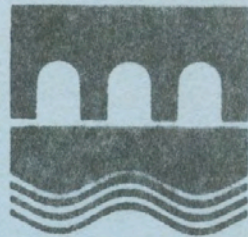


**TORRIDGE
DISTRICT
COUNCIL**



**BIDEFORD
DISTRICT LOCAL PLAN**



WESTWARD HO!

DRAFT REVIEW OF PLANNING POLICIES



CHIEF PLANNING & TECHNICAL OFFICER

Planning & Technical Services Department

20 Allhalland Street

BIDEFORD

Devon

1. INTRODUCTION

- 1.1 Since the approval of the Bideford District Local Plan in January 1984 a number of issues have arisen which indicate the need for a review of the policies of the Local Plan as they relate to the holiday resort of Westward Ho! Provision for such a review is set out in the Local Plan; in particular, paragraph 9.2.2. sets out the main areas of change which may necessitate alterations to the Plan, and paragraph 9.3.1. indicates the process by which a review shall be carried out.
- 1.2 On the basis of these provisions it is considered that the subject of this review is of a relatively minor nature and any revisions will be treated as non-statutory amendments to the Plan on the completion of an appropriate public consultation programme.
- 1.3 The extent of the study area is indicated on Appraisal Maps 1 and 2; as can be seen, it relates to the holiday resort of Westward Ho!

2. ISSUES

- 2.1 It is considered that a number of issues have arisen which necessitate this review and require specific policies and action. In general the main areas of change include decisions relating to major items of infrastructure, such as the Bideford By-Pass, modifications to the County Structure Plan (First Alteration) which clearly identifies Westward Ho! as a holiday resort and physical changes within the study area. In this context it is felt that there is a general need to encourage the development of the resort, in terms of the range of facilities available, and to improve its appearance, thereby protecting and enhancing its role as the primary holiday resort of the area.
- 2.2 In order to achieve this overall objective, a number of specific issues have been identified. Such issues are considered to be the most pressing and thus require consideration at the earliest opportunity.
- 2.3 The issues are as follows:
- (1) The provision of additional pitches for touring caravans (such a need was considered by the document "Touring Caravans in Westward Ho!" - 1986);
 - (2) The provision of sites for all-weather tourist facilities;
 - (3) The need to up-grade the appearance and character of the resort centre and its edges;
 - (4) The effect of the sewage embargo on development;
 - (5) The need to encourage the development of vacant and under-used sites;
 - (6) The need to preserve and where possible to enhance the amenities of residents of the area;
 - (7) To encourage retail and other commercial development in the resort centre.

3. EXISTING POLICIES

- 3.1 The study area is the subject of a number of proposals set out in the Bideford District Local Plan. Such policies are both general and specific in their relevance to the area.

3.2 Such general policies include:

- Policies 149 and 150 - Embargo on development and uses of septic and private treatment plants
- Policy 50 - Development boundary (residential development)
- Policies 151 and 152 - Concentrate major holiday developments in Westward Ho! and oppose use of holiday development sites for further caravan sites
- Policies 174, 176 and 177 - Protect areas of woodland, others areas of nature conservation value and sites of special scientific interest

3.3 In addition specific proposals were made as follows:

- Measure 27 - Allocation of land at Bay View Road for housing
- Measure 153 - Allocation of land at Pebbleridge Road for holiday development (wet weather facilities for example)
- Measure 155 - Allocation of land north of Commons Farms for holiday development
- Measures 75, 79 and 79b - Road improvements to Golf Links Road, Beach Road/Atlantic Way and Cornborough Road

4.0 APPRAISAL

4.1 In order to identify the issues involved in the study area, and to assess the potential for change and enhancement, an appraisal of the area has been carried out using the following elements:

- (1) Existing land uses;
- (2) Existing physical and policy constraints; eg: features such as cliffs, woodlands, areas of special nature conservation value;
- (3) Identification of sites and buildings which are considered to be in need of enhancement;
- (4) Identification of sites which are considered to have potential for development;
- (5) Significant planning application decisions.

4.2 The results of this appraisal are indicated on Appraisal Maps 1 and 2 attached to this document. As can be seen, the northern boundary of the study area is formed by the coastline and Northam Burrows, whilst the southern boundary is defined by well-wooded cliffs, all of which are areas of special nature conservation. The western boundary is formed by the junction of the cliffs and the coastline. To the east, the boundary of the study area is less well-defined. However, as the Appraisal Maps clearly indicate, there is a clear separation of tourist facilities and residential development (Richmond Park) south of Golf Links Road. To the north of Golf Links Road there does exist an outstanding planning permission for a holiday village on the site of the former Atlanta Hotel adjoining the Royal North Devon Golf Club.

4.3 Existing tourist facilities, largely holiday accommodation with, in some instances, on-site entertainment facilities, are predominantly located on the eastern and western edges of the central area of Westward Ho! Such facilities are also located on the ridge above the resort, off Cornborough Road, to the south of the resort centre.

4.4 Within the central area, the appraisal has identified a number of sites which are vacant or under used and which are in need of enhancement, as follows:

- Sites 1 and 2 - Junction of Bath Road and Nelson Road
- Site 3 - Bath Road (adj. Bath House)
- Site 4 - Youngaton Road
- Site 5 - Rear of Springfield Terrace, Golf Links Road
- Site 6 - Adj. Cricket Ground, Golf Links Road
- Site 7 - Pebble Ridge
- Site 13 - Land to rear of Golf Links Road

4.5 In addition, there are a number of properties which are in need of repair and/or repainting, which, if unattended to, will deteriorate further and worsen the existing rather run-down appearance of the central area of the resort.

4.6 Finally, there are a number of Council-owned facilities within the resort centre which are in need of enhancement. In particular, a childrens play area forms part of Site 5 and a car park forms part of Site 6. In addition, facilities such as the Cricket Ground and tennis courts, located off Golf Links Road, the recreation grounds located off Avon Lane and Youngaton Road, require enhancement, as does the car park located off Youngaton Road. The appearance of such sites would be greatly improved by landscaping, and, where appropriate, re-surfacing and general maintenance of boundary fences, etc.

4.7 Other sites, beyond the resort centre, which have been identified as in need of enhancement, are as follows:

- Site 8 - Golf Links Road (adj. Surf Bay Caravan Park)
- Site 9 - Stanwell Hill (range of stone buildings)
- Site 10 - Seafield House, Merley Road
- Site 11 & 12 - Former holiday centres off Cornborough Road

4.8 It is considered that such sites all represent potential for future development either by redevelopment or conversion, thereby bringing into use sites which otherwise are detrimental to the character of the resort.

5. POLICIES

5.1 This study has identified a number of issues which affect Westward Ho! These are set out in paragraph 2.3 of this document. The purpose of this review is to produce policies which will address such issues, and which will supplement the existing policies of the Bideford District Local Plan, as they affect the resort. Its purpose is not to replace the Local Plan but to up-date and supplement existing policies.

5.2 In this context, the Review of Planning Policies in Westward Ho! has six specific aims:

- (1) To promote development ... to encourage the development of potential sites and the re-use of obsolescent areas.
- (2) To guide the form of development ... to supplement existing policies with current, comprehensive policies which amplify and apply the County Structure Plan and provide a detailed basis for development control decisions in the determination of planning applications.

- (3) To encourage the environment ... to enhance the environment by way of setting out policies to improve or to conserve the appearance of land and buildings.
- (4) To encourage voluntary participation ... to encourage businesses, individuals and voluntary groups to become actively involved in enhancement schemes.
- (5) To find solutions to problems ... to put forward ways and means of improving the function and environment of Westward Ho! by solving problems identified in the appraisal of the study area.
- (6) To provide a forum for ideas ... to put forward new ideas which may improve the functioning or environment of Westward Ho! for comment by the public, societies, organisations and other authorities.

5.3 In pursuing such aims, regard must be had of the financial and other resources likely to be available for carrying out the policies contained in the Review and in the Bideford District Local Plan. Such resources fall into four broad groups of resources, as follows:

- (1) Legal Powers ... Chiefly Planning Act powers of the District Council and Highways Act powers of the County Council.
- (2) Public Spending ... Capital and revenue expenditure incurred by both District and County Councils on schemes and services which are their sole or dual responsibility.
- (3) Private Sector Investment ... Capital and Revenue expenditure on the development of sites and buildings and the operations of businesses.
- (4) Voluntary Participation ... Organisational and financial assistance from voluntary groups and the business community.

5.4 Policy WH1 - The existing policies of the Bideford District Local Plan, as they relate to the study area are endorsed and shall continue to be pursued.

5.5 Policy WH2 - Encouragement will be given to the development of Westward Ho! as a major holiday resort. In particular, holiday development will continue to be encouraged on those sites identified in the Bideford District Local Plan (Measures 153 and 155) and the following additional sites:

- (1) Land at the junction of Bath Road and Nelson Road
- (2) Land to rear of Springfield Terrace, Golf Links Road
- (3) Land adjacent to Cricket Ground, Golf Links Road
- (4) Land adjacent Pebbleridge Hotel
- (5) Former holiday centres off Cornborough Road
- (6) Land to rear of Golf Links Road

(It is envisaged that such sites be developed for all-weather holiday facilities or for holiday accommodation; as an alternative residential development of Site (1) would be acceptable and the partial residential development of Site (5) would be acceptable subject to proof by the Developer that the Site is not viable without it.

5.6 Policy WH3 - Encouragement will be given to the upgrading of existing properties within the resort centre, as defined on the proposals map, by means of a grant scheme to be operated by the Council.

REVIEW OF

(Such a grant scheme would be the subject of detailed consideration by the Council and would operate on a similar basis to the existing grants scheme operated by the Council) - Encouragement will be given, through the development control process and by negotiation with landowners, to secure the enhancement of untidy, derelict or vacant sites throughout the study area.

5.7 Policy WH4

5.8 Policy WH5

- A site of 10.2 acres shall be allocated as a touring caravan site adjoining the Surf Bay Caravan Park, Golf Links Road (The development of this site shall be the subject of a detailed development brief).

5.9 Policy WH6

- Additional retailing and commercial developments shall be encouraged to locate within the resort centre as defined on the proposals map.

5.10 Policy WH7

- Encouragement will be given to the conversion of the range of stone buildings on Stanwell Hill and Seafield House to tourist/holiday facilities or residential accommodation. Similar encouragement will be given to the re-use of other vacant buildings within the study area. Such encouragement will be subject to the existing development control policies of the Council

5.11 Policy WH8

- A site of 4.1 acres be allocated for the provision of an extended putting course on land adjoining Seafield House, together with the provision of car parking facilities as appropriate.

DAP/LOCAL PLANS SECTION,
APRIL 1987

PROPOSALS MAP NOTATION



SITES.

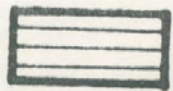


RESORT CENTRE BOUNDARY.

MAPS AT A SCALE OF 1:2500

NOV. 1987

REVIEW OF PLANNING POLICIES FOR WESTWARD HO! APPRAISAL MAP NOTATION

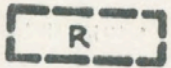


SITES.

- T • TOURIST FACILITIES
- CP • CAR PARK
- SF • SPORTS FACILITIES
- Rec • RECREATION



SITE WITH PLANNING PERMISSION.



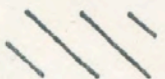
SIGNIFICANT PLANNING REFUSAL.



MAIN SHOPPING FRONTAGES.



ENHANCEMENT AREA.

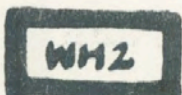


LANDSCAPE POLICY AREAS.



STUDY AREA.

PROPOSALS MAP NOTATION



SITES.

