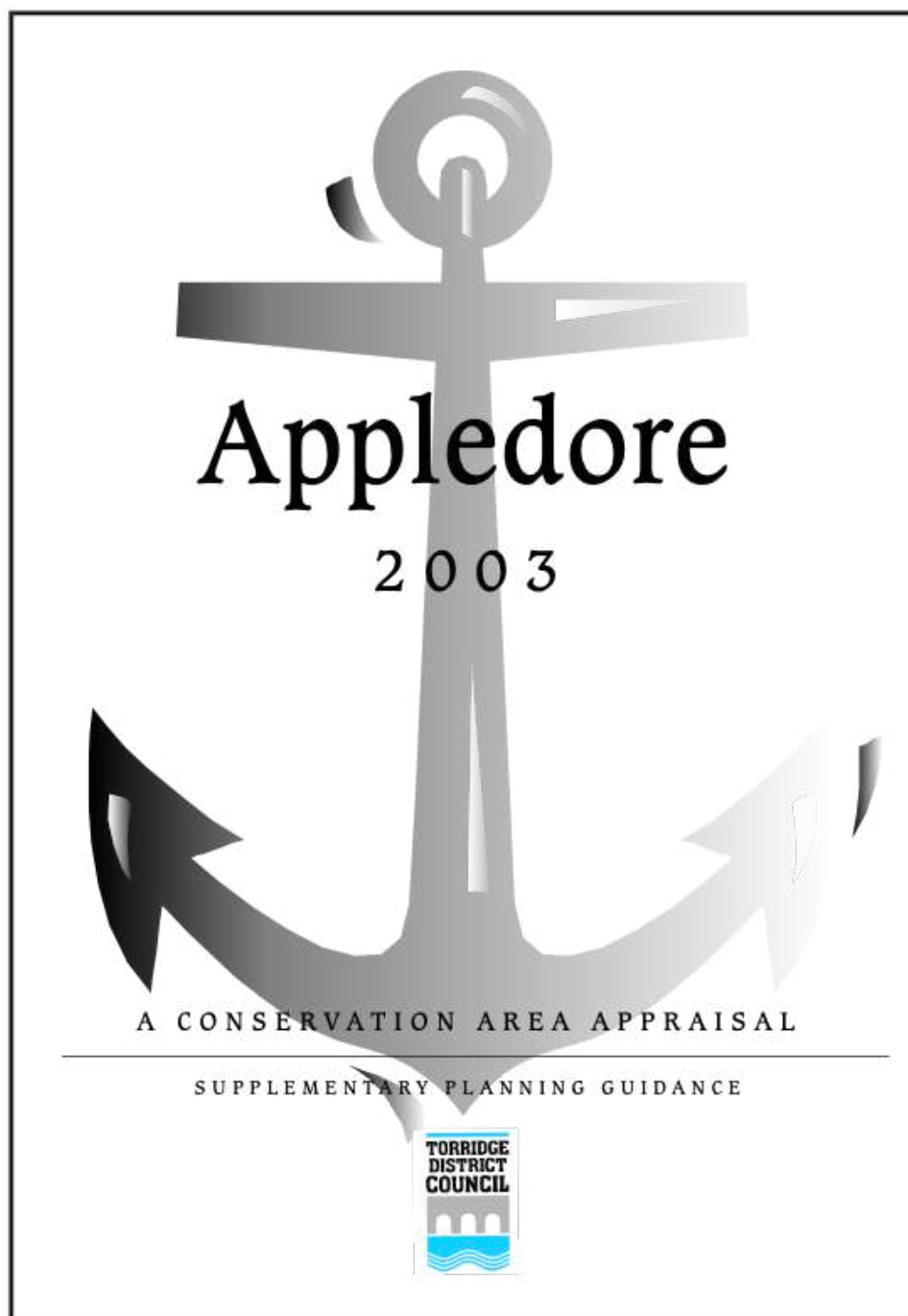
(vii) Proposals for redevelopment or development outside the Conservation Area will require special consideration, especially of proposed building height, if they are on the edge of the area or otherwise affect the character and appearance of the Conservation Area.

(viii) Applications for planning permission by development which, in the opinion of the District Council, will affect the character of the Conservation Area will be advertised in the local press and opportunity given to the public for inspection of the plans. Any representations received will be taken into account when the application is determined.

(ix) The Local Planning Authorities will seek the cooperation of all interested parties and persons, both statutory and voluntary, in achieving as much coordination of conservation effort as possible.



B2 Appledore 2003 a Conservation Area Appraisal Supplementary Planning Guidance, Torridge District Council (2003)



Introduction

Conservation areas were introduced through the Civic Amenities Act in 1967 and designation in Appledore was made by the County Council in 1971 with revisions and additions made in 1984 by Torridge District Council.

Conservation areas are 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance' (Section 69(1)(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990).

Local planning authorities are required to designate conservation areas, to keep them under review, and, if appropriate to designate further areas (Section 69(2)).

Planning & Policy Guidance Note 15, issued jointly by the Secretaries of State for the Environment and National Heritage stresses the need for local planning authorities to make an assessment of the special interest, character and appearance of all conservation areas in their districts.

This Appraisal was approved by the Council's Development and Trading Services Committee on the 21st October 2003. It seeks to define the special interest of Appledore's Conservation Areas.

