

CHAPTER 29

Berrynarbor Action Plan

INTRODUCTION

29.1 The original settlement of Berrynarbor was a relatively compact village on the east side of the Sterridge Valley, although there is newer linear development along Barton Lane. The village is situated to the south of the A399 coast road between Ilfracombe and Combe Martin and is approximately 1.5 kilometres west of Combe Martin and 3 kilometres east of Ilfracombe. Berrynarbor is located within the Area of Strategic Landscape and Development Constraint.

ENVIRONMENT

Landscape

29.2 The village is situated within the Area of Outstanding Natural Beauty where Policy ENV2 applies. Although situated slightly inland, Berrynarbor is located within the Heritage Coast. The development boundary for the village, which is shown on Inset Map 17, defines the extent of the Coastal Preservation Area. Proposals within these landscape designations will be considered against Policies ENV3 and ENV5 respectively.

29.3 Berrynarbor is located within a steep sided wooded valley within an area of coastal downland. The village is centred around the Parish Church and retains its traditional village character.

Nature Conservation

29.4 The coastline to the north of the village forms part of the Voluntary Marine Conservation Area, which stretches between Hangman Point (within Exmoor National Park), and Downend at Croyde. This coastline is described in more detail within the Combe Martin and Ilfracombe Chapters.

29.5 Napps Cave has been designated as a Site of Special Scientific Interest for its geological interest and as an important bat roost. Hele, Sampson's and Combe Martin Bays are also designated as a SSSI to protect the ecology and geology of the coastline. The extent of the SSSIs situated to the north of the A399 are shown on Inset Map 17, where proposals will be considered against Policy ENV10.

29.6 There are several County Wildlife Sites around Berrynarbor including Northfield Wood to the north west of the village. This site is shown on Inset Map 17 where Policy ENV12 applies.

Historic Environment

29.7 The centre of Berrynarbor retains much of its historic pattern and character and has been designated as a Conservation Area. The village is centred around the Church of St Peter which is a Grade II* listed building.

Sewage Disposal and Flood Risk

29.8 There is limited spare capacity within the foul sewerage system for Berrynarbor. There are no areas of flood risk within the village based on the Environment Agency's indicative flood plain maps, although there are more localised flooding problems in the Silver Street area. Development proposals should incorporate sustainable urban drainage systems (SUDS) in accordance with Policy DVS7.

HOUSING

29.9 A development boundary is identified for Berrynarbor on Inset Map 17, 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.

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29.10 There are no large previously developed sites within the village. No land is proposed for general residential development, although there may be opportunities for infilling.

29.11 Although it is situated outside the development boundary, land east of Berrynarbor car park is identified for community uses that will benefit the economic or social wellbeing of the village by Proposal BER1. As such, the site has potential for an element of affordable housing to meet the needs of the local community.

EMPLOYMENT

29.12 There are limited employment opportunities within the village with the local economy dominated by tourism. Any proposals for new employment uses will be assessed against Policy ECN3 together with the relevant landscape and travel and transport policies contained within Section 1 of the Plan.

29.13 There are numerous caravan and camping sites in the area surrounding Berrynarbor, including sites at Watermouth Cove, Big Meadow, Lydford Farm, Mill Park, Napps and Sandaway on either side of the A399 along the coastal fringe. In addition, Berrynarbor Caravan Park is situated to the south of the village in the Sterridge Valley. All of these sites are within the Area of Outstanding Natural Beauty, Heritage Coast and Coastal Preservation Area.

29.14 Given the amount of existing camping and caravan sites within the Berrynarbor area and in view of the environmental constraints surrounding the village, proposals for new or extensions to existing sites will not be permitted in accordance with Policy ECN10. However, proposals to improve and upgrade the standards of existing accommodation and facilities may be permitted but only where they comply with Policy ECN11.

COMMUNITY FACILITIES

Sport and Recreation

29.15 Existing public open spaces within Berrynarbor are identified on Inset Map 17. The main sports provision is the recreation field adjoining Pit Hill, which also provides important open space within the Conservation Area and contributes to the setting for the wider village. An equipped children's play area is situated to the rear of the village hall. Claude's Garden at the bottom of Barton Lane provides another important informal open space. These open spaces will be protected in accordance with Policy REC6.

29.16 In addition to public open space within the village, the North Devon Coast Path is approximately 1 kilometre north of the village. It provides public access to the coastline and countryside.

29.17 The Public Open Space Strategy undertaken for the District has not identified any major deficiencies for public open space provision within Berrynarbor. However, youth facilities including a skateboard park are proposed at the Recreation Ground.

Education Provision

29.18 Berrynarbor has a primary school that has no spare capacity. It also falls within the designated catchment area of Ilfracombe Community College, which also has no spare capacity. Although no sites have been proposed for residential development within the village, contributions towards additional education provision will be required for any residential development including family type housing of five or more dwellings. The level of contribution will be based on the Code of Practice, which will be produced as Supplementary Planning Guidance.

29.19 A Sure Start Programme has been established covering Berrynarbor, Combe Martin and Ilfracombe that aims to improve the health and wellbeing of young children and their families. Any new community facilities proposed within Berrynarbor will be considered against Policy COM4.

Car Parking

29.20 The existing car park within the village is well used and is of strategic importance for the village. This car park will be safeguarded from redevelopment in accordance with Policy TRA8A unless alternative provision is made available.

Other Community Facilities

29.21 Land to the east of the car park lies outside but adjacent to the development boundary of the village. Berrynarbor has sufficient social and community facilities to support a limited number of affordable houses to meet the needs of the local community. This site is considered suitable to meet this provision due to its proximity to the village centre. In view of the site's location outside the development boundary, it is restricted to proposals that will benefit the economic or social wellbeing of the village including affordable housing, recreational open space and community facilities.

29.22 The site is located adjacent to the Conservation Area and within the AONB, Heritage Coast and CPA. Development will need to incorporate SUDS to avoid localised flooding problems. A high quality design and landscaping sensitive to the character of the locality will be required in accordance with Policies DVS1, DVS2, DVS7, ENV2, ENV3 and ENV5.

PROPOSAL BER1 (LAND ADJACENT VILLAGE CAR PARK)**LAND ADJACENT TO THE VILLAGE CAR PARK, AS SHOWN ON INSET MAP 17, IS PROPOSED FOR AFFORDABLE HOUSING, PUBLIC OPEN SPACE AND COMMUNITY FACILITIES.**

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