

Future Planning

Subject: FW: Local Plan Consultation Reg 19 - Land at Copythorne Rd, Brixham
Attachments: Local Plan Consultation Reg 18 - Land at Copythorne Rd, Brixham; 260518-Covering letter.docx; 2156_PL105 Rev D Proposed Site Layout.pdf

From: Andrew Rowe [REDACTED]
Sent: 06 October 2026 09:59
To: Pickhaver, David <David.Pickhaver@torbay.gov.uk>
Subject: Local Plan Consultation Reg 19 - Land at Copythorne Rd, Brixham

Hi David,

Further to our conversation, the previous HELAA and the attached Reg 18 submissions, I can confirm that the Land at Copythorne Road site for 77 houses is being sold to Persimmon Homes.

Persimmon Homes have submitted a pre-app for the RM application and, as part of this, are seeking Torbay Council's view on the development of the adjacent field (to the northwest, and originally proposed, see Reg 18 submission). Their attached pre-app letter states:

'Land to west of subject site

We would be grateful for the Council's view on the potential for future development of land immediately to the west of the application site. We would like to understand whether the Council would be open, in principle, to considering this land for development as part of a wider comprehensive approach to the area. This additional land has an approximate capacity of 30 dwellings of which 11 would be affordable dwellings. Access would be taken from the westerly internal road within the site subject to appeal APP/X1165/W/24/3354507.'

On the above basis, it would be appropriate for this land to continue to be included in the Local Plan review, so that it can be considered by the Council and Inspector as a potential residential allocation.

If you require any further information or would like to discuss, please let me know.

Kind regards,

Andy

Andrew Rowe
Director
AR Land & Planning Limited



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