The Appraisal is based on policies ENV2 and ENV3 of the Torridge District Local Plan Revised Deposit (TDLP), which are quoted at the end of the document.

The Appraisal will be adopted by the District Council as Supplementary Planning Guidance, this will follow the adoption of the TDLP.

The guidance in this document will assist in the application of development plan policies and provide a sound, defensible basis for development control and other decisions.

An authority's reasoning for designating a conservation area, as demonstrated in an appraisal, will be taken into account by the Secretary of State for the Environment in considering planning appeals.

Para 4.5 PPG15



1. Historic and Topographic

Appledore is located on the west bank of the tidal River Torridge at its confluence with the River Taw; jointly they flow NW for 4 kilometres to Bideford Bay. Bideford town and port lies 4 kilometres upstream.

One of its earliest place names was Tawmutha - the mouth of the Taw; its present name is believed to have Celtic origins - a settlement by a pool of water. The town has a long maritime history associated principally with ship building; an industry that remains the dominant employer to the present day.

Whilst Appledore has a long association with the sea there was no formal quay until 1845 when property owners on the eastern side of Market Street joined their garden walls together to form the Market Quay.

In 1939-40 the old quay was doubled in width and in 1997-98 a flood defence scheme was constructed raising the height of the quay by one metre.

Until the mid 19th century the riverbank was crowded with boat builders and ship repair yards; these have all disappeared with the last boatyard being redeveloped for housing in the 1990s. Today shipbuilding is limited to the Appledore Shipbuilders Yard which, when completed in 1970, was the largest covered dry dock in Europe. The yard was constructed following the closure of the Richmond dock (constructed in 1855) a Grade II* building which at its opening had itself the largest dry dock in the Bristol Channel.

The settlement's population in 2001 was 2091.



Appledore Quay, late 19th

2. Conservation Area

The original Appledore Conservation Area was designated in 1971 and consisted of two distinct areas; see Figure 1.

Area 1;

centred around The Quay and included a number of narrow streets running inland.

Area 2;

centred on Irsha Street a lineal conservation area following both sides of the road which in turn follow the shore line of the estuary.



Figure



These areas were amalgamated in 1984 by the inclusion of an area of land centred around St Mary's Church. A further designation at this time included the largely 19th century housing in New Quay Street and New Street; the designated areas measure 13.5 hectares in total. The extent of these areas is shown in Figure 2.

Within the two Conservation Areas there are 108 listed buildings out of a total of 617 buildings, with many included for their group value.

The Statutory List of Buildings of Special Architectural or Historic Interest was published in February 1973. The Department for Culture, Media & Sport has declined the Council's request to re-survey the Parish.

The location of these buildings is shown in Figure 2 and on individual street maps.

In July 1973 an Article 4 Direction was confirmed by the Secretary of State removing the permitted development rights from dwelling houses within the areas designated in 1971.

This Direction remains in force but has not been extended to include the 1984

New Street and New Quay Street Conservation Area which is largely 19th century development quite detached from Appledore's main Conservation Area with the Richmond Dry Dock and associated land forming a buffer between the two. There is little of architectural character in the individual buildings reflected by an almost distinct lack of Statutorily Listed Buildings. However the area is not without its own interest, particularly its historic setting, narrow streets and a continuing tradition with shipbuilding.

It is Council policy to review the boundaries of Conservation Areas that have been designated for a period in excess of 10 years. As part of this appraisal such a review has been undertaken, with the boundaries to both Conservation Areas remaining unchanged.

Figure 2



3. The Built

The Quay (see Map

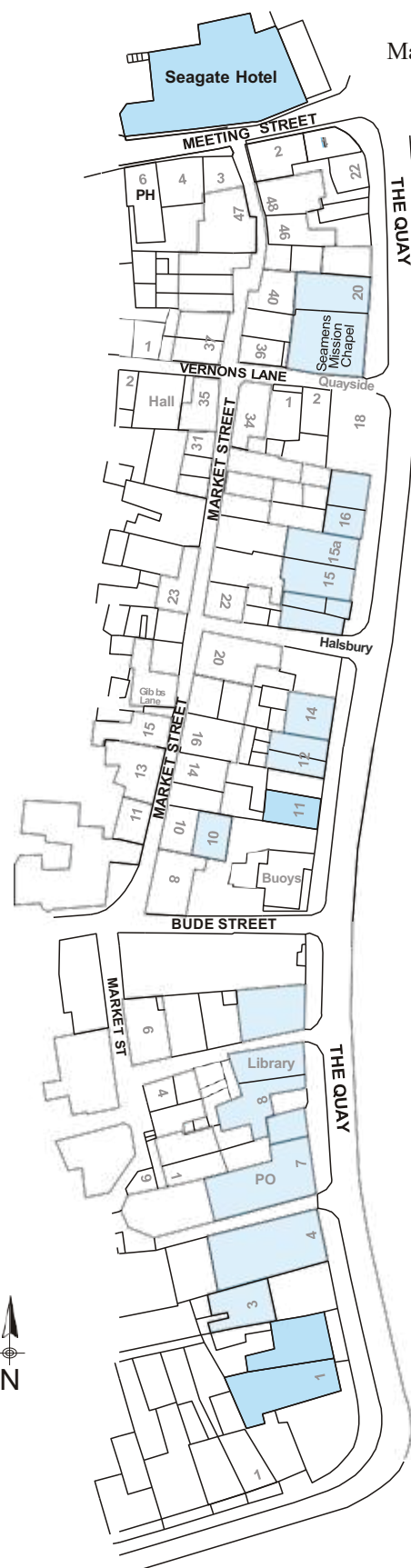
Constructed in 1845 in place of private jetties and extended in 1938-9 and again in 1997-8 the buildings on the Quay, facing Instow across the Torridge, present an informal composition of varying heights and architectural styles united through their painted rendered elevations under slate roofs. Near the centre of The Quay is the former Seaman's Mission Chapel, now The Bethel Chapel, and to the north the mid 19th century Seagate Hotel.