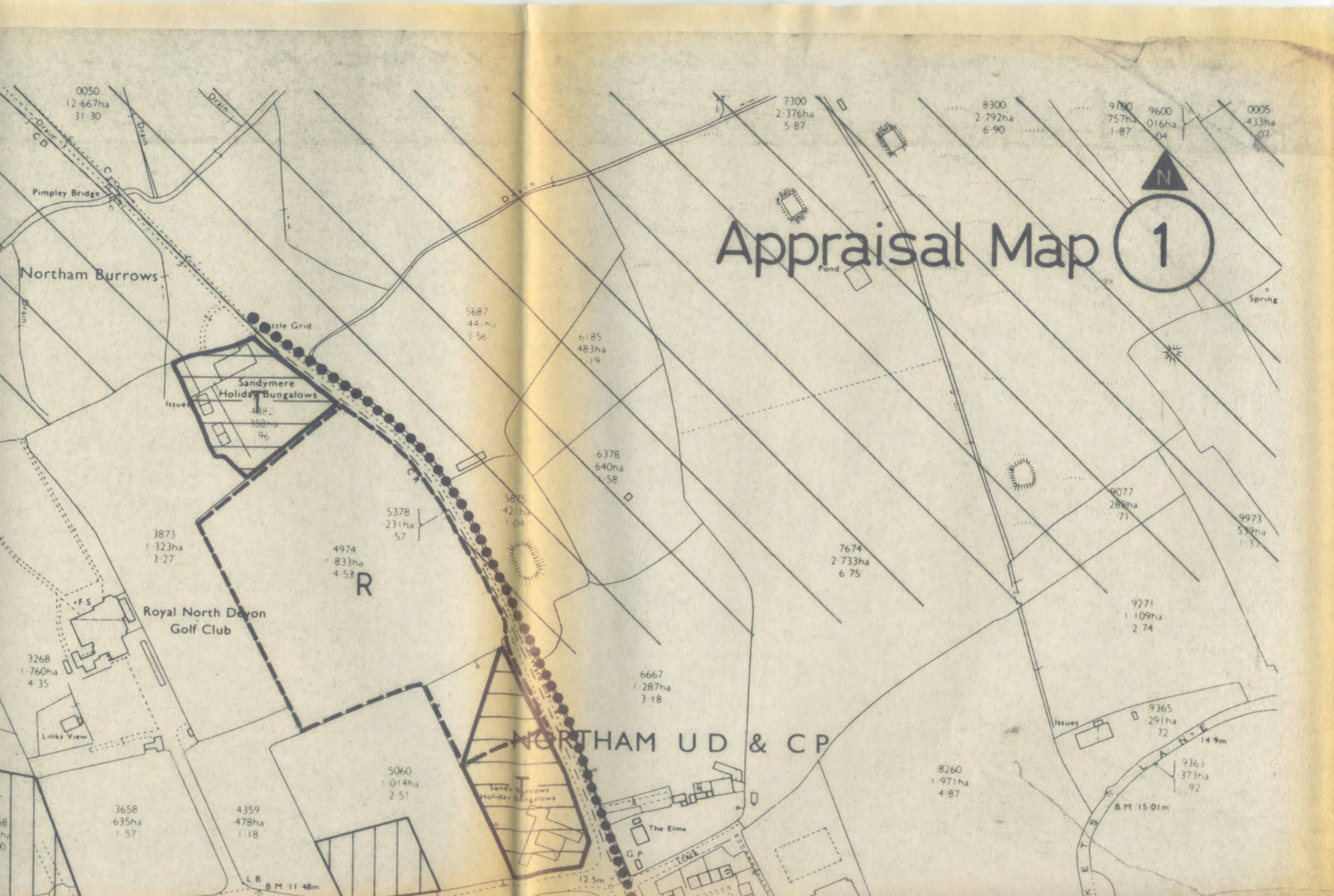


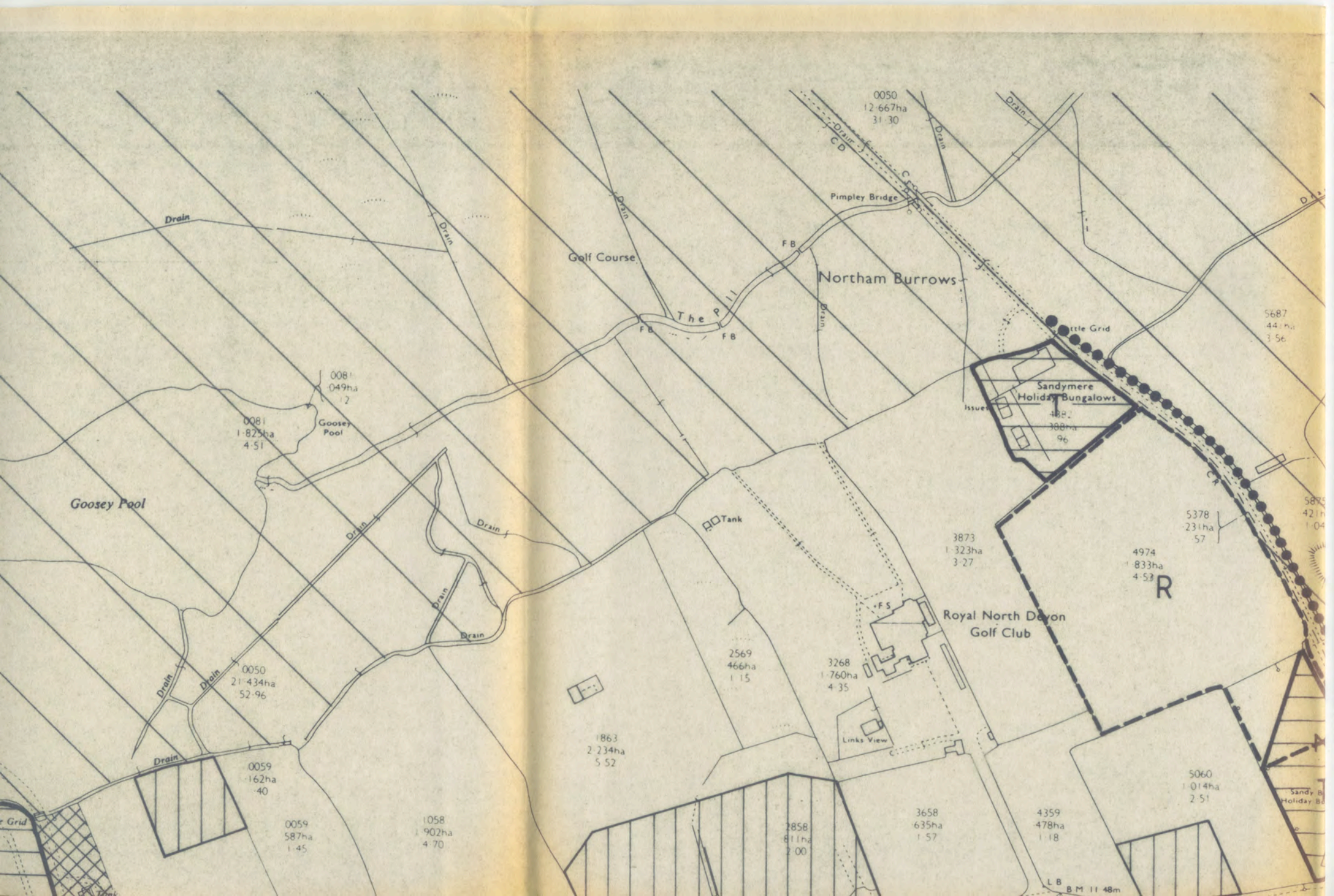
RESORT CENTRE BOUNDARY.

MAPS AT A SCALE OF 1:2500.

NHH. March 87.

