

CHAPTER 32

Georgeham Action Plan

INTRODUCTION

32.1 Georgeham is situated in the Crydda Valley approximately 1 kilometre east of Croyde and 3 kilometres north west of Braunton. It is approached on narrow and tortuous roads from Croyde, Braunton, Woolacombe and Putsborough making it one of the most inaccessible villages in the coastal area. The village is reasonably compact and has retained much of its character despite growth in the 1970's and 1980's. Georgeham is located within the Area of Strategic Landscape and Development Constraint.

ENVIRONMENT

Landscape

32.2 The village is situated within the Area of Outstanding Natural Beauty and surrounded by coastal downland where Policy ENV2 applies. Although not located on the coast, Georgeham is located within the Heritage Coast whilst the development boundary for the village, as shown on Inset Map 20, defines the extent of the Coastal Preservation Area. Proposals within these landscape designations will be considered against Policies ENV3 and ENV5 respectively.

32.3 Georgeham is centred around the Parish Church, which is prominent in views approaching the village along the Crydda Valley. The field to the north of St George's House is important to the setting of the village and the ponds adjoining the stream provide an important local wildlife habitat. This field is excluded from the development boundary shown on Inset Map 20.

Nature Conservation

32.3A The area around Georgeham falls within the Bat Sustainance Zone, within which 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

32.4 The centre of Georgeham retains much of its historic pattern and character and has been designated as a Conservation Area. The properties within the Conservation Area are traditionally built of stone and cob with natural slate roofs. Many of these properties are listed buildings, including St George's Church, which is listed Grade I. The author Henry Williamson who used to live in Georgeham has a strong influence on the cultural identity of the village.

Sewage Disposal

32.5 The foul sewerage system in Georgeham has no spare capacity to cater for further development. However, surface water must be controlled and managed through the use of sustainable urban drainage systems (SUDS) in accordance with Policy DVS7.

HOUSING

32.6 A development boundary is identified for Georgeham on Inset Map 20, 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.

32.7 No previously developed sites suitable for residential redevelopment have been identified within the village. No land is specifically proposed for residential development. However, housing and community facilities to help meet identified local needs have been provided recently on the Glebefield.

EMPLOYMENT

32.9 There are limited employment opportunities within the village and the local economy is dominated by tourism, although to a lesser extent than the adjoining village of Croyde. In view of the landscape constraints and tortuous road network around the village, no sites have been identified for additional employment or tourism facilities. Any proposals for employment uses will be assessed against Policy ECN3 together with the relevant environment and travel and transport policies within Section 1 of the Plan.

COMMUNITY FACILITIES

Sport and Recreation

32.10 The main public open space within Georgeham is the playing field between Glebefield and Longland Lane, which has been extended by redevelopment of the Glebefield and is identified on Inset Map 20. A new village green and parking area have also been provided in the village centre. These areas of public open space will be protected from other uses in accordance with Policy REC6.

Education

32.11 Georgeham primary school serves the villages of Georgeham and Croyde and has no spare capacity.