The Quay itself, until 2000, was stone faced. This was removed in 2001 following the failure of stonework to remain mechanically tied to the cast concrete retaining wall that formed the new flood defence wall. Whilst the latest changes to the Quay have affected the close relationship of the Quay buildings to the River Torridge the maritime influence is still all pervading in this area.

The Quay follows a north-south orientation with the principal streets of the town leading off; Bude Street and Meeting Street climbing gently westwards away from the River. More minor streets include Vernons Lane, One End Street, Silver Street and Alpha Place. The principal commercial street, equal in importance to the Quay, is Market Street which runs parallel behind the Quay.



View of Appledore from Instow.



Map 1

© Crown Copyright. Torridge District Council. Licence No: LA079804

LISTED BUILDINGS

Nos 1 - 4, no 7 (Post Office), Ferriwais, No 8, Beechcroft,
Nos 10 - 14, Trinity Bouy Stores, Nos 15, 15A, 16 & 17,
Old Seaman's Mission, 20 and Seagate Hotel.

—

Source: Introduction to Bude Street's Listed Buildings.



All even numbered property on south side of street; i.e; nos 2 - 28.

On the north side of the street No5 has a 19th century shopfront with ogee brackets to the entablature and fluted pilasters to the shopfront whilst No7 has a rectangular look-out lantern with slate-hung sides on the roof. Many of the larger houses are embellished with classical trimmings in the late Georgian tradition. Several of the houses have 5 window fronts with the speciality of variously enriched string courses prominent on Nos2,16 and 24. No33 is particularly notable for having a radial-bar fanlight over the 6 panel door enclosed within a Doric door-case with engaged columns and triglyphs on the upper floor and flanking pilasters.



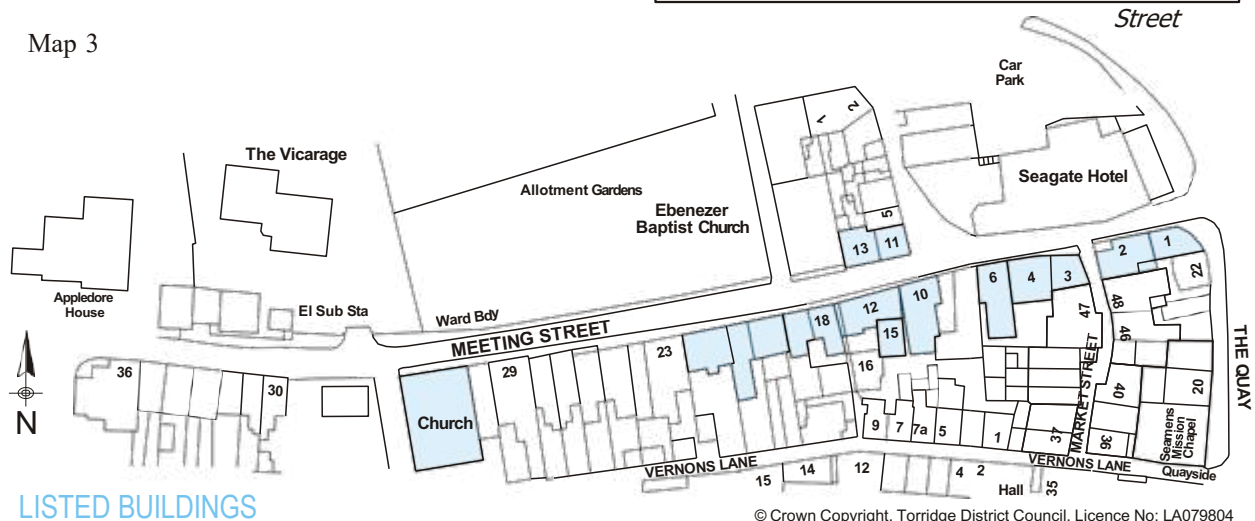
150

Meeting Street (see Map)

Again linking Odun Road with the Quay and containing the Baptist Chapel of 1858 and the former United Reformed Church of 1816, relatively grand with a rendered pedimented front, Doric doorway, rusticated window surrounds and a bell cupola. The south side of the street contains a good group of relatively simple terraced houses, some double fronted, all colour-washed brickwork or painted render, with many simple door canopies but with other canopies grander and Georgian in date and style.



Map 3



LISTED BUILDINGS

Nos 1 - 4 (inclusive)
 No 5 The Champion of Wales Nos
 10 - 13 (inclusive), No 15
 Nos 18 - 22 (inclusive)
 The former Conguegational Chapel. (United
 Reform)



House, Meeting



Former
 Chapel, 151



Colour washed render in Meeting

Marine Parade, leading to Myrtle Street (see

Fronting the Richmond dry dock are a number of houses of considerable townscape character. The two streets were, until the 20th century, linked only by a footpath until comparatively recent widening took place, resulting in the streets providing the main access route to the quay. The streets provide a delightful piece of townscape with houses of differing status in a variety of architectural styles. Myrtle Street faces the site of the creek which was Appledore's earliest quay, subsequently transformed by William Yeo with the construction of the Richmond dry dock, a hundred metres in length. In Myrtle Street itself is Docton House, 16th century, believed to have originated as a monastic hostel, converted into the 17th century mansion of the Docton family.