Appraisal Map 1





0050
12.667ha
31.30

Golf Course

Northam Burrows

Sandymere
Holiday Bungalows

Royal North Devon
Golf Club

Goosey Pool

0081
0.49ha
12

0081
1.825ha
4.51

Goosey Pool

00Tank

3873
1.323ha
3.27

4974
1.833ha
4.53

R

2569
466ha
1.15

3268
1.760ha
4.35

Links View

1863
2.234ha
5.52

0050
21.434ha
52.96

0059
1.62ha
4.0

0059
587ha
1.45

1058
1.902ha
4.70

2858
811ha
2.00

3658
635ha
1.57

4359
478ha
1.18

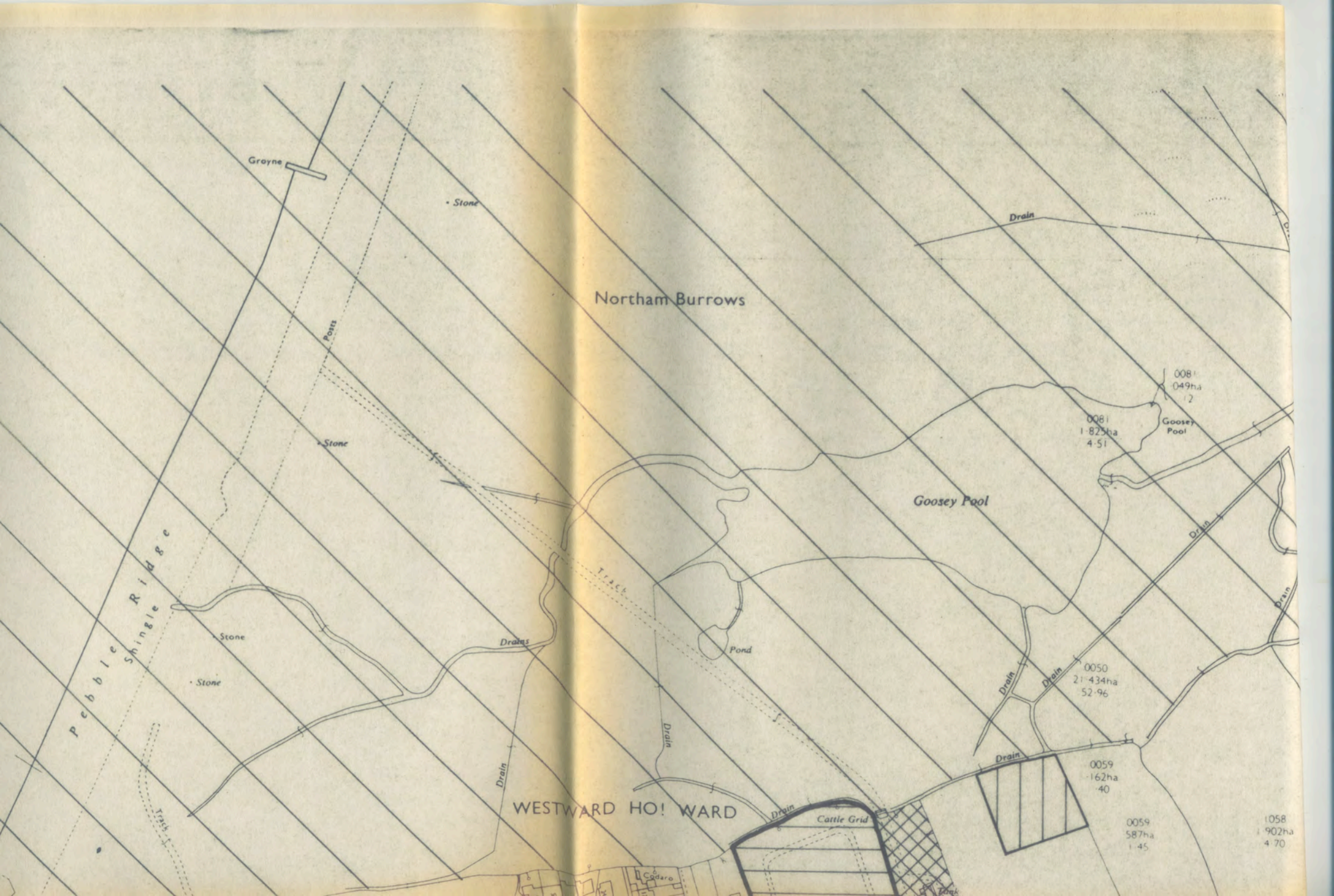
5060
1.014ha
2.51

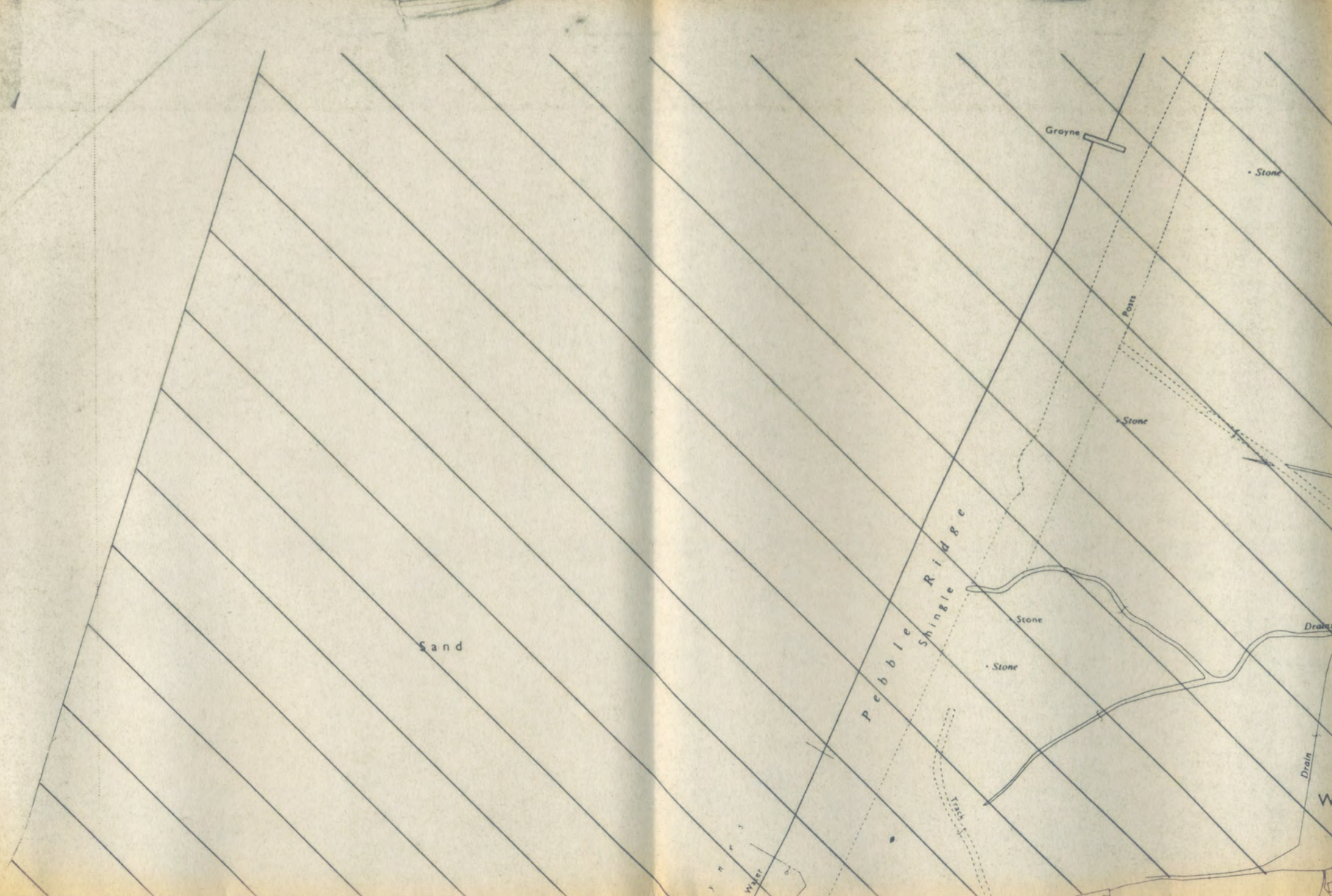
5687
44ha
3.56

5875
421ha
1.04

Sandy B
Holiday B

LB B.M. 11.48m





Sand

Pebble
Shingle
Ridge

Groyne

Post

• Stone

• Stone

Stone

• Stone

Drains

Drain

WES

Weyer

Track

74R
43.30ha
07

5847
81.3ha
4.48



1000

OUNGTON ROAD

BM 26 62m



Surf Bay
Caravan Park

0048
307ha
323
0648
98ha
49

2551
470ha
1-16

3547
906ha
2-24

2844
497ha
3-70

3227
744ha
4-7

2716
360ha
89

B.M.
27 64m

B.M.
24 17m

B.M.
27 51m

B.M.
26 8m

6.7m

B.M.
7 50m

7.9m

7.6m

BEACH ROAD

SWANNSWOOD GARDENS

ATLANTIC WAY

Westward Ho!

Sunny View
Caravan Site

Holiday Camp

Torville Holiday Camp

Commons Farm

Underborough

Tanporte

Padding Pool

Tank

The White House

Westernlea

Shelter

The Pines

El Sub Sta

Arifa House

Coral Gables

Oldfield

Wyncombe

Radcroft

Rathgar

Sandsend

Broughton

Heathfield

Santhia

Boughland

Furston

Rotherdene

Sylvan Tor

Haran

Devoni

North Cottage

Sunset

Truck

Truck

Truck

Truck

Truck

Truck

Truck

Truck



2551
470ha
1-16

3547
906ha
2-24

2844
497ha
3-70

4034
904ha
2-45

4534
42ha
04

4735
384ha
05

3227
744ha
4-7

2425
223ha
2-29

2716
360ha
89

B.M. 41.92m

7725
64.073ha
158.34

B.M. 42.97m

B.M. 32.23m

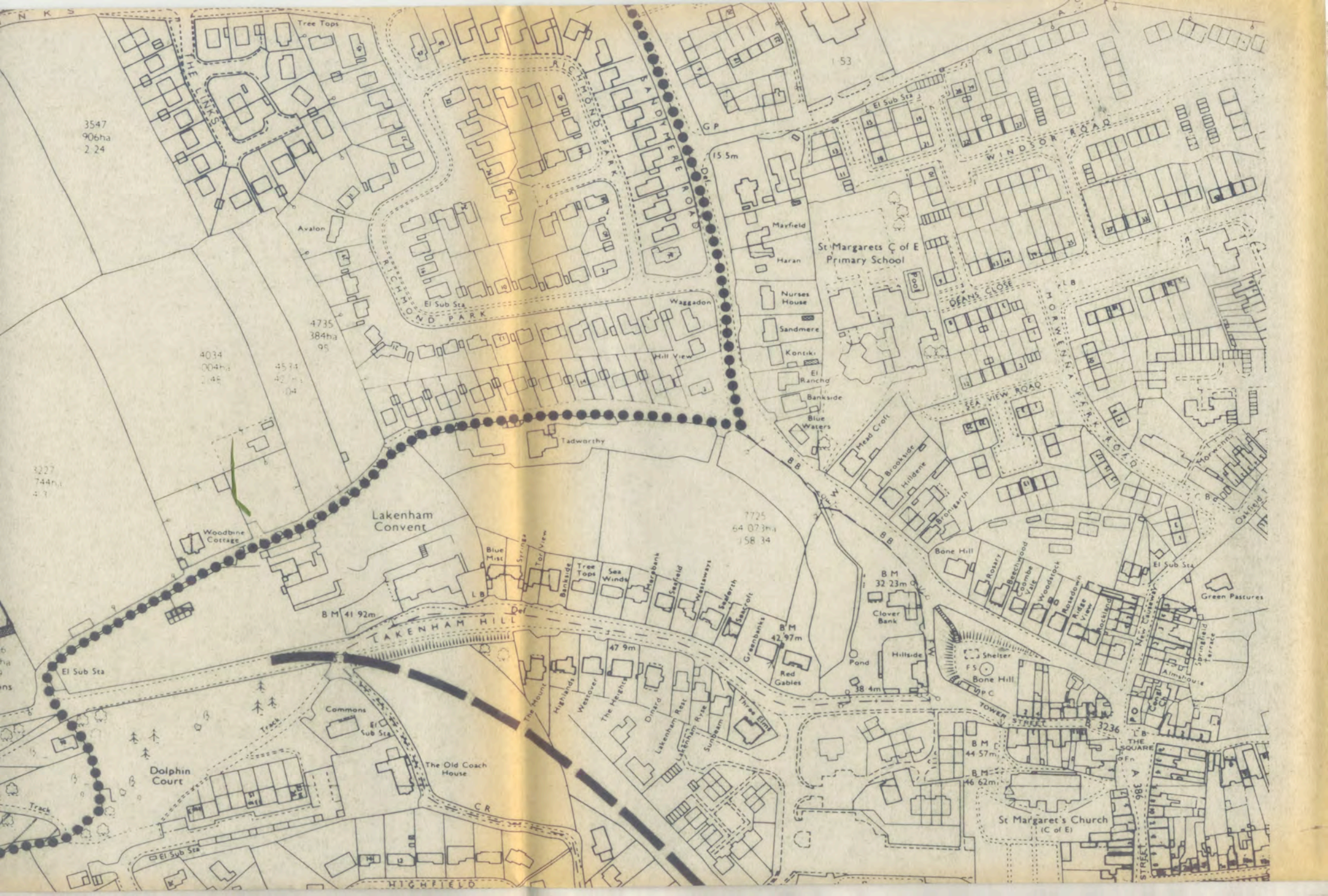
B.M. 27.64m

47.9m

B.M. 44.57m

B.M. 46.62m

38.4m



3547
906ha
2.24

4735
384ha
95

4034
004ha
2.45

3227
744ha
4.7

Lakenham Convent

St Margaret's C of E Primary School

LAKENHAM HILL

St Margaret's Church (C of E)

