

Meeting: Harbour Committee

Date: 15th June 2026

Wards affected: All wards

Report Title: Oxen Cove Development

When does the decision need to be implemented?

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1. Purpose of Report

- 1.1. To inform Members of the proposed expansion of Brixham Harbour and Fish Market via development at Oxen Cove and advise of progress and planning and delivery times.

2. Reason for Proposal and its benefits

- 2.1. £9.71 million of Government Levelling Up Funding is allocated to expanding Fish Market operations at Oxen Cove.
- 2.2. The Fish Market and Harbour are operating at full capacity and without additional space Brixham could lose its competitive edge. The proposed expansion would provide 2,990m² of new waterside space across five purpose built units, helping the Harbour run more efficiently and meet growing demand.
- 2.3. Oxen Cove has been identified as the most suitable location for this investment. It sits directly alongside existing Fish Market operations and is already partly used for fishing related activity. Both the Brixham Town Centre Masterplan and the Neighbourhood Plan support new facilities in this area, recognising the importance of protecting Brixham's 600-year fishing heritage while preparing the Harbour for a strong and sustainable future.
- 2.4. The expansion is expected to create around 40 new fishing related jobs and generate more than £11 million in additional economic benefit each year. Increased processing efficiency could raise the value of landed fish by up to £20 million per year within five years, potentially lifting total turnover above £100 million.
- 2.5. Community and stakeholder engagement was undertaken during March and April and all feedback will be reviewed before a planning application is submitted.
- 2.6. The Planning and delivery timescales are as follows
 - Summer 2026 – planning application submitted

- Autumn/Winter 2026 – planning decision
- Early 2027 – Construction begins
- End of 2027 – construction completes
- Early 2028 – operational

All timescales are estimated and may change depending on the outcome of the planning process.

- 2.7. The development will result in the permanent loss of some car parking spaces at Oxen Cove. Several spaces have already been taken up by fishing related activity. There may also be some temporary reduction in spaces at the neighbouring Freshwater car park. A transport statement will accompany the planning application.
- 2.8. The South West Coast Path runs through the site, and the design team are working closely with the SWCP Association to ensure suitable diversions are in place if required during the works and the finished site provides an improved experience for users.
- 2.9 We are closely engaging with current tenants and land occupiers. We are in active discussions with current Fish Market tenants to understand who may be interested in relocating processing operations to Oxen Cove, These conversations are ongoing, and no decisions have been made about which businesses will occupy the new units, Whilst the discussions are commercially sensitive there is a strong interest from existing site users.
- 2.10 A Transport Assessment is being prepared and will be submitted with the planning application. This will assess the expected impact of the development and identify any measures needed to manage vehicle movements, including cars, vans and Industrial HGV's. Mitigation could include traffic management to ensure vehicles and move safely around the site.

The development is expected to generate an additional 8-10 HGV movements per week, Most HGV activity will remain within the existing Fish Market footprint.

- 2.11 The planning application is entirely stand alone and does not depend on, or require, the delivery of a fixed link between the market and Oxen Cove. The proposals have been assessed on their own merits to ensure they are robust as an independent scheme. The fixed link would be a separate project with its own planning and delivery considerations. Any future decisions about a fixed link will not affect the viability or delivery of the Fish Market expansion, If progressed the fixed link would not a public highway but a private access route only.

3. Recommendation(s) / Proposed Decision

- 3.1. That Members note the information provided and support the ongoing work to plan and deliver the Oxen Cove development.

4. Appendices

4.1. Proposed Location



4.2 Proposed new development



4.3 Proposed side elevation (Steel)



4.4 Proposed side elevation (Timber)