Myrtle Street

LISTED BUILDINGS

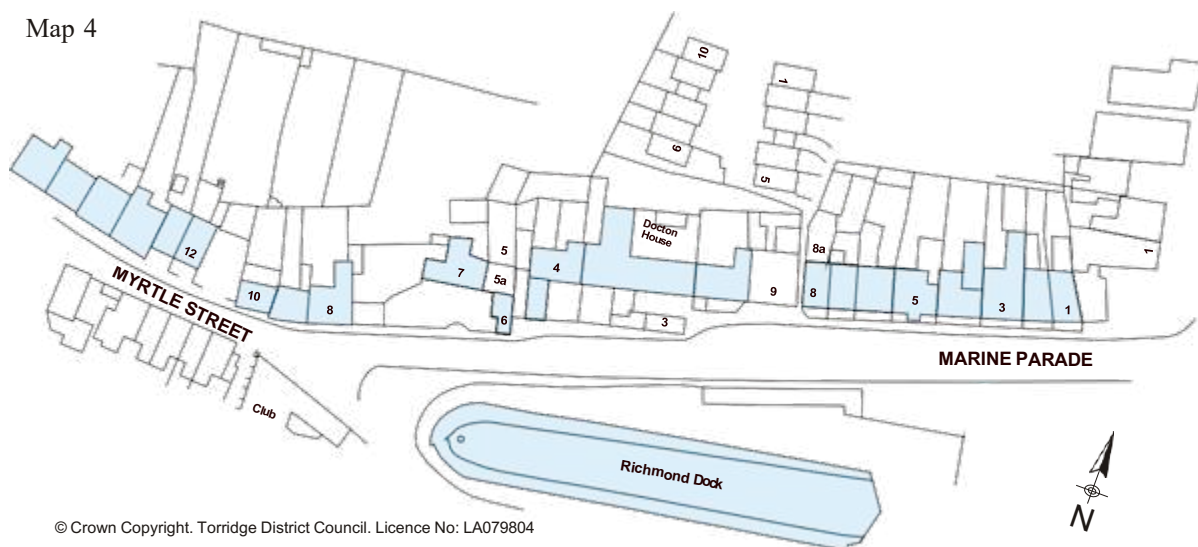
Marine Parade :
(inclusive)

Numbers 1 - 8

Myrtle Street :

Docton House [Grade II*]
Magowrney Cottage Numbers 4,
6 - 17 (inclusive)

Map 4



© Crown Copyright. Torridge District Council. Licence No: LA079804



Marine Parade



16th century Docton House, Grade

Market Street (see Map 5)

A very narrow lane parallel to the Quay with low houses and plenty of unspoilt small 19th century shop windows complementing many architectural details from the 18th century. The Street lacks the homogenous character of Bude Street but makes up for this in other ways, the run of bow windowed fronts in particular, with fluted or reeded

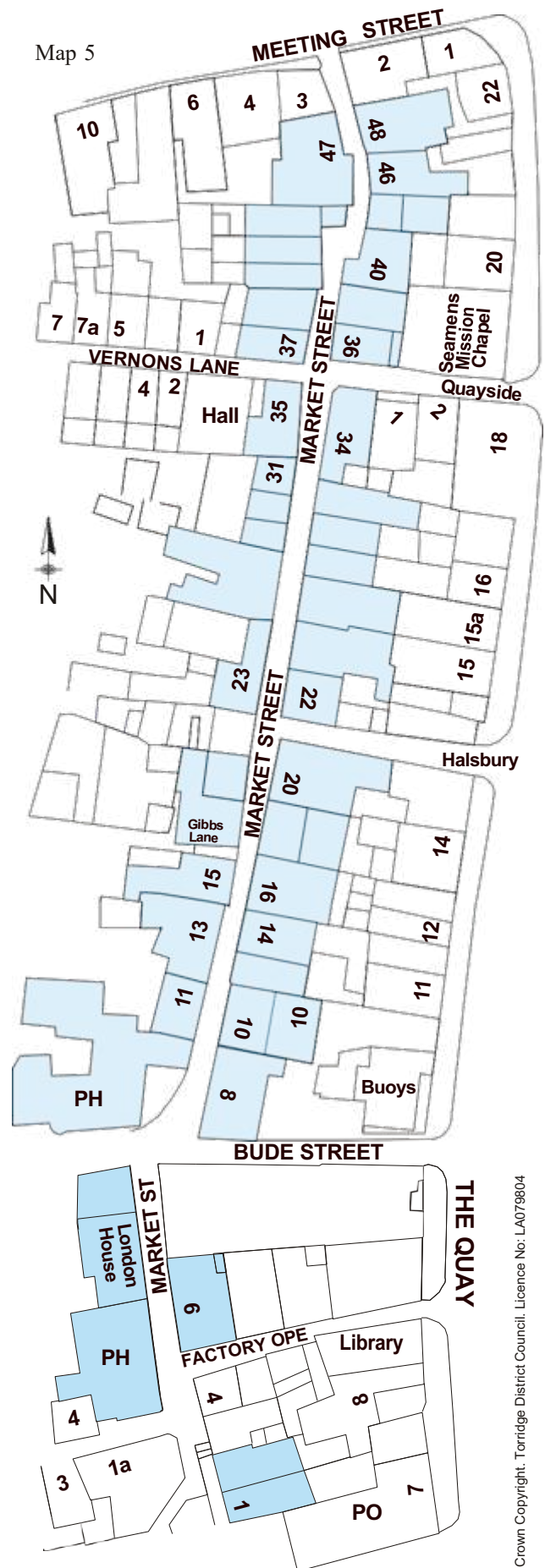
pilasters, are particularly noteworthy.



