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## Minutes

**Meeting of** : Planning and Development Committee  
**Date** : 25 September 2023  
**Meeting held** : The Guildhall  
**Commencing at** : 6:30pm

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Present:

Chair: Cllr T Corbin                      Vice Chair: A Riddle

Cllrs: A Bayliss, C Hibbert, J King, S Hocking, C Stanway and I Tomes

Officers: J Whitty and J Wood

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2206. **Apologies:**

2206.1. Cllr M Mewse gave his apologies and was substituted by Cllr S Hocking.

2207. **Public Questions/Statement Time:**

2207.1. Questions and statements regarding the Local Plan Review were submitted by Kate O Connor, Bridget Chase and Tim Guy, which were read by the Chairman when this item was discussed by the committee.

These questions and statements can be found at the end of these minutes.

2208. **Councillor Questions/Statement Time:**

There were no questions or statements submitted by the Councillors.

2209. **Minutes of the Previous Meeting:**

The minutes of the previous meeting of the Planning Committee held on 21 August 2023 were approved.

2210. **Declarations of Interest:**

2210.1. Cllr Tomes declared an interest in agenda item 8. Petersfinger Solar Farm.

2210.2. Cllr Hibbert declared an interest planning application PL/2023/07621.

2211. **Dispensations:**

No dispensations were requested.

2212. **Chairman's Announcements:**

The Chairman made an announcement to bring forward item 14, Local Plan Review, to read public questions and statements and discuss further the consultation further.

2213. **Petersfinger Solar Farm:**

Representatives from Wiltshire Wildlife Community Energy (WWCE) provided a presentation regarding the Petersfinger Solar Farm. Committee members asked questions and thanked WWCE for their presentation, and it was:

**Resolved to:**

2213.1. Support planning application [PL/2023/06905](#).

2214. **Salisbury City Planning Applications submitted since 22 August 2023:**

The Committee considered the following applications, and it was:

Resolved that:

Minute Number	Application number	Site address and proposal	Comments
	<b>Bemerton Heath</b>		
n/a			
	<b>St Francis and Stratford</b>		
2214.1	<a href="#">PL/2023/07621</a>	<b>ORCHARD COTTAGE, STRATFORD ROAD, STRATFORD SUB CASTLE, SALISBURY, SP1 3LG</b>  T1- CHERRY TREE. CROWN REDUCTION TO APPROX 4M	SCC has no comment to make on this application

		<p>HIGH AND 2.5M WIDE. DUE TO EXCESS SHADING TO NEIGHBOURS GARDEN &amp; TREE MAINTENANCE</p> <p>T2- JUDAS TREE. FELL TO GROUND LEVEL. DUE TO OVERHANGING BRANCHES TO NEIGHBOURS GARDEN.</p> <p>T3- COPPER PRUNUS. REDUCE HEIGHT TO APPROX 3M</p> <p>T4&amp; T5- DAMSON TREE. REDUCE HEIGHT TO APPROX 3M</p> <p>T6- YEW. REDUCE HEIGHT TO APPROX 3M</p>	
2214.2	<a href="#">PL/2023/07270</a>	<p><b>PREBENDAL HOUSE, STRATFORD ROAD, STRATFORD SUB CASTLE, SALISBURY, SP1 3LL</b></p> <p>The installation of traditional metalwork railings to the house frontage.</p>	SCC has no comment to make on this application
<b>Milford</b>			
2214.3	<a href="#">PL/2023/07621</a>	<p><b>23 ELM GROVE ROAD, SALISBURY, SP1 1JW</b></p> <p>T1 Cherry, tree in decline on the rear of the tree and leans over road. Fell tree. T2 Birch tree, reduce the lateral branches over the neighbour's boundary by up to 2 metres.</p>	SCC has no comment to make on this application
2214.4	<a href="#">PL/2023/07236</a>	<p><b>Land at Churchill Gardens Salisbury, Salisbury</b></p> <p>T1 &amp; T2 - Corsican Pines – Fell</p>	SCC has no comment to make on this application

2214.5	<a href="#">PL/2023/06905</a>	<p><b>Land adjacent to the Sewage Works, Petersfinger Farm, Southampton Road, Salisbury</b></p> <p>Solar farm, access track, cabling, landscaping improvements and associated infrastructure works</p>	SCC support this application
<b>Fisherton and Bemerton Village</b>			
n/a			
<b>St Pauls</b>			
2214.6	<a href="#">PL/2023/07621</a>	<p><b>Hiflex House, Churchfields Industrial Estate, Telford Road, Salisbury, SP2 7PH</b></p> <p>Demolition of existing office building and development of a new building to provide 2no Use Class E(g) / B2 industrial and B8 Storage / Distribution units, including associated infrastructure, access, and parking.</p>	SCC has no comment to make on this application
<b>St Edmund's</b>			
2214.7	<a href="#">PL/2023/07378</a>	<p><b>2-6 High Street, Salisbury, Wilts. SP1 2NP</b></p> <p>Removal and replacement of one external ATM.</p>	SCC has no comment to make on this application
2214.8	<a href="#">PL/2023/07245</a>	<p><b>2-6 High Street, Salisbury, Wilts. SP1 2NP</b></p> <p>Removal and replacement of one external ATM.</p>	SCC has no comment to make on this application
2214.9	<a href="#">PL/2023/04923</a>	<p><b>Salisbury Post Office, 24-36 Castle Street, Salisbury, Wilts, SP1 1AB.</b></p> <p>Change of use (Nos 24-26, Nos 32-36), demolition (Nos 28-30) and new build to provide a</p>	SCC comments that affordable housing should be included in the development

