

Future Planning

From:

[Redacted]

Sent:

13 February 2026 16:56

To:

Future Planning; Pickhaver, David

Cc:

guy@eclipse.co.uk

Subject:

Local Plan Consultation Reg 18 - Land at Copythorne Rd, Brixham

Attachments:

210505 - HELAA Call for Site Plan - Copythorne Road, Brixham - Site 1.pdf; 210505 - HELAA Call for Sites Form - Copythorne Road, Brixham - Site 1.pdf; 1653_PL100 Site Location Plan.pdf; 1653_PL104C Illustrative Masterplan.pdf; 1653_SK104 RevE Proposed Masterplan.pdf; 1653 Sketch Perspective 3 - Aerial View.pdf

Dear David,

Further to our recent conversation, I can confirm that Peloton Land would like to promote field F1 at Copythorne Road, Brixham, for inclusion in the new Local Plan for residential development.

As you are aware, these three fields have been promoted by Peloton Land via the HELAA and previous Regulation 18 consultations.

An outline planning application for 94 houses was worked up for submission at the end of 2022. However, due to the planning environment at that time field F1 [NE field] was removed from the final planning application submission and the numbers were reduced to 77 dwellings.

That application was subject to a planning appeal, which was allowed last year, with the inspector finding that while the development was in the National Landscape and resulted in localised harm, Torbay and Brixham require significant housing growth and that this land/area was a suitable and sustainable location for housing to serve Brixham.

Given the inspector's decision and the 'no stone unturned' approach required of the Council to find new residential land as part of the Local Plan review, we feel that it is sensible and appropriate to allocate field F1 for residential development, as a logical extension to the granted planning permission.

I have attached the original HELAA site plan and form. I have also attached some of the documents from the original outline planning application, which included field F1, these being the site location plan, illustrative master plan, proposed master plan, and sketch perspective.

As we had intended to submit the application in this form, I have a comprehensive set of documents, including ecology surveys and LVIA, which I would be happy to supply if helpful?

The attached plans and illustrations demonstrate that this field would be a logical extension to the approved scheme.

I look forward to hearing from you.

Kind regards,

Andrew

Andrew Rowe
Director
AR Land & Planning Limited