Market Street: examples of traditional early mid 19th



Remains of gas lamp in Market



LISTED BUILDINGS

Numbers 1, 2, 6, 8, 10 - 48 (evens)

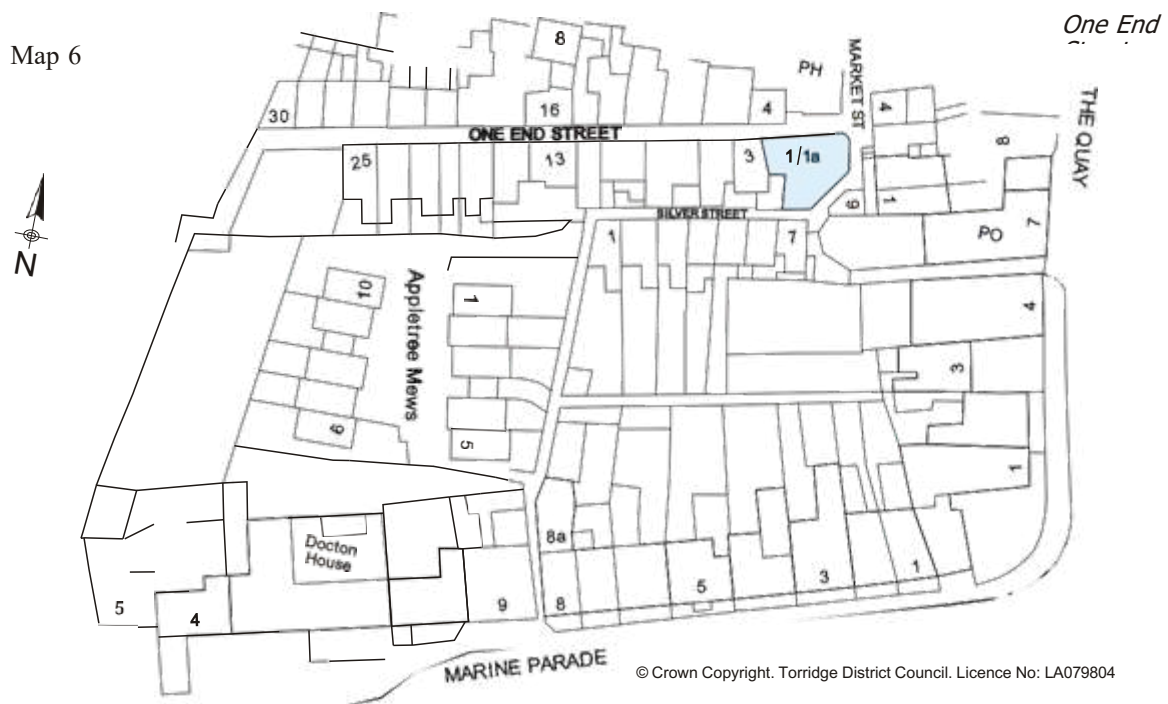
Nos 3 - 19, Nos 23 - 31, Nos 35 - 47 (odds).

One End Street and Silver Street

The houses here were originally of lower social status than those in Bude Street and Marine Parade and therefore they are of less architectural value. However the streets themselves are truly picturesque, very narrow and formerly cobbled, with the elevations all rendered or painted. Silver Street provides a narrow and high walled pedestrian link to Marine Parade. One End Street, as its name implies, goes nowhere.

LISTED BUILDINGS

Nos 1 & 1A One End Street



Throughout the Conservation Area are a number of narrow lanes, or 'Opes' as they are locally known, which provide access to a small number of properties grouped around what appear to be almost private courts. Such lanes and Opes introduce an unexpected sense of delight and mystery throughout the area, adding a further level of architectural, historic and social interest to the place. Similar examples will be described in the Irsha Street section.

One of the characteristic features of the Conservation Area's built environment is the close relationship of buildings to the street; rarely do houses in the town's centre have front gardens and when they do they are minuscule. This gives the Conservation Area a strong identity and a sense of intimacy; this sense of place can rarely be reproduced by design despite the best intentions of architects due partly to the constraints exercised today by Planning and Building Regulations.

Irsha Street (see Map

Map 7

This street is slightly detached from the town's quay/commercial centre by the Churchfield public car park and Parish Church. It is a strongly lineal Conservation Area following the line of the Torridge estuary for over a kilometre. Again the sense of enclosure is emphasised by the intimacy of the relationship of houses to the street. Very largely front doors open to the street with no pavements; vehicles and pedestrians share the same surface; a minor exception being between the area's two public houses where here the street is open to the estuary.

