

**Matt Crabtree - Chair  
Alex Foley – Vice Chair  
Brixham Chamber of Commerce**

**16<sup>th</sup> December 2022**

Sent by email: [hospitality@brixhamchamber.co.uk](mailto:hospitality@brixhamchamber.co.uk)

Dear Matt and Alex,

**Re: Inglewood and Brixham Chamber letter to Deeley Freed**

Thank you for your recent correspondence to Persimmon Homes dated 29<sup>th</sup> November, which has been passed to me to respond in full as the technical director of the Cornwall and West Devon region, and lead for our scheme at Inglewood.

Persimmon is committed to building quality homes for local people at Inglewood. We believe the significant investment we are making in the area will create a sustainable community as well as leave a lasting economic, social and environmental legacy.

Working in partnership with Torbay Council, Persimmon has also made a number of substantial commitments to ensure we deliver significant long-term community benefit for local people.

The planning permission granted by the Secretary of State in January 2021 required substantial highways improvements along Brixham Road. The specific details of the works are subject to a Section 278/38 Agreement, which is the agreement between the developer and Torbay Council Highways Authority to carry out work on the public highway. This defines the phasing, traffic management and detailed design of the works, all of which have been agreed with Torbay Council.

Due to Deeley Freed's longstanding history with the site and strong local relationships, we appointed the company as project managers to oversee these improvements.

Persimmon nonetheless recognises and understands the difficulties the road closure and diversion will cause locally. That is why over the past two years, Deeley Freed and Persimmon have worked closely with Torbay Council to minimise the impact and potential disruption of these works.

Deeley Freed has held numerous meetings with Council officials and this week we have agreed a number of measures to reduce disruption during the closure, including the provision of an additional bus service, and the direct funding of 200 local day bus ticket vouchers for local residents, per week, for the duration of the closure.

We can confirm we will also submit an application to work longer hours and at weekends to ensure we do everything we can to deliver the S278 works as expediently as possible.

It is important to state, however, that while there will be short-term disruption, this infrastructure investment will deliver significant long-term benefits to the local area. With significant enhancements to Brixham Road and the junction at Long Road – as well as two new pedestrian crossings – connectivity will be improved for local residents, school children, businesses and key industries such as fishing.

The benefits of the development also go much wider than the infrastructure investment. As part of the development, 120 new homes will be transferred to a local housing association partner, 75 per cent of which will be available for social rent. This is the most significant affordable housing contribution from any developer the area has seen in recent years.

We will also be providing a fully serviced 3.63 acre site for a new two-form entry primary school in the area which will be given by Persimmon to Torbay Council for free.



Construction at the development will also support the creation of new jobs and in the supply chain. We have committed to work with South Devon College to deliver training courses and apprenticeships, and will seek to recruit locally, employ local subcontractors and use local builders' merchants for our site works.

Alongside this vast investment, Persimmon will also contribute over £2million to Torbay Council and the local area for the benefit of local residents and businesses, which includes:

- **£500,000 to Torbay Council to assist with the creation of local jobs in the Bay**
- **£45,000 to Life Long Learning in the Bay**
- **£725,000 to supplement Stagecoach bus services in the Inglewood vicinity**
- **£222,000 to Torbay Council to supplement walking and cycling routes**
- **£148,000 to extend the Compass House Medical Centre in Galmpton**
- **£289,000 to assist with the provision of a new local health and wellbeing centre**
- **A new sports pitch and multi-use games area for the local community**
- **£73,000 to Torbay Council to improve sports facilities in the local area**
- **£50k voluntary contribution for off-site tree replacement**

The development will also include fully-equipped play areas and wide community access to the countryside surrounding Inglewood. We are also providing a community orchard and 1.4 acres of allotments for use by local residents.

We have undertaken significant ecological mitigation works, planting 23,500 new trees and hedges to assist the ecology of the area and reduce our carbon footprint, which was agreed with Torbay Council.

Persimmon is proud of the transformational benefits this scheme will deliver for the local community, however, we recognise and apologise for the disruption and inconvenience this road closure and diversion will cause.

We can assure you that we are already doing everything we can to make sure when these works start they are completed as soon as possible so local residents and businesses can enjoy the benefits of this development.

We look forward to meeting with you on Monday to discuss this issue and will ensure you are kept fully up to date with our plans and progress during this project.

Given the interest in this matter and for transparency, we will place a copy of this correspondence on our dedicated Inglewood website.

Yours sincerely,



**Robbie Brown**  
**Technical Director**  
**Persimmon Homes Cornwall and West Devon**

