

23 July 2026

Dear Alan,

Following the letter of 11 June from the Minister of State for Housing and Planning that required you to provide the evidence which informs your conclusion that only 42% of housing need can be met, I can confirm that the council has met the requirements of the direction and there is no further intervention action proposed at this time.

It was good to meet you and colleagues over the course of the past few weeks to discuss the content and progress of your plan. Each plan is subject to a public examination in front of an independent Inspector, who plays an important role in examining plans impartially to ensure that they are legally compliant and sound. Local planning authorities can only adopt a plan that is sound - it should be consistent with national policy, be supported by evidence and take the views of local people into account.

As we discussed, you should arrange a further Planning Inspectorate Advisory Visit to make sure you are in a strong position going into the examination and the plan has the best possible chance of being found sound once it is submitted.

The current position does not preclude intervention being considered in the future if the plan does not make suitable progress.

Yours sincerely,

Arthur Young

Deputy Director, Development Plans

Other letters in this correspondence

Letter from Matthew Pennycook MP 22 January 2026

Letter from Matthew Pennycook MP 11 June 2026

Response from David Thomas 2 July 2026

Contact Planning



planning@torbay.gov.uk



[01803 207801](tel:01803207801)