



Brixham Town Council

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New Road, Brixham, TQ5 8TA

Town Clerk: Mrs Tracy Hallett

Local Plan Consultation Response – Dated 26 January 2026

Brixham Town Council is generally supportive of the document and its content, which highlights Brixham's constraints arising from protected landscapes and conservation areas, including South Hams SAC and the South Devon National Landscape. The plan recognises Brixham's limited capacity for expansion to meet local needs, with an emphasis on maximising existing allocations and prioritising urban regeneration.

However, members felt that the terminology used with the Plan could be strengthened to provide greater protection for these sensitive areas. For example, wording such as "development will only be accepted" could be amended to read "development will not be accepted unless".

Concerns were raised regarding the impact on the settlement boundary arising from proposed housing sites at Copythorne and Monksbridge. Neither site lies within the Brixham Parish boundary; however, it was noted that future residents would be likely to use Brixham services and consider themselves Brixham residents. Members expressed concerns that Community Infrastructure Levy (CIL), Section 106 contributions, and precept may therefore not be directed towards supporting Brixham's infrastructure.

Members also raised concerns that other supplementary documents, including the Brixham Vision and the Devon Transport Plan, do not necessarily align with the draft Local Plan. An example cited was the proposed redevelopment of Middle Street carpark as a mixed-use site incorporating commercial, residential, parking, and public realm space.

While recognising that the Local Plan provides a vision and framework for future development, Members felt that greater weight should be given to addressing infrastructure pressures in Brixham and that future development should support improvements to the transport network and the delivery of sustainable travel options.

Members further noted that, while acknowledging the Plan's strategic role, they would welcome greater detail on economic regeneration aspirations, including how the Plan supports Brixham as a year-round economy. The protection of Brixham's natural environment and the preservation of its character as a historic coastal and harbour town were identified as key elements contributing to its tourism appeal.

Brixham Town Council.