B.M. 41.92m

7725
64 073ha
158.34

B.M. 32.23m

B.M. 42.97m

B.M. 44.57m

B.M. 46.62m

B.M. 32.36

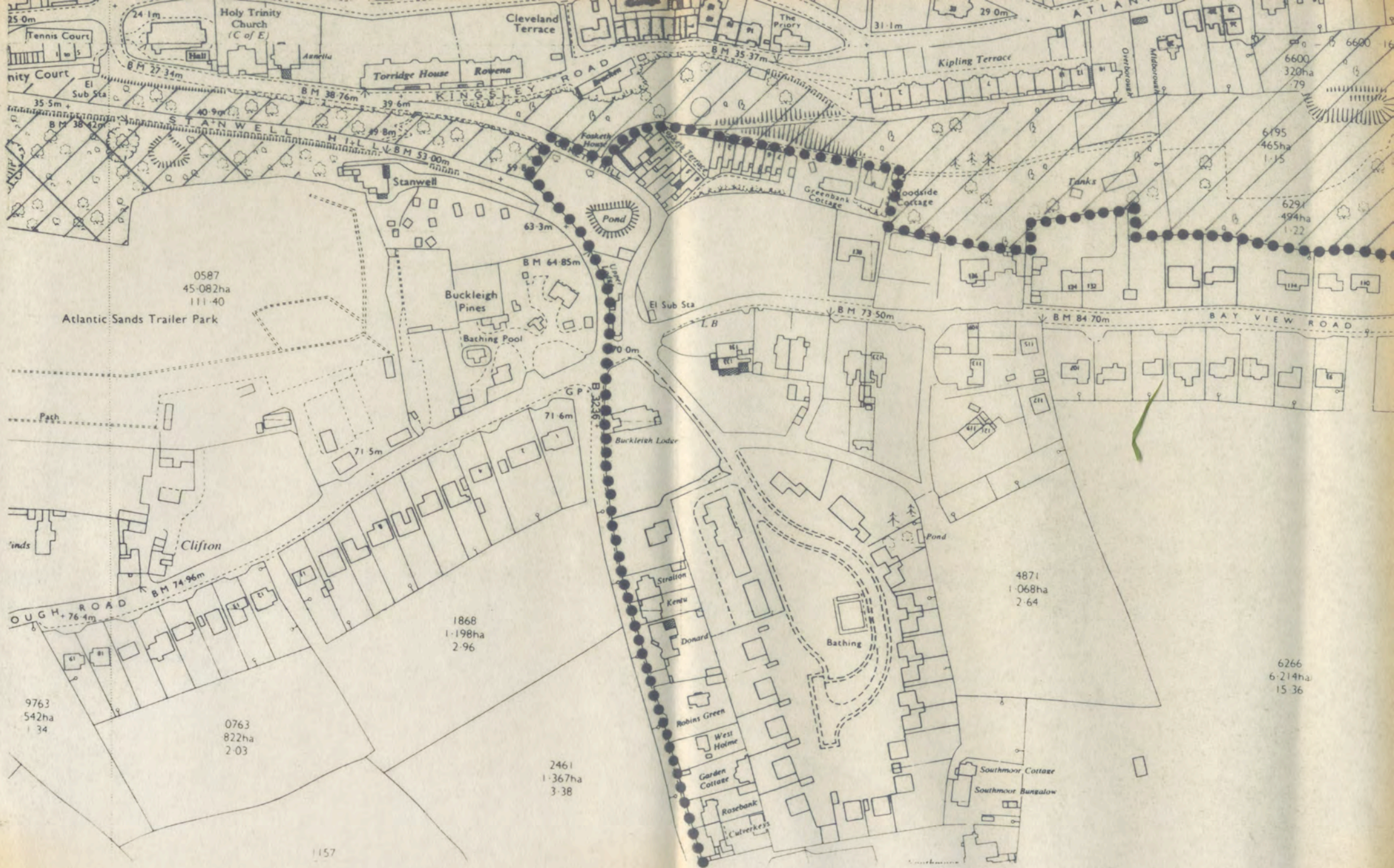
47.9m

38.4m

15.5m

38.4m







7500
129ha
37

7900
518ha
1-28

8500
109ha
27

0004
304ha
75

0004
312ha
77

0004
466ha
1-20

0004
75

1300
595ha
1-7

1300
53

7781
129ha
32

7972
2-285ha
5-65

0075
174ha
43

0073
5-31

2373
4-80

0065
2-517ha
6-22

0064
7-35

10.91m R.H.
Dell

Reservoir
(covered)

8 M 97-71m
98-1m

Stoneleigh

Fairlea
Old Peoples Home

Issues

CENTURY DRIVE

LUNDY VIEW

El Sub Sta

El Sub Sta

CR

I H

B A Y

NORTHAM WESTERLY BYPASS
COMPLETED SUMMER 1985

Northam
Public Library



Vicarage
B.M. 178.58
T.C.B.