The majority of the terraced housing is 19th century although there are exceptions dating back to the 16th century. The former Rising Sun Inn, No 110 Irsha Street, for example, is known to date from 1664. The Street has many alleys, courtyards and slipways, some leading to the estuary's largely rocky foreshore, which assist in creating a strong sense of place; a place owing its presence and its character to the sea.

Irsha Street's intimate character weakens at its northern end with the late 19th century terrace, Hillcliff, facing a small public open space which in turn borders the estuary. Now the intimacy has gone but not the historical links with the sea. Appledore's Custom House, the very new replacement Lifeboat Station, (there has been a facility on the site since 1825) and slipway are all sited at this point; the Conservation Area's northern extremity.

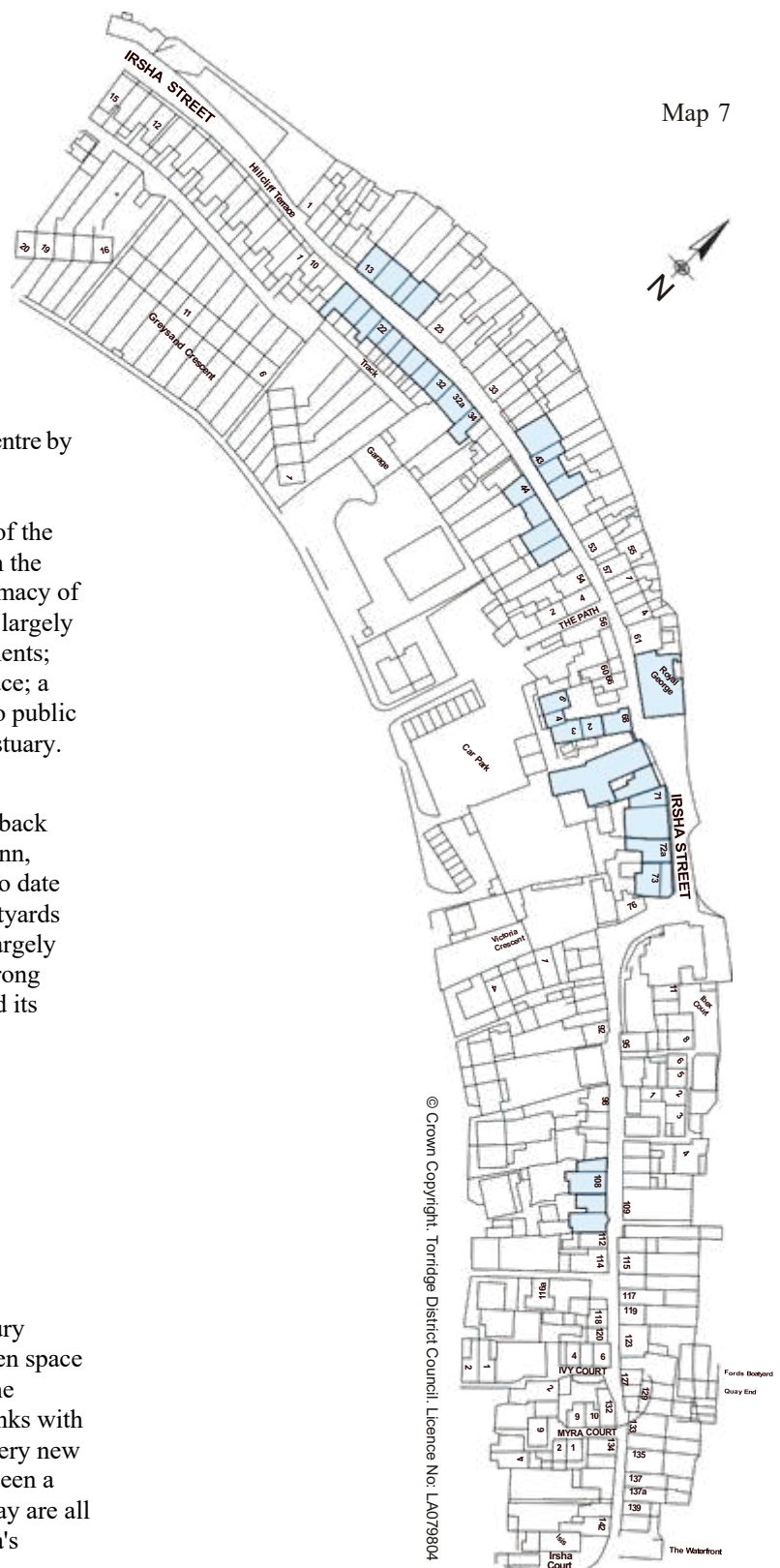
LISTED BUILDINGS

Nos 16 - 34; 44 - 50 (evens)

Nos 2, 3, 4, & 6, [Darracott Court] Nos 68 - 73 (inclusive), Nos 72A

Nos 106, 108, 110 & 110A, Nos 13 - 19 (odds)

Nos 41 - 47 (odds), Royal George Inn.



4. Landscape and

There is little evidence of any formal landscaping within the two Conservation Areas and indeed for an urban area there is an almost complete absence of Tree Preservation Orders. However the controls through Conservation Area legislation provide a measure of protection for those trees that do contribute to the area's character.



Protected trees in Conservation

The relatively open area around the Parish Church is provided with a good backdrop of protected trees, albeit just outside the Conservation Area's western boundary, which help to frame the church and churchyard.

