

CHAPTER 31

Croyde Action Plan

INTRODUCTION

31.1 Croyde is enclosed by rising land with Saunton Down to the south, Ora Hill to the east and Middleborough Hill to the north. To the west of the village, the Crydda Valley widens to an extensive area of dunes at Croyde Burrows to the west of which is Croyde Bay.

31.2 The village is focused around the junction of the B3231 from Braunton with minor County roads leading to Georgeham, Putsborough and Croyde Bay. The settlement pattern of the village is broadly linear in nature and is spread out along its main routes. Croyde is located within the Area of Strategic Landscape and Development Constraint.

ENVIRONMENT

Landscape

31.3 The landscape setting of Croyde is typified by coastal downland to the north and south of the village. The rising downland either side of the Crydda Valley provides an important visual setting for the village, and includes a number of field strips on the sheltered slopes to its south. The whole of the village is situated within an Area of Outstanding Natural Beauty and the Heritage Coast. The development boundary for the village defines the extent of the Coastal Preservation Area. Policies ENV2, ENV3 and ENV5 respectively will apply to these designations.

Nature Conservation

31.4 The coastline north of Downend forms part of the Voluntary Marine Conservation Area (VMCA) which stretches as far as Hangman Point (within Exmoor National Park). The VMCA recognises the ecological and geological importance of this stretch of coastline. Proposals affecting the VMCA will be considered against Policy ENV12.

31.5 There is an extensive Site of Special Scientific Interest (SSSI) along the coast between Saunton Down and Baggy Point including Croyde Beach and Burrows to the west of the village. This section of the coast is of special importance for its geological exposures and rugged cliffs that provide an important habitat including maritime heathland. Croyde Burrows also provides an important dune habitat for a variety of amphibians and reptiles. Development within and affecting the SSSIs will be assessed against Policy ENV10.

31.6 The Bat Sustenance Zone for 4 kilometres around Caen Valley Bats SSSI covers the eastern edge of the village, as shown on Inset Map 19. Within the Bat Sustenance Zone, development proposals affecting foraging habitat or access to these foraging areas for greater horseshoe bats will be considered against Policies ENV11 and ENV12.

Historic Environment

31.7 The headland ridges either side of Croyde form part of an archaeological landscape where several pre-historic sites have been identified. The core of the village has retained its character comprising a picturesque arrangement of traditional cottages, farm buildings and larger detached houses. Many of these buildings in the village centre are listed for their historic or architectural importance.

31.8 The historic core of the village along Hobbs Hill and St Mary's Road has been designated as a Conservation Area. The properties within the Conservation Area are traditionally built of cob and stone with thatched or natural slate roofs. The Crydda Stream runs along the southern side of St Mary's Road with numerous bridges to individual properties between attractive stone walling. Proposals within the Conservation Area will be considered against Policy ENV16.

Sewage Disposal

31.9 There is no spare capacity in the foul sewerage system at Croyde although major improvements to the sewerage system are proposed within the village. The new wastewater treatment works in Moor Lane have been completed recently. In addition, surface water must be controlled and managed through the use of sustainable urban drainage systems in accordance with Policy DVS7.

HOUSING

31.10 A development boundary for Croyde is defined on Inset Map 19, outside of which the principle of residential development will not be acceptable unless it complies with Policies HSG8, HSG9, HSG9A or HSG10. Within the development boundary residential development will be permitted in accordance with Policy HSG2.

31.11 There are no large previously developed sites within the village.

31.12 The only greenfield site suitable for residential development is land between Lane Head Close and Pathfields which is located within the development boundary. This site is already committed with planning permission for 20 dwellings.

EMPLOYMENT

31.13 There are limited employment opportunities within the existing village. The local economy is dominated by tourism with surfing playing a particularly important role.

31.14 There are extensive areas of holiday accommodation within the village including the Croyde Bay Holiday Centre, Leadengate Fields and Leadengate Close. Other important holiday accommodation is provided at Bay View Farm Caravan Site south of Croyde Road as well as Ruda and Croyde Burrows Holiday Parks at the western end of Moor Lane.

31.15 Croyde has a high concentration of self catering accommodation including touring caravan and tented camping sites. In contrast, the village has only a small amount of serviced accommodation and does not rely on tourist facilities to attract visitors. For these reasons Croyde is not identified as a tourist resort.

31.16 In view of the landscape and environmental constraints surrounding the village, no sites are identified for additional caravan and camping facilities within or surrounding Croyde. The provision of new or extensions to existing tourist accommodation will not generally be permitted in this area in accordance with Policy ECN10. However, proposals to improve and upgrade the standards of existing accommodation and facilities may be permitted but only where such proposals comply with Policy ECN11.

31.17 Although located within the development boundary, many of the chalets at Leadengate Close and Leadengate Field have seasonal or holiday occupancy conditions to reflect their lower standards of access, parking and private amenity space. Proposals to change the use of this holiday accommodation to permanent residential use will not generally be permitted in accordance with Policy ECN12.

COMMUNITY FACILITIES

Sport and Recreation

31.18 The only public open spaces within Croyde are the children's play area situated to the west of the village hall and car park and the land west of Croyde Bay Holiday Centre. These sites are identified on Inset Map 19 and will be protected from other uses in accordance with Policy REC6. The North Devon Coast Path provides an important recreational facility, whilst the beach provides a major resource for informal recreation and outdoor sports.

Myrtle Meadow

31.19 Myrtle Meadow is situated west of Myrtle Farm and provides an important visual open space within the village. The site adjoins the existing children's play area and is close to the village hall and car park. The land shown on Inset Map 19 is proposed for additional public open space provision.

Croyde Road

31.20 The land south of Croyde Road and west of Langfield is also proposed for additional public open space including the provision of sports pitches. The site is well related to existing sports facilities at Croyde Bay Holiday Centre.

PROPOSAL CRY1 (PUBLIC OPEN SPACE PROVISION)

LAND AT MYRTLE MEADOW AND SOUTH OF CROYDE ROAD ARE PROPOSED FOR PUBLIC OPEN SPACE, AS SHOWN ON INSET MAP 19.

Education

31.21 Croyde has no primary school of its own. The nearest primary school is at Georgeham, which has no spare capacity.

Car Parking

31.22 There are a number of public car parks within and around Croyde which are well used and are essential to the effective functioning of the village, particularly during the summer months. The village hall car park and the National Trust car park at Baggy Point operate throughout the year, whilst the Downend car park is seasonal. Other sites operate for up to 28 days per year under permitted development rights. The village car park will be protected from redevelopment for other uses in accordance with Policy TRA8A unless equivalent provision is made elsewhere. If alternative provision is made it must neither harm the landscape setting of the village nor the functioning of the local highway network in accordance with Policy TRA6.

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