Public Library

B. 3236 LENARD ROAD

Ward Bds

Church Hall

Shelter

Surgery

196

Wavflett

Chambord

Appletree Cottage

Heathfield

B.M. 205.99

Chope Barton

Downderris

The Little House

El Sub

Highfield Manor

El Sub Sta

El Sub Sta

El Sub Sta

BAY VIEW ROAD

FAIRLEA CRESCENT

GREEN GARDENS

Fairlea

Old Peoples Home

B.M. 222.89

Cluden House

Cluden Lodge

Rockley

Carrig

The Warren

ODON HILL

Acorns

St. Marys

Primrose

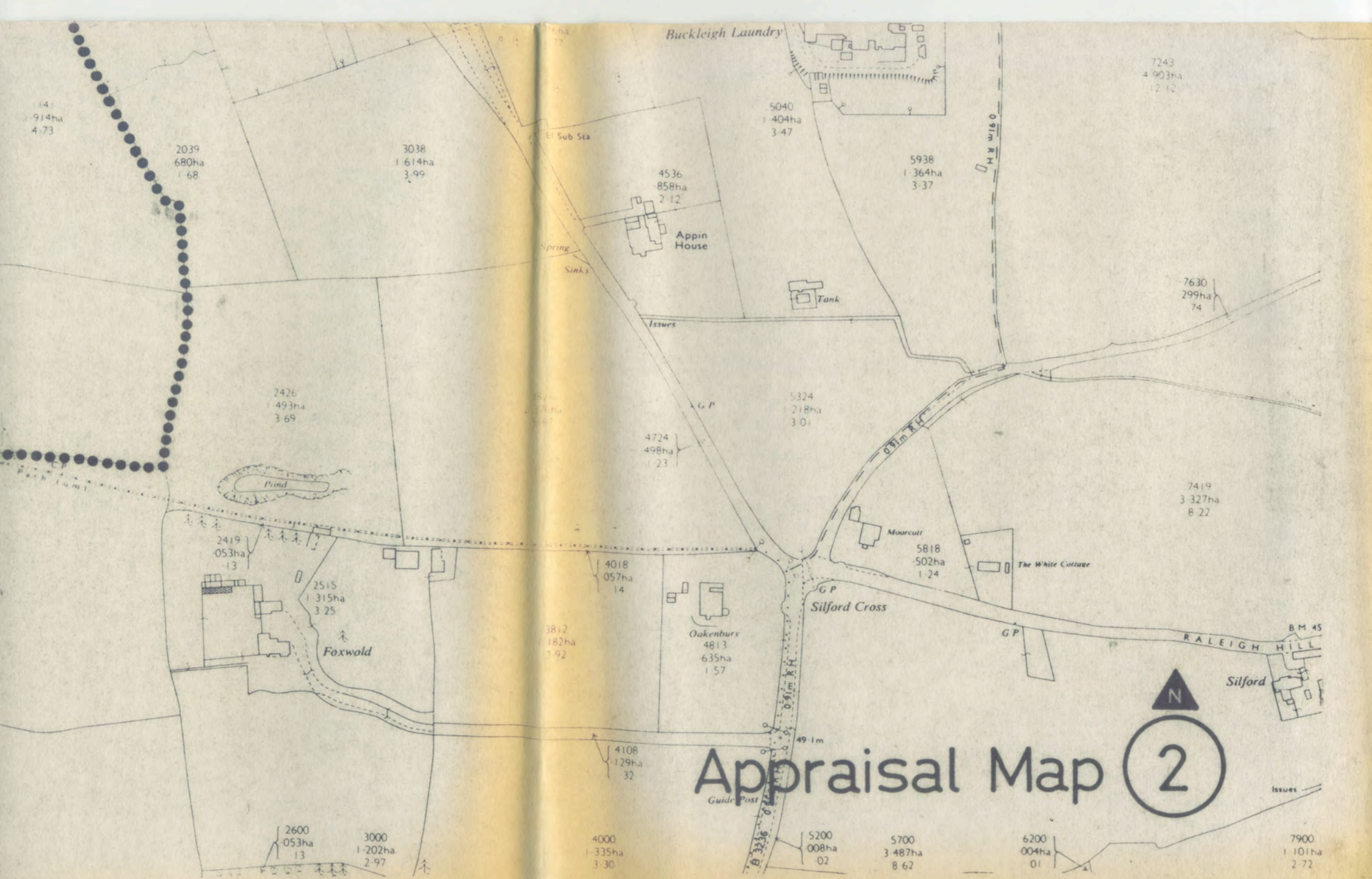
Sandens

Wood Thorne

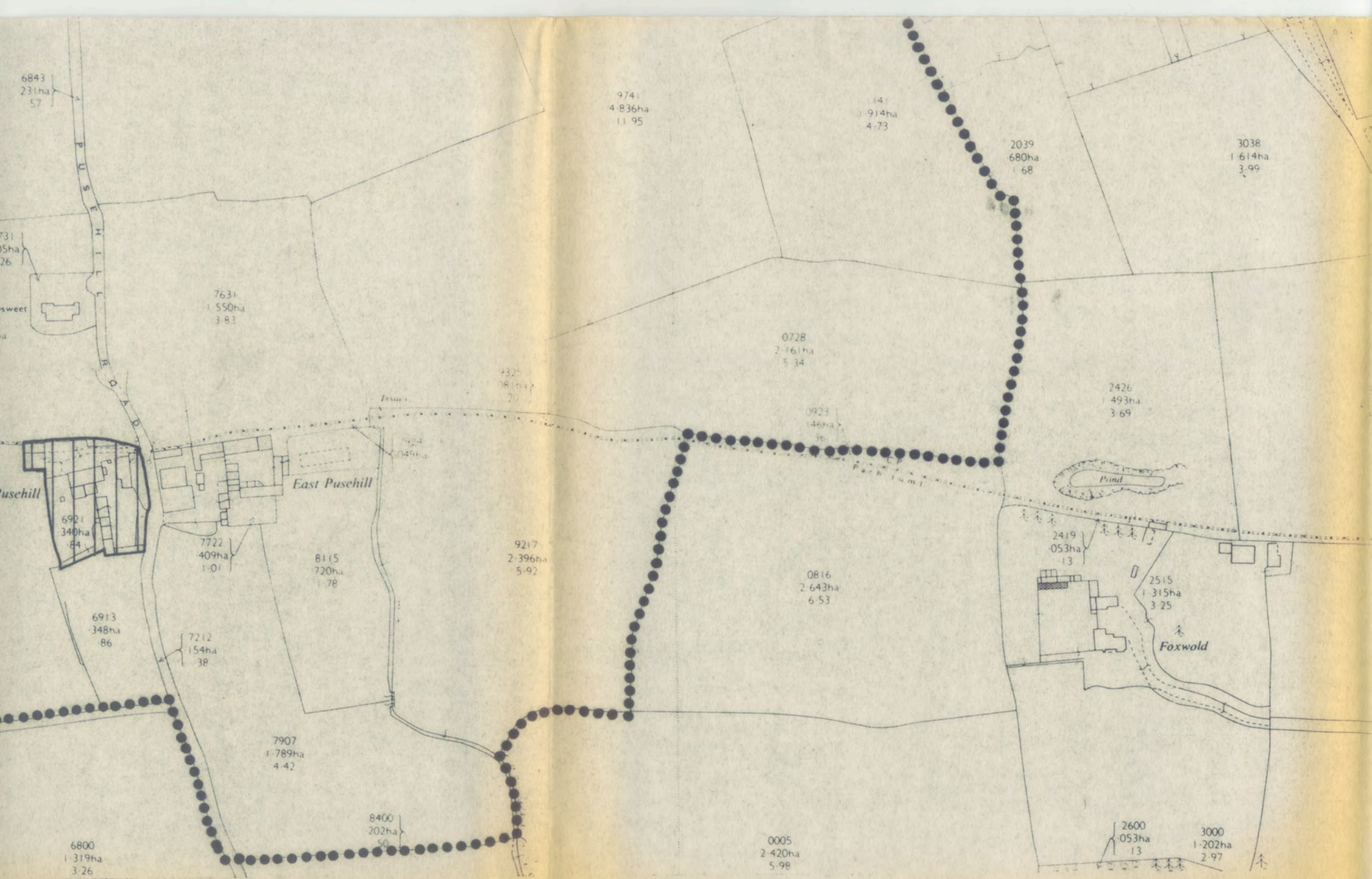
Little Broombe

Issues

Sinks



Appraisal Map 2



6843
231ha
57

9741
4.836ha
11.95

1141
1.914ha
4.73

2039
680ha
1.68

3038
1.614ha
3.99

7631
1.550ha
3.83

0728
2.161ha
5.34

2426
493ha
3.69

732
0.81ha
2.02

0923
1.46ha
3.6

Pusehill
6921
340ha
84

East Pusehill
7722
409ha
1.01

8115
720ha
1.78

9217
2.396ha
5.92

0816
2.643ha
6.53

2419
0.53ha
1.3

2515
1.315ha
3.25

Foxwold

6913
348ha
86

7212
1.54ha
3.8

7907
1.789ha
4.42

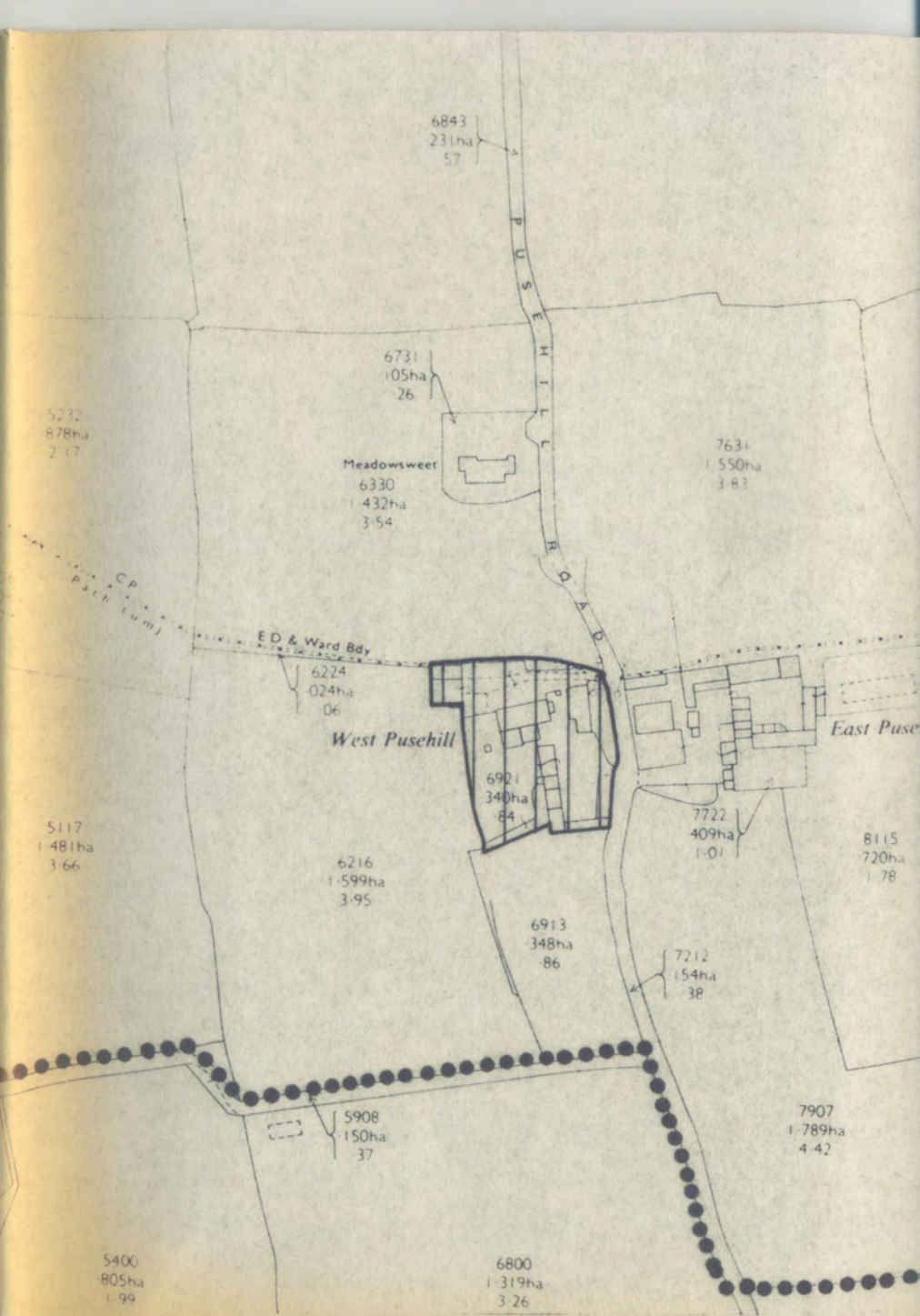
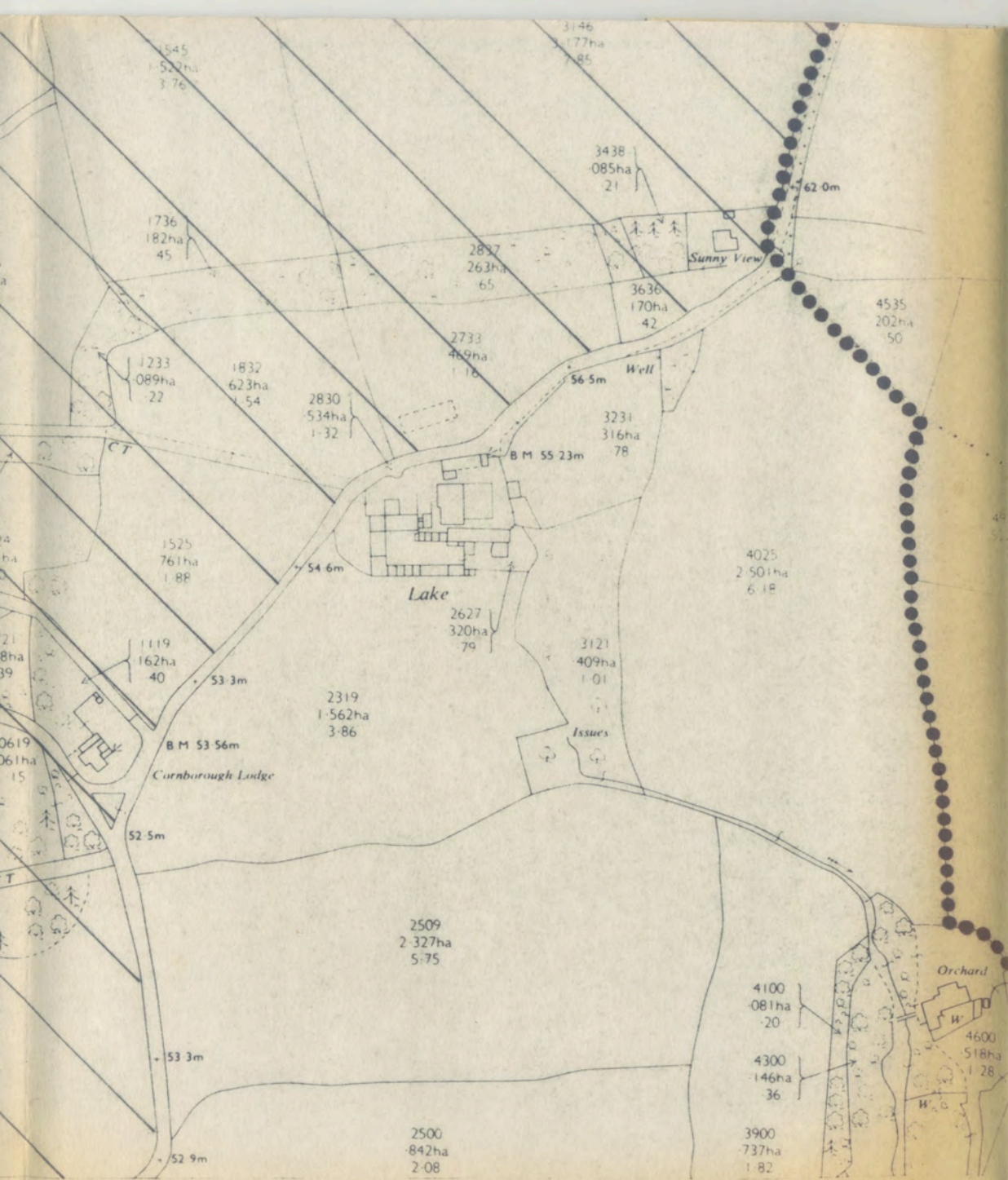
8400
202ha
5.0