A number of allotments on the northern side of Meeting Street add to this feeling of 'openness' in sharp contrast to the Conservation Areas principal characteristic with its dense urban format.

Within the main Conservation Area are several sizeable burgrave plots, which, whilst largely hidden from the highway, provide a sense of openness when viewed and enjoyed from the back of residential properties.

The landscape setting of the Conservation Areas owe much to their maritime setting; nowhere is far from the sea, the estuary and the historical associations of the area.



Backdrop of mature trees to the Parish

This is especially true when Appledore's Conservation Areas are viewed from the eastern bank of the River Torridge, particularly from Instow Village. From here the Conservation Areas appear to cling to the edge of the estuary, emphasised by the gradual increase in the height of land westwards from The Quay, with the myriad of small streets dominated by their nautical setting.



Localised greenery in One End

5. Building Materials, Ornament, Street Furniture

This appraisal has already drawn attention to a strong vernacular tradition throughout the Conservation Area of rendered and painted elevations under slate roofs. These are the dominant materials which, coupled with the use of double hung timber sliding sash windows, contribute so much to the Conservation Area's unified appearance.

Despite this general uniformity of material there exist many subtle deviations from the norm; examples being found in window detailing, variation in renders, front door canopies and associated fanlights and a quite random variation in the height of buildings. All of these contribute to the local distinctiveness of the place; this in turn lifts the Appledore Conservation Area from the mundane to the very special, deserving of special care and control, to be cherished by future generations.

Photographic evidence from the 19th century shows streets surfaced in stone cobbles with a central granite stone gulley. The large majority of the stone cobble surfaces have long gone, either physically removed or covered in tarmac. On certain streets the central stone gulleys do remain and in some of the more minor lanes, opes and courtyards good examples of cobbles are to be found.

Although there is little external evidence of the use of cob within the Conservation Area sufficient examples do remain to show that this material was used for the construction of boundary walls and dwelling houses.

Of the other great Devon vernacular building material, thatch, only a single



Cob walling, rear of Irsha

example still exists in Irsha Street and the rarity of survival is no doubt due to a combination of the area's estuary location and its very tightly developed urban form. The Irsha Street example also has evidence of cob work.

Roof coverings are most generally of natural slate; Cornish and Welsh prevail; the Welsh being predominantly a blue/black colour.

Chimney stacks are predominantly of a functional brick construction with little embellishment. Occasional stone stacks survive; the visible legacy of older building stock.

Ironwork features are very limited throughout the Conservation Area due to lack of opportunity to enclose spaces in such a traditional manner. Further, the vernacular building styles developed from the 16th century onwards in Appledore did not encompass the use of ironwork as an embellishment.

Rather more characteristic is the use of local stone to provide boundary walling between individual house gardens and to delineate the lanes and opes. Very occasionally boundary walls to the latter were constructed of cob on a stone plinth.

6. Features of Special Importance

The principal character elements in the Appledore Conservation Area can be identified as:

- the Quay
- the dense urban form of largely two and three storey buildings, rendered, painted and roofed in slate.
- the network of narrow streets, largely with pedestrian priority with front doors often opening to the street.
- pedestrian alleys, opes and lanes where good examples remain of cobbled and stone surfaces.
- original panelled doors and double hung timber sash windows.
- cast iron and enamel street nameplates.
- 19th century shop fronts.



Street name

The whole combine with the topography of the place to form an intimate urban space very largely quite untouched by unsympathetic redevelopments or 20th century improvements.

The character elements described above will be guarded from unsympathetic change by the vigorous application of the Article 4 Direction and the Listed Building Legislation.

7. Loss of Character & Intrusion

The very special character of the Conservation Area was recognised soon after the 1971 designation by the establishment of an Article 4 Direction in 1973. This has undoubtedly assisted in preserving the character and appearance of the Conservation Area particularly as the Statutory List of Buildings of Special Architectural or Historic Interest dates from 1973.

The New Quay Street Conservation Area

however had not been designated when the Article 4 Direction was confirmed and a significant number of the houses' traditional timber sash windows have now been replaced with aluminium and UPVC framed windows. No records of specific window materials exist from pre 1984 (the year of designation) but it is evident from local knowledge that many timber windows have been replaced since designation. Out of a total of 66 non listed private dwelling houses 25 have replacement windows on their front elevation and many too have lost their original front door. The cumulative loss of so many traditional features has resulted in a weakening of this Conservation Area's inherent character to the detriment of the area generally.



Replacement windows in New

The flood defence scheme has altered the character of **The Quay** in that the physical relationship between the town and estuary is no longer such a well defined and traditional division, i.e. a working Quay wall topped in places with railings. Whether the introduction of a raised promenade can be counted as a 'loss of character' is open to debate; what is seen as a loss of character however, and an intrusion into the Conservation Area's well defined maritime character, is the removal of the stone facing to the new quay wall, referred to in Section 3 The Built Environment "The Quay". It is the Council's aim to have the stone facing replaced following the refusal of planning permission for its permanent removal in May 2001. The long distance views of the Appledore Quay and the Conservation Area have been detrimentally affected by the removal of the stone facing, introducing an uncharacteristic modern and bright finish to what was historically a traditional stone quay wall that had a patina created by a thousand tides passing across its face. Recent discussions between the Council and consultant engineers on behalf of the Environment Agency give hope that the Quay's face will be recovered in stone in the near future.

