

CROYDE AREA RESIDENTS ASSOCIATION (CARA) PROPERTY SURVEY 2017

CARA was regenerated in late 2016 principally because many residents were becoming concerned about the increase in the number of holiday homes being built or developed in Croyde. It was felt that the character of the village was under threat, and the community dwindling as more residents sold up and moved out, either to escape the summer influx or to capitalise on rising property prices, caused partly by second-home or holiday-home owners. The number of people registered as residing in Croyde has dropped by 25% in the past 8 years, from 800 to 600.

Our survey was to collect information to ascertain the ratio of holiday homes/holiday lets to permanent residences. Over the last few months the data has been collated and verified (by cross checking with Google Earth, the electoral register, and also local knowledge) and we are reasonably confident that the results present a true reflection of numbers, that it is reliable, and can be substantiated.

The survey covers the Croyde area from Downend to Baggy Point and up to Cross, and for ease of counting and cross-checking, was divided into zones. The results are as follows:

CARA SURVEY OF HOLIDAY HOMES/PERMANENT RESIDENCES			Total No of properties	Permanent Homes	Holiday homes/ lets
Zone A	Chesil Cliff, Downend to Unison		32	10	22
Zone B	West Croyde		28	13	15
Zone C	Leadengate Close & Field		55	5	50
Zone D	Langsfield, Orastone, Withywell Lane, Somerthing, Bonnicott Lane, Croyde Road to Leadengate House	Langsfield	10	6	4
		Orastone	21	6	15
		Withywell Lane & Somerthing	22	12	10
		Bonnicott Lane	7	4	3
		Croyde Road to Leadengate House	9	3	6
Zone E	Sandy Way, Sandy Lane, incl bungalow	Sandy Way, Sandy Lane	37	18	19
Zone F	St Helens Close, Whiteleaf, Croyde Road	St Helens Close	10	6	4
		Whiteleaf & Bay View Farm	6	5	1
		Croyde Road to The Thatch	17	4	13
Zone G	Chapel Farm, Cott Lane, to & inc St.Helens Priory		12	5	7
Zone H	Orchard Grove, Cloutmans Lane, Home Farm Close, Milkaway Lane, Watery Lane, High Legh, Hobbs Hill from Dove Cottage, inc shops & behind.	Orchard Grove	21	10	11
		Hobbs Hill, Cloutmans Lane, Milkaway Lane, High Legh,	16	10	6
		Home Farm Close	14	8	6
		Watery Lane	8	1	7
Zone I	The Stores, St.Marys Road to The Manor incl. Croyde Mews		51	23	28
Zone J	Kittewell, Coombas Farm, Millers Brook		17	9	8
Zone K	From Mill Farm up to & incl. Cross & Forda		30	19	11
Zone L	Bridge Farm, Myrtle Farm View, up to & incl. Wyclif		30	9	21
Zone M	Stentaway Lane, Ora Close, incl. Cherry Tree Farm		22	12	10
Zone N	Moor Lane (top) to & incl. Pink shop, Broadpark Close.	Moor Lane (top) to & incl. Pink shop.	11	5	6
		Broadpark Close.	8	7	1
Zone O	Lane Head Close, Toms Field	Lane Head Close	15	9	6
		Toms Field	9	1	8
Zone P	Moor Lane from No 16, incl. Wendover, to Pathfields & Penny Hill		44	25	19
Zone Q	Moor Lane from Solefield up to beach entrance, incl. Moor Park Close.	Moor Lane from Solefield up to beach entrance.	29	11	18
		Moor Park Close.	6	3	3
Zone R	Baggy Point from Market Field		20	4	16
			617	263	354
				42.6%	57.4%

The results show a ratio of **42.6 : 57.4** permanent residences to holiday homes. I.e. **354** holiday homes out of **617** properties overall.

This is a conservative figure as, where a property is lived in but also partially let as holiday accommodation, it has only been counted as a residence. In addition, these figures do not include Hotels, Guest Houses, Air BnB rooms, etc,

To show the true picture of Croyde in the summer we also need to add in the two main holiday centres, Ruda and Unison Croyde Bay.

		Total No of properties
Ruda	Apartments	8
	Lodges	39
	Caravans (6-10 berth)	280
	Glamping pitches	21
	Touring van pitches	66
	Camping pitches	182
		596
	Surfers Paradise camping	????

		Total No of properties
Unison	Hotel rooms	56
	Cottages	30
	Chalets (old)	36
	Waggytails	8
		130

It is interesting to note that Ruda already has a total of 596 letting units, not including the camping pitches (3 fields) at Surfers Paradise, which would mean in the busy summer period when Ruda is almost fully booked, it is larger than the total of all properties in Croyde put together.

Including just these two sites alters the ratio to **19.6 : 80.4**

In addition there are another 9 campsites of varying sizes in and around Croyde which are all busy during the peak periods.

However is also worth noting that holiday units and holiday lets are increasingly being promoted for year round occupation so this is no longer just of significance for a few weeks in the summer.