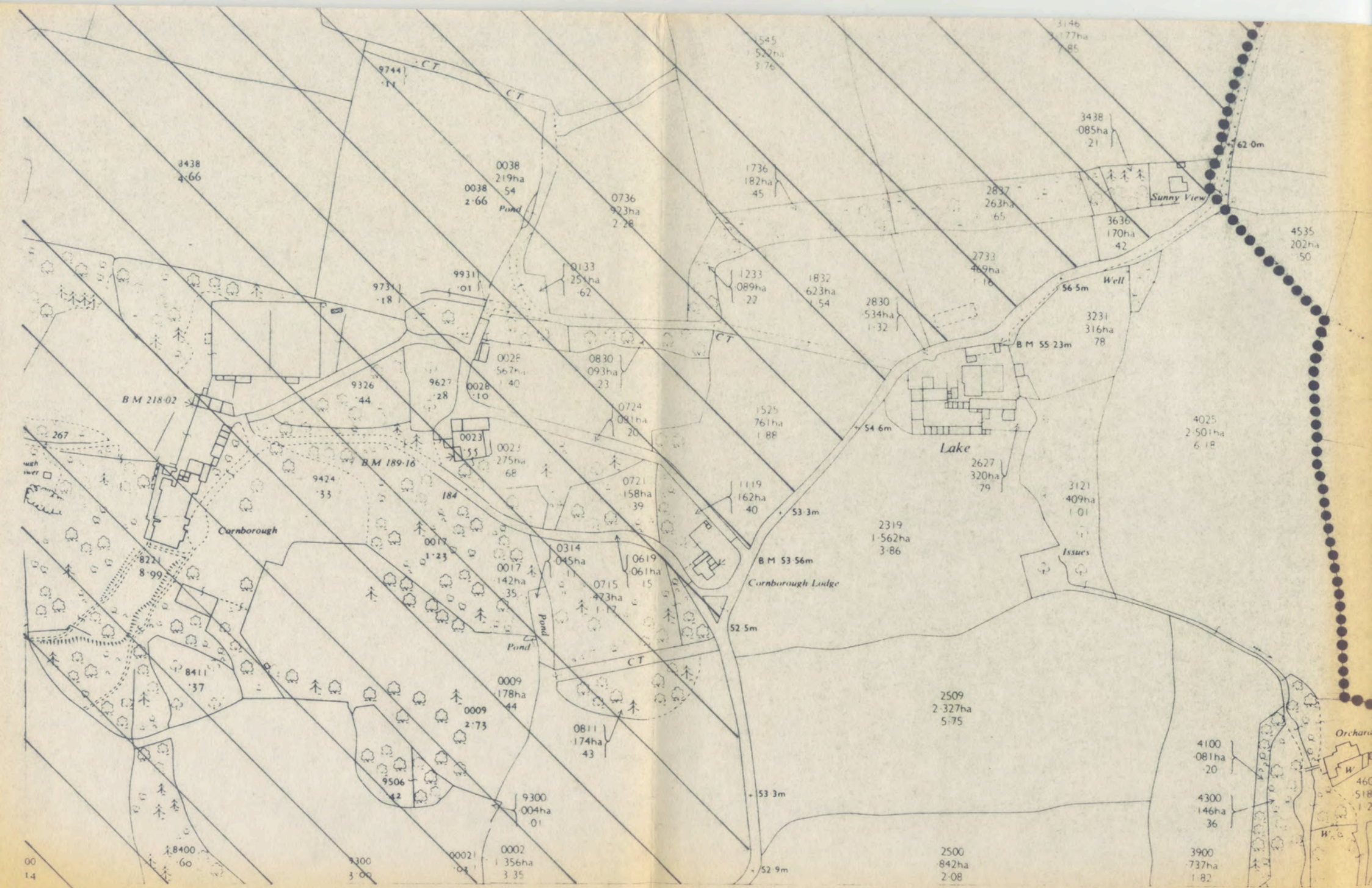
0005
2.420ha
5.98

2600
0.53ha
1.3

3000
1.202ha
2.97

6800
1.319ha
3.26







B M 38 76m
39 6m
KINGSLEY

49 8m
H 1+L L V B M 53 00m
59 8m
FOSKETH HILL

6195
465ha
1-15

6291
494ha
1-22

Buckleigh Pines
Bathing Pool

El Sub Sta

Woodside Cottage
Greenbank Cottage

Tanks

BAY VIEW ROAD

El Sub Sta

7781
129ha
32

71 6m

Buckleigh Lodge

B M 73 50m

B M 84 70m

Pond

4871
1 068ha
2 64

7972
2 285ha
5 65

1868
1 198ha
2 96

6266
6 214ha
15 36

Stratton

Kent

Donard

Robins Green

West Holme

Garden Cottage

Rosebank

Culverkeys

Southmoor Cottage

Southmoor Bungalow

Southmoor

Bellevue

Green Trees

Vermont

Cowley Gate

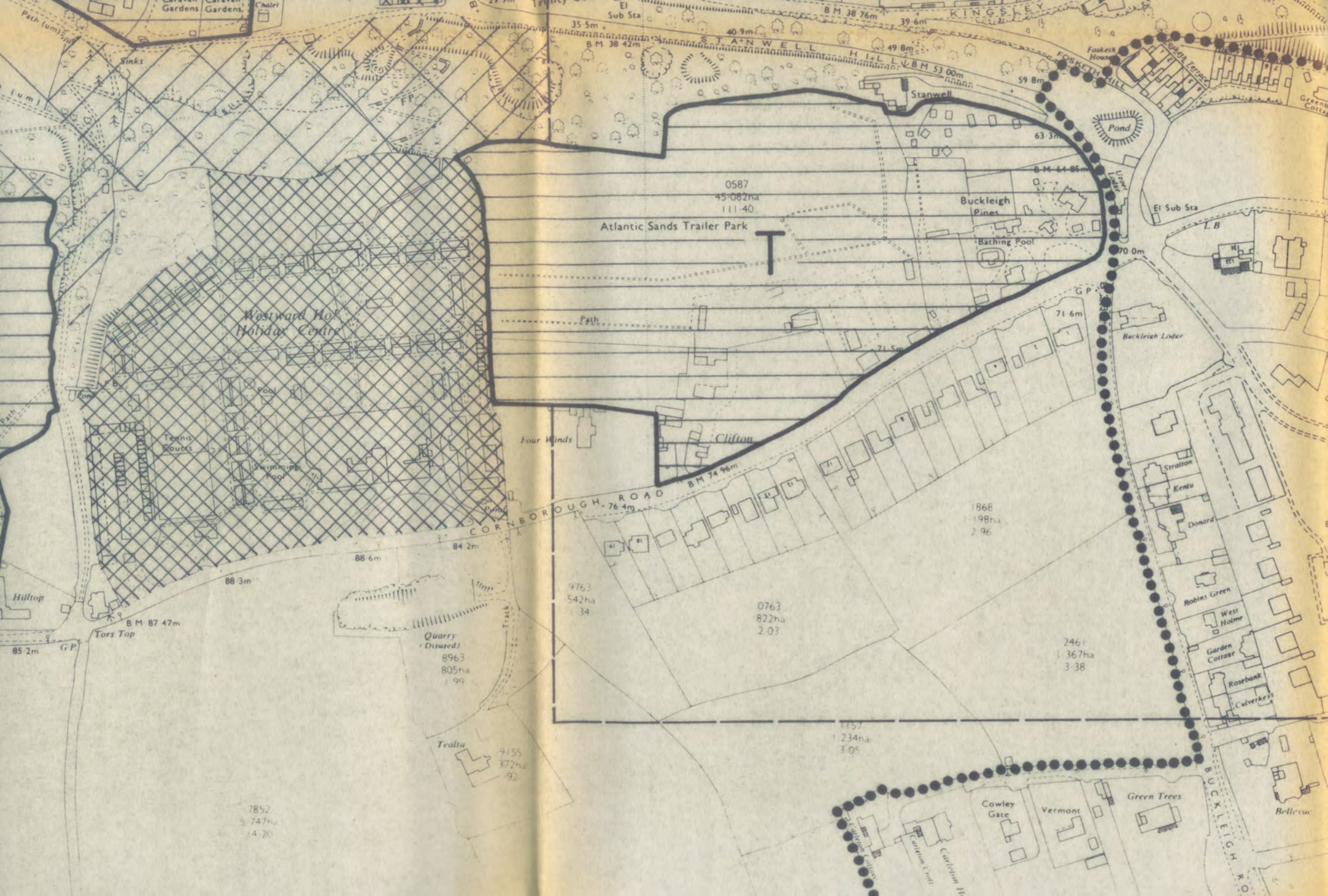
4949
1 25ha
3

Tanks

Ward Bds

1457
1 234ha
3 05

BUCKLEIGH ROAD



Atlantic Sands Trailer Park

Westward Ho!
Holiday Centre

Four Winds

Clifton

Buckleigh Pines

Bathing Pool

Buckleigh Lodge

Quarry
(Disused)

Tealta

Cowley Gate

Vermont

Green Trees

Bellevue

0587
45.082ha
111.40

1868
198ha
2.96

9763
542ha
1.34

0763
822ha
2.03

2461
1367ha
3.38

1157
1234ha
3.05

7852
747ha
14.20

9155
372ha
92

El Sub Sta

L.B

Stratton

Kent

Donard

Robins Green

West Holme

Garden Cottage

Rosebank

Culverkeys

Bellevue

Bellevue

Bellevue

Bellevue

Bellevue

Bellevue

Bellevue

Bellevue

Bellevue

Bellevue

Bellevue

Bellevue

Bellevue

Bellevue

Bellevue

Bellevue

Bellevue

Bellevue

Bellevue

Bellevue



Kipling Tors

National Trust

1894
1-267ha
3-13

3593
1-234ha
3-05

4993
935ha
2-31

5088
194ha
48

1882
4-573ha
11-30

3877
3-529ha
8-72

T

Kipling Tors
Holiday Centre

Westward Ho!
Holiday Centre

2164
4-468ha
11-04

3955
1-392ha
3-44

79 3m

82 2m

85 2m

88 3m

88 6m

70 6m

B M 87 47m
Tors Top

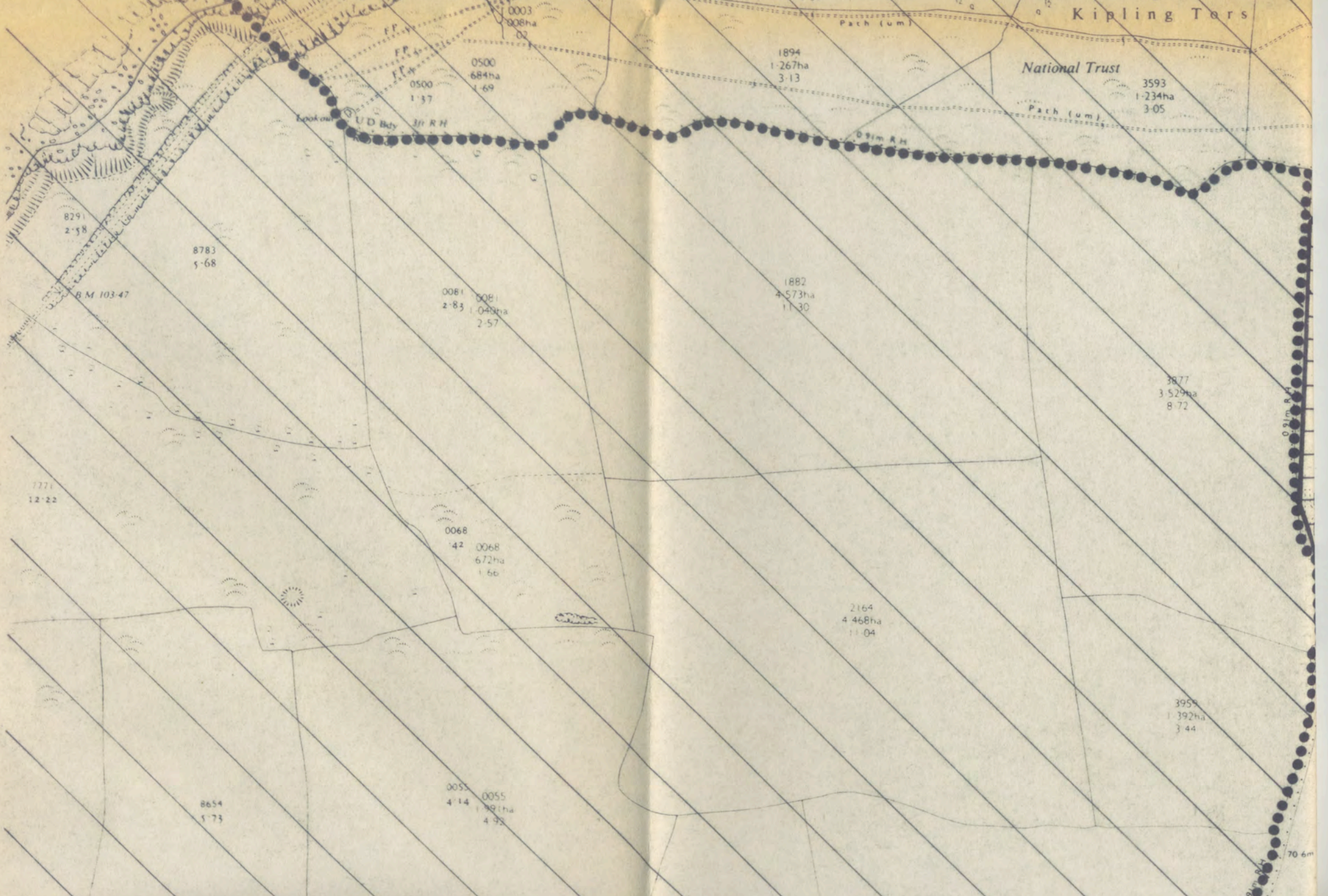
Quarry
(Disused)
8963
805ha
00

7852
5-747ha
14-20

6249
2-962ha
7-32

Tealta

National Trust



0003
008ha
02

1894
1-267ha
3-13

3593
1-234ha
3-05

0500
684ha
1-69

Lookout
UD Bdy
3/1 RH

091m RH

Path (um)

829
2-58

8783
5-68

B.M. 103-47

0081
2-83
0081
1-043ha
2-57

1882
4-573ha
11-30

3877
3-529ha
8-72

1771
12-22

0068
42
0068
672ha
1-66

2164
4-468ha
11-04

8654
5-73

0055
4-14
0055
1-391ha
4-92

3959
1-392ha
3-44

70.6m



Rock

Boulders

Rock

Pool

Seafield House

Holiday Camp

Kipling Tors
(National Trust)