In certain parts of Appledore's Conservation Areas, overhead wires and supply poles intrude into the area's character.



Example of supply pole in One End Street

This is particularly the case in **Marine Parade, Myrtle St** and parts of **Irsha St** which would all benefit from supply lines being placed underground. The method of street lighting has changed with the removal of wall mounted lantern lights and replacement with modern bracket lights to the detriment of the Conservation Area's character and appearance. Wherever possible, either wall mounted traditional lanterns or pole mounted lanterns should be used.

A characteristic and traditional method of displaying street names throughout Appledore was by fixing cast iron street name plates to the side or end elevations of houses. Replacement street signs are now frequently of pressed steel or some other alternative non-traditional material, mounted on a pair of grey painted steel poles. The loss of traditional street name



Inappropriate design of

plates should be halted, the best repaired and retained and a scheme introduced for the reinstatement of cast nameplates.

Reference has been made to the number of good quality 19th century and early 20th century shop fronts throughout Appledore's commercial area. Sadly, from a retail viewpoint, many of the shops have ceased trading and their use has reverted to residential. If a redundant shop is listed the shop front in most cases should be retained in any subsequent change of use.

The retention of naturally paved and cobbled surfaces can make a significant contribution to an area's character; the removal of granite central drainage gulleys and the loss of cobbled surfaces through the application of bitmac in many of Appledore's streets, lanes and passageways has to be deplored. Those that remain are important both architecturally and historically and warrant retention.

8. Summary

Appledore's main Conservation Area is outstanding whilst the New Quay Street Conservation Area is worthy of continued preservation and enhancement; the whole combine to form a small town of particular quality and character that is greatly appreciated by residents and visitors.

The popularity of England's coastal towns and resorts can be partly judged by the number of second homes that an area supports. Within the Appledore Conservation Area there is a growing number of holiday homes particularly in Irsha Street. One result of a continuing increase in the overall number of second homes is a reduction in the level of commercial activity at certain times of year. Several of the town's small shops closed in the period 1996 - 2001 and a continuing decline may be expected if the trend for second homes continues.

The Conservation Area's distinctiveness comes from more than just its architectural appearance; the physical activities that take place in Appledore also contribute to the area's special character. The loss of shopping activity is having a detrimental affect on the character and appearance of the Conservation Area through a reduction in the hustle and bustle associated with a vibrant commercial centre and the closure of long established businesses. It is therefore important that planning controls limit the number of historic shop fronts that are removed following a change of use to residential; the longterm retention of a shop front will permit eventual re-use for retail purposes, as and when the need arises, thereby assisting in preserving and enhancing the area's character.

Despite the success of the Article 4 Direction in limiting inappropriate changes to unlisted dwelling houses there has been a small number of losses

in previous years of traditional timber windows and panel doors. The Council will continue to resist inappropriate change and will vigorously apply the Article 4 Direction believing that such changes ultimately result in a diminution of the Conservation Area's character. Subsequent appeals to the Secretary of State following a refusal of planning permission for replacement windows have all been dismissed.

The Council has recently observed an increase in the desire to extend houses in both Conservation Areas. Whilst there is no wish to stop home owners from increasing their domestic floor space, poorly designed and inappropriate extensions do have a detrimental affect on an area's character and will be resisted. In particular, dormer windows on certain terraces introduce a discordant feature, often out of scale with a terrace's vernacular style and in such cases will be resisted.



Style in Bude



...and in Irsha

The future of Appledore looks certain to be buoyant despite the reservations expressed above. This Appraisal has attempted to highlight the contribution the Conservation Areas have made on the area's cultural inheritance and economic well-being. In Appledore's case it is vital that rational and consistent judgements continue to be made thereby preserving the special qualities and local distinctiveness of the place.

CONSERVATION

Policy ENV3 of the Torridge District Local Plan Revised Deposit, ‘Development affecting Conservation Areas’ states

- (1) Development within a Conservation Area, or affecting its setting or views into or out of the area, will be permissible where:
 - (a) it preserves or enhances the special character or appearance of the Conservation Area; and
 - (b) important features are retained and enhancements are incorporated where agreed; and
 - (c) it does not involve demolition of important buildings or structures unless it is demonstrated clearly that they cannot be preserved intact and that there is no scope for beneficial use.
- (2) Development involving demolition within a Conservation Area will be permitted only where appropriate redevelopment proposals have been agreed and implementation secured within an agreed timescale.

Policy ENV2 of the Torridge District Local Plan Revised Deposit, ‘Development affecting Historic Buildings and Structures’ states

- (1) Development affecting a Listed Building or its setting will be permissible provided that the character and appearance of the Listed Building, its setting and any features of special architectural or historic interest are preserved or enhanced.
- (2) Development affecting a building of local importance will be permissible provided that the general architectural or historic character will not be harmed and the removal of features which contribute to the character, appearance and architectural or historic interest will be avoided.

Article 4 Direction

The 1973 Direction removes the permitted development rights from dwelling houses as specified in Classes I.1 and II.1 and the First Schedule to the Town and Country Planning General Development Order 1973 in Areas 1 & 2 of Fig. 1

Contact

David Tucker, Conservation Officer
E-mail: david.tucker@torridge.gov.uk
Telephone [01237] 428709

Torridge District Council
Riverbank House, Bideford
N. Devon. EX39 2QG
Telephone (01237) 428700



www.torridge.gov.uk/appledoreappraisal