Kipling Tors

96 Chai

0003
647ha
1.60

0500
081ha
.20

1907
1.878ha
4.64

2203
235ha
.58

1900
672ha
1.66

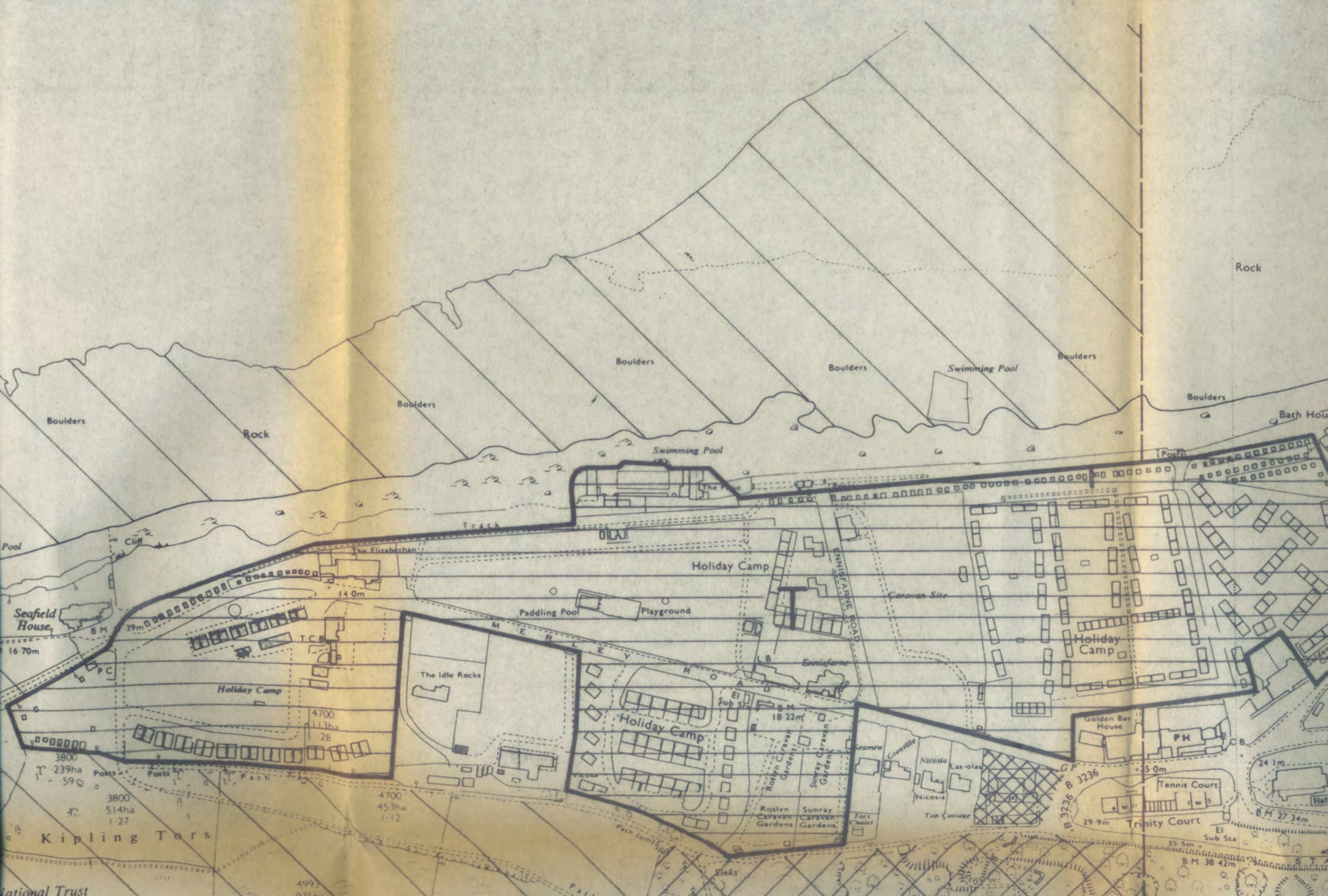
1900
330ha
1.31

3800
239ha
.59

3800
514ha
1.27

0003
1.64

0003
008ha
0.02



Rock

Boulders

Boulders

Swimming Pool

Boulders

Boulders

Bath Hou

Boulders

Rock

Boulders

Swimming Pool

Track

Holiday Camp

Caravan Site

Holiday Camp

Seafield House

14.0m

Paddling Pool

Playground

16.70m

Holiday Camp

The Idle Rocks

Holiday Camp

Ennisfarne

Golden Bay House

3800

239ha

590

4700

113ha

28

3800

514ha

1.27

4700

453ha

1.12

Kipling Tars

Merleys Road

Ennisfarne

Golden Bay House

Tennis Court

Trinity Court

National Trust

4993

0.35

Path

Sinks

35.5m

B.M. 38.42m

S.T.A.





Cricket Ground

Venton

El Sub Sea
Tennis Courts

PARK AVENUE

SWANSWOOD GARDENS

Marlow Court

Avondale

ATLANTIC WAY

Boulders

Recreation Ground

The Octagon

B.M. 10.56m

B.M. 17.71m

B.M. 26.62m

B.M. 35.37m

B.M. 38.76m

49.8m

B.M. 53.00m

59.8m

Kipling Terrace

6600
320ha
.79

6600 166ha .41

7500
129ha
.32

7900
518ha
1.28

7500
028ha
.07

6195
465ha
1.15

PROPOSALS MAP

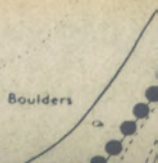
S a n d

0741
40 1750

Boulders & Scattered Rock

Rock

Boulders



Sand

Pebble Shingle Ridge

Stone

Stone

Drains

Drain

WE

174e
40 174e

WH 2

4

174
40 174
40 174

Slipway

Main High Water

Pebbleside Hotel (PH)

VENTON DRIVE

Pebble Ridge Cottage

PEBBLE RIDGE HOTEL

Car Park

Cricket Ground

Venton

2

3

Boulders & Scattered Rock

Rock

Boulders

Springfield Terrace

Post

Beachside

Seaview

Leaver Lodge

Willowdene

Lilworth

The Nook

Peace Haven

Ridgeway

Elian

Wynfield

Wynfield

Sea View

Michael's Den

Breakers View

Beechwood

Park View Terr

Hill Close

Acacia

El Sub Sea Tennis Courts

Putting Green

Hylward

Ellwood

Manster

Cransley

Northesk

Littlecept

Avon Cottage

Urnall

St Jude's

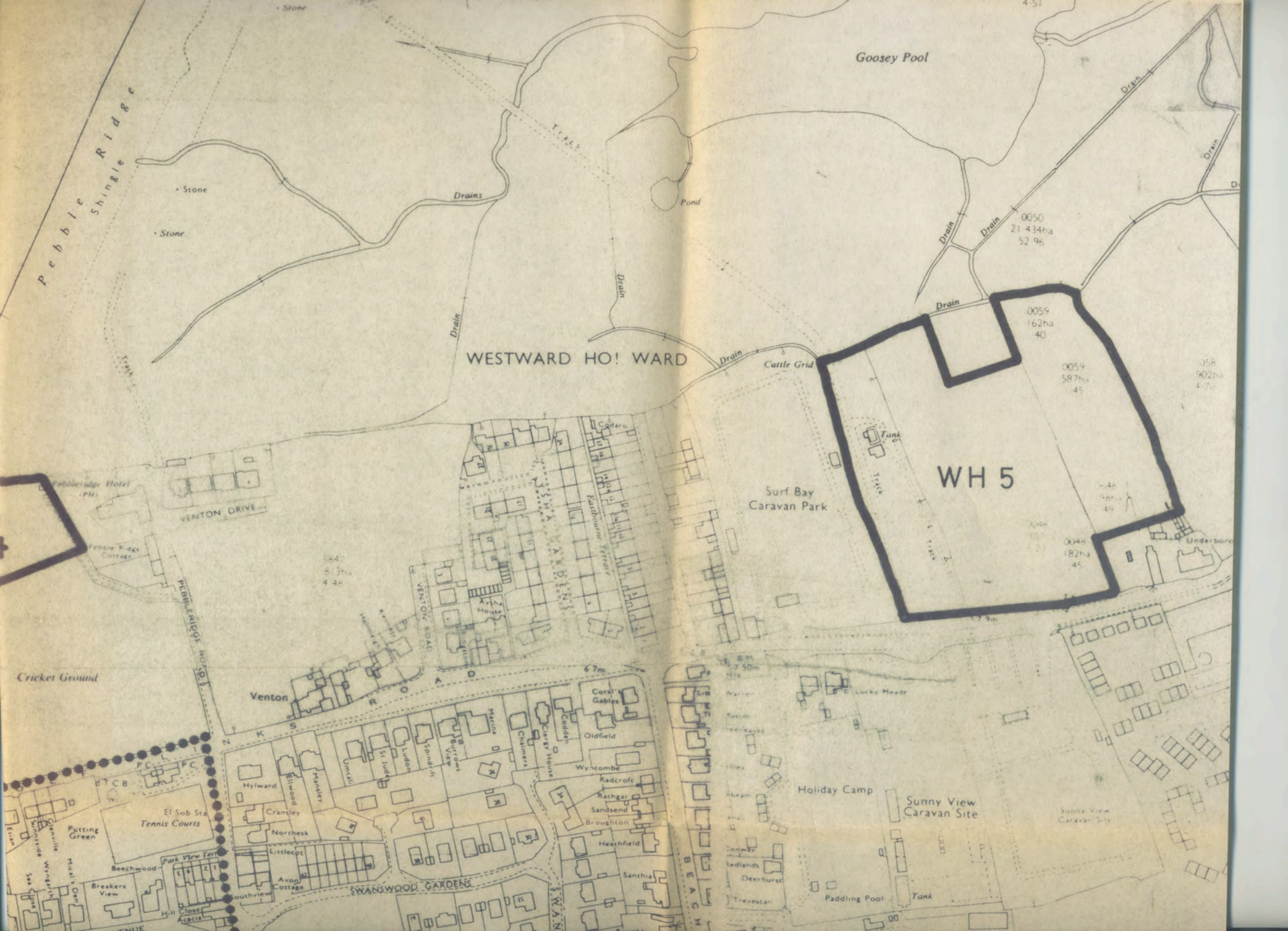
Ludon

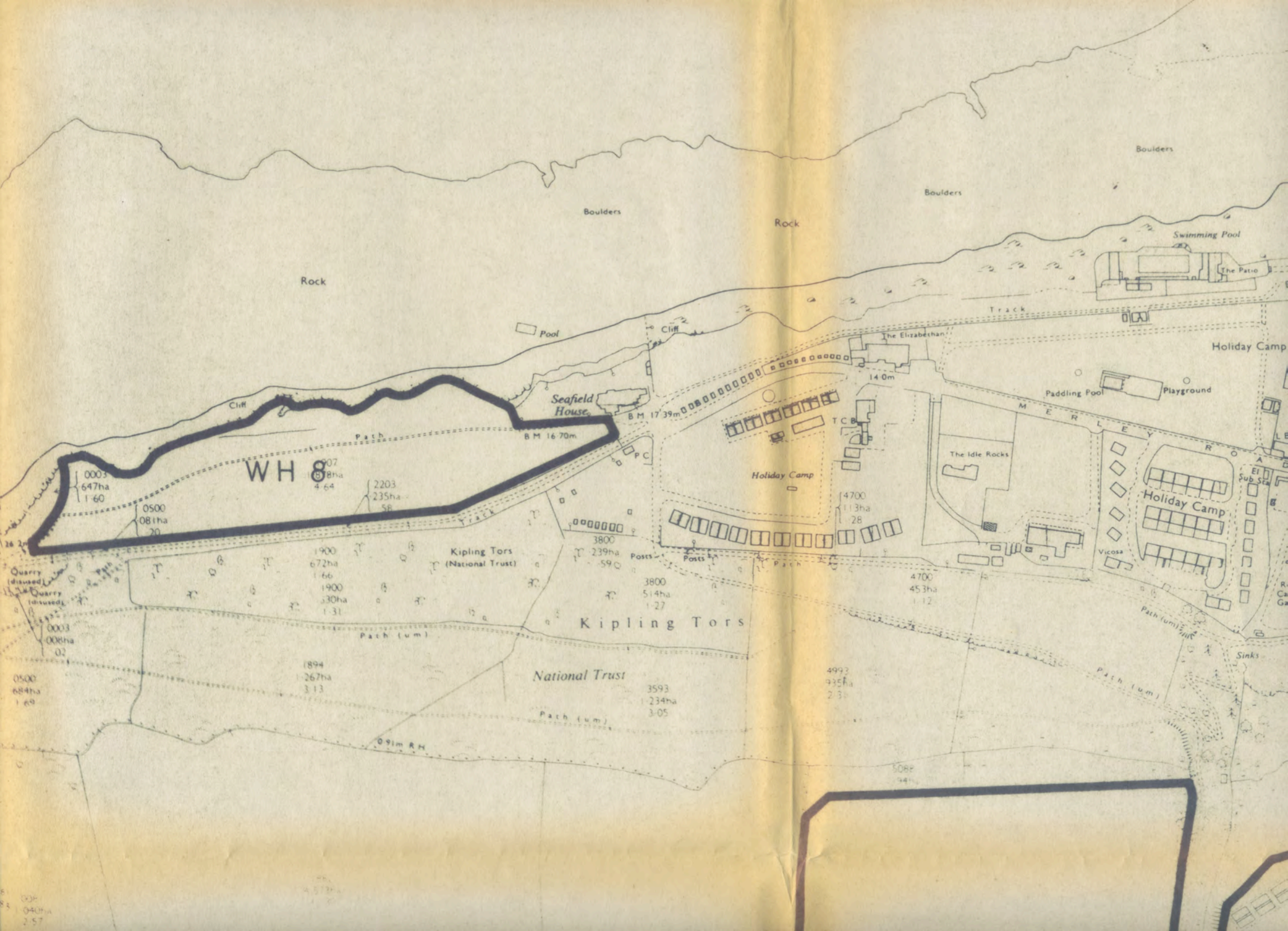
Spandit

Burrows View

Burrows

SWANSWOOD GARDENS





Rock

Boulders

Rock

Boulders

Boulders

Swimming Pool

The Patio

Track

Pool

Cliff

The Elizabethan

Holiday Camp

Seafield House

BM 16.70m

BM 17.39m

14.0m

Padding Pool

Playground

WH

8

07

8ha

4.64

2203

235ha

58

0500

081ha

20

0003

647ha

1.60

Kipling Tors
(National Trust)

3800

239ha

59

3800

514ha

1.27

Kipling Tors

National Trust

1894

267ha

3.13

3593

234ha

3.05

4993

935ha

2.31

The Idle Rocks

Holiday Camp

Vicosa

Path (um)

Path (um)

0.91m RH

508

44

001

040ha

2.57





Rock

Boulders

6

Recreation Ground

Golden Bay Holiday Estate

1

Holy Trinity Church (C of E)

0587
45 082ha
111 40

Atlantic Sands Trailer Park

PARK AVENUE

STANWELL HILL

FOSKETH HILL

BAY VIEW ROAD

Marlow Court

Avondale

Greenheys

Clanbur

Littlecraft

Tirionia

Avon Trol

Laren House

B.M. 26.62m

Kipling Terrace

6600
320ha
79

6195
465ha
1-15

6291
494ha
1-22

Torrige House

Rowena

Fosketh House

High View Terrace

Woodside Cottage

Tanks

Scanwell

Buckleigh Pines

Bathing Pool

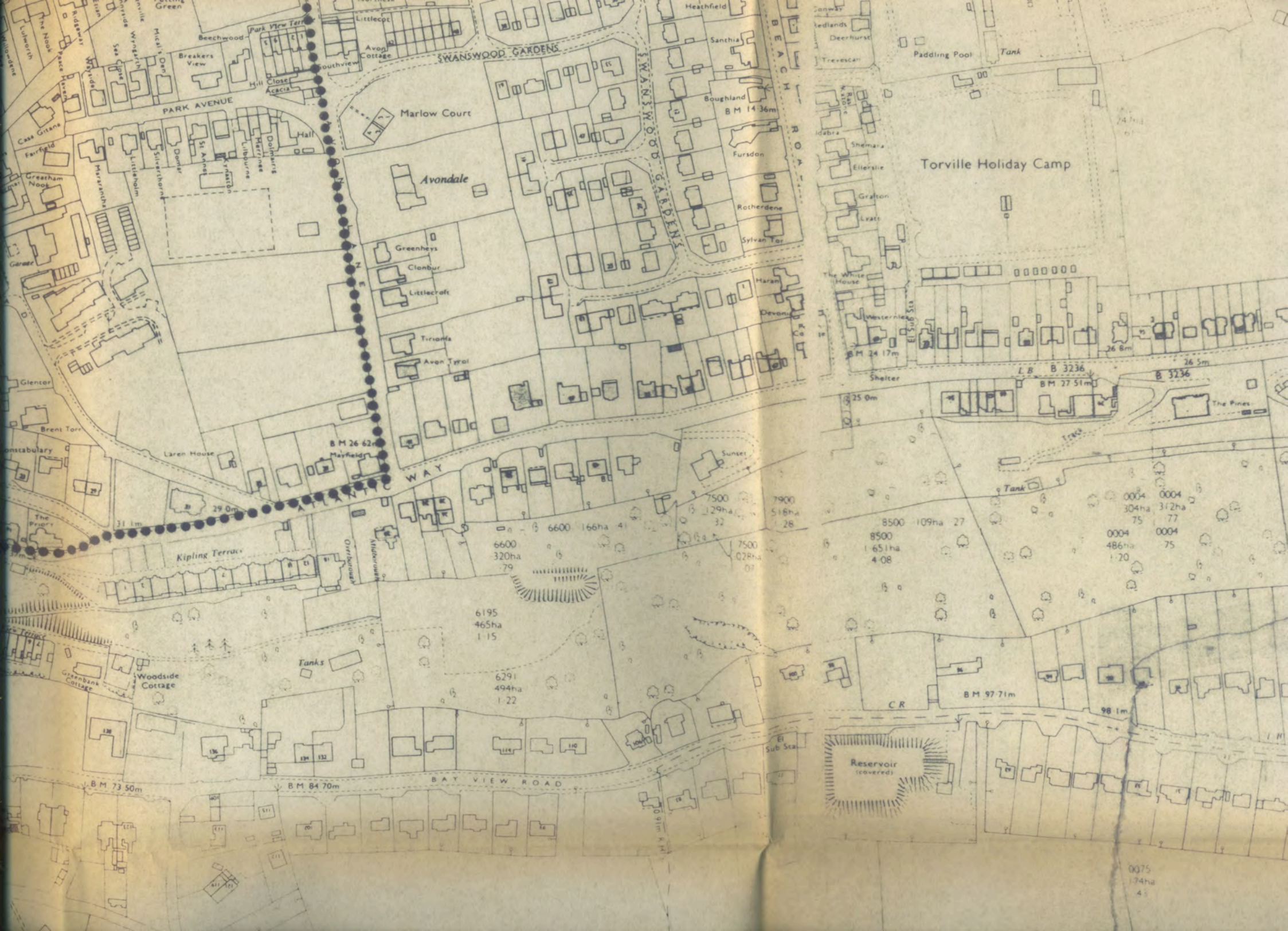
Pond

El Sub Sta

B.M. 73.50m

B.M. 84.70m

Buckleigh Tower



PARK AVENUE

SWANSWOOD GARDENS

Marlow Court

Avondale

Torville Holiday Camp

Kipling Terraces

WAY

BAY VIEW ROAD

Reservoir (covered)

BM 73.50m

BM 84.70m

BM 97.71m

BM 26.62m

BM 14.36m

BM 24.17m

L.B. B 3236

BM 27.51m

B 3236

6195
465ha
1.15

6291
494ha
1.22

6600
320ha
79

6600 166ha 4

7500
129ha
32

7900
518ha
28

8500 109ha 27

8500
1651ha
4.08

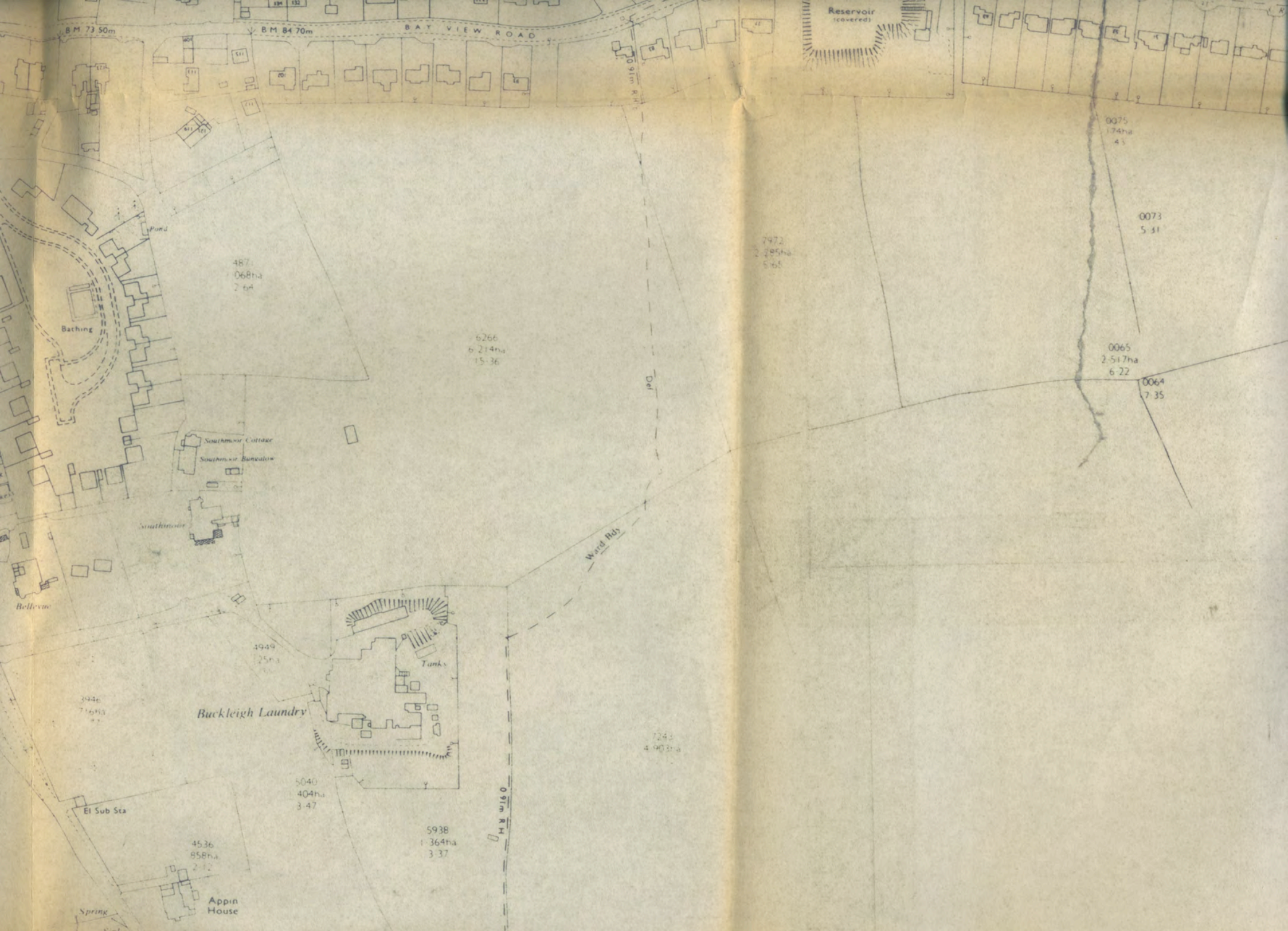
0004
304ha
75

0004
312ha
77

0004
486ha
75

0004
120

0075
174ha
45



BM 73 50m

BM 84 70m

BAY VIEW ROAD

Reservoir (covered)

Pond

4871
0.68ha
2.64

6266
6.214ha
15.36

7972
2.285ha
5.65

0075
1.74ha
4.3

0073
5.31

0065
2.517ha
6.22

0064
7.35

Bathing

Southmoor Cottage

Southmoor Bunkies

Southmoor

Bellevue

Ward Pds

Tanks

4949
25ha

Buckleigh Laundry

7243
4.903ha

El Sub Sta

5040
40ha
3.47

5938
1.364ha
3.37

4536
858ha
2.12

Appin House

Spring



0587
45.082ha
111.40

Atlantic Sands Trailer Park

Buckleigh Pines

Bathing Pool

El Sub Sea

Westward Ho!
Holiday Centre

WH 2
5

Tennis Courts

Swimming Pool

Four Winds

Clifton

BOROUGH ROAD

B.M. 74.96m

B. 32.36

70.0m

71.6m

71.5m

84.2m

88.6m

88.3m

B.M. 87.47m

85.2m

Quarry Disused

Tealtu

0763
822ha
2.03

246
16.7ha
3.28

115
234ha
3.05

Cowley Gate

Vermont

Green Trees

BUCKLEIGH ROAD

6843
231ha
4.9

974
4.836ha
1.35

114
9.14ha
4.73

2034
680ha
6.8

3038
614ha
3.99

6731
05ha

004
040ha
3.57

4.57ha
1.25

005
6.72ha
4.46

2164
4.468ha
04

0051
99.1ha
4.42

1956
392ha
7.44

0038
219ha
54
Pond

0736
923ha
2.28

1736
182ha
45

2837
263ha
65

3438
085ha
21

3636
170ha
47

0.91m R.M.

70.6m

62.0m

50R
34

0.91m R.M.

WH 2
5

Kipling Tors
Holiday Centre



Old Stone

Windy Tors

Hilltop

B.M. 82.1m

B.M. 87.47m

79.3m

82.2m

85.2m

G.P.

Tors Top

Tennis
Courts

6241
162ha
7.72

6843
231ha
97

6731
216ha
L

I
S
S
I