		mixed-use development, providing 24 residential units and commercial floorspace, with associated works.	
2214.10	<a href="#">PL/2023/07576</a>	<p><b>Salisbury Post Office, 24-36 Castle Street, Salisbury, Wilts, SP1 1AB.</b></p> <p>Change of use (Nos 24-26, Nos 32-36), demolition (Nos 28-30) and new build to provide a mixed-use development, providing 24 residential units and commercial floorspace, with associated works.</p>	SCC comments that affordable housing should be included in the development
2214.11	<a href="#">PL/2023/07335</a>	<p><b>62 ST EDMUNDS CHURCH STREET, SALISBURY, SP1 1EQ</b></p> <p>Replacement of timber framed windows, glazing and front door to front elevation with UPVC double glazed units (Retrospective). Replacement of existing UPVC signage with painted render and stencil sign writing (Retrospective).</p>	SCC object to the application in support of the Conservation Officers comments
2214.12	<a href="#">PL/2023/07178</a>	<p><b>62 ST EDMUNDS CHURCH STREET, SALISBURY, SP1 1EQ</b></p> <p>Replacement of timber framed windows, glazing and front door to front elevation with UPVC double glazed units (Retrospective). Replacement of existing UPVC signage with painted render and stencil sign writing (Retrospective).</p>	SCC object to the application in support of the Conservation Officers comments
2214.13	<a href="#">PL/2023/07234</a>	<p><b>THE ANCHOR AND HOPE, WINCHESTER STREET, SALISBURY, SP1 1HL</b></p> <p>Replacement signage &amp; new building colour to grade II listed public house</p>	SCC has no comment to make on this application

2214.14	<a href="#">PL/2023/07230</a>	<p><b>THE ANCHOR AND HOPE, WINCHESTER STREET, SALISBURY, SP1 1HL</b></p> <p>Replacement signage &amp; new building colour to grade II listed public house</p>	SCC has no comment to make on this application
2214.15	<a href="#">PL/2023/07454</a>	<p><b>3 Brown Street, Salisbury, Wilts, SP1 1HE</b></p> <p>Conversion of loft space to create a 1- bedroom flat; the erection of a rear dormer window; and the installation two rooflight windows.</p>	SCC has no comment to make on this application
2214.16	<a href="#">PL/2023/07240</a>	<p><b>Queen Elizabeth Gardens , Mill Road , Salisbury</b></p> <p>Group of 7 Willows - Re pollard to previous points</p>	SCC has no comment to make on this application
2214.17	<a href="#">PL/2023/07212</a>	<p><b>THE OLD SCHOOL HOUSE, SCHOOL LANE, SALISBURY, SP1 3YA</b></p> <p>We have two trees in our garden, a large silver birch and a damson.</p> <p>Tree surgeon's advice is that we dismantle the Damson tree , which previously we had only applied to thin and reduce.</p> <p>We would like to dismantle the Damson in its entirety. Our primary reasons for wanting to do so are:</p> <ul style="list-style-type: none"> <li>- The tree is in bad condition, with thick ivy growing up the entirety of the trunk.</li> <li>- The large overgrown canopy acts as a barrier to light.</li> </ul>	SCC has no comment to make on this application
2214.18	<a href="#">PL/2023/07852</a>	<p><b>15 THE GREENCROFT, SALISBURY, SP1 1JD</b></p>	SCC has no comment to make

		<p>T1 - Eucalyptus - 3m crown reduction</p> <p>T2 Walnut Tree - Crown reduction of 25%</p> <p>T3 Walnut Tree - Remove</p> <p>T4 Walnut Tree - Remove</p> <p>T5 Cherry - 25% Crown Reduction</p>	on this application
2214.19	<a href="#">PL/2023/07944</a>	<p><b>11 FISHERTON ISLAND, SALISBURY, SP2 7TG</b></p> <p>T1 Weeping Willow - Re-pollard to previous points. Reduce large stem overhanging river back to main trunk.</p>	SCC has no comment to make on this application
<b>Harnham West</b>			
2214.20	<a href="#">PL/2023/07634</a>	<p><b>15 MONTAGUE ROAD, HARNHAM, SALISBURY, SP2 8NJ</b></p> <p><b>Proposed Single storey and Dormer extensions and alterations</b></p>	SCC has no comment to make on this application
2214.21	<a href="#">PL/2023/06390</a>	<p><b>49 Netherhampton Road, Salisbury, SP2 8HD</b></p> <p><b>Variation of condition 2 (approved plans) on PL/2021/04040 to change the exterior finish from hanging plain tiles to PVC Cladding</b></p>	SCC has no comment to make on this application
2214.22	<a href="#">PL/2023/06849</a>	<p><b>164 Coombe Road, Salisbury, SP2 8BN</b></p> <p>To construct 3 retaining walls, one on the left hand side boundary, one 6m from the pavement running across the drive and one on the right hand side of the drive next to the steps, which will then be filled to provide a flat and level parking area.</p>	SCC has no comment to make on this application

Harnham East			
2214.23	<a href="#">PL/2023/07609</a>	<b>28 Burford Road, Harnham, Salisbury, SP2 8AW</b> Proposed single storey rear extension, internal alterations and timber framed outbuilding to rear of site.	SCC has no comment to make on this application

2215. **Late Business:**

The Committee considered late business and it was:

Minute Number	Application no.	Ward	Development	Comment
2215.1	<a href="#">PL/2023/07840</a>	St. Edmund's	<b>THE SQUARE, CATHEDRAL VIEWS, SALISBURY, SP2 7TW</b>  As per the attached tree work specification	SCC has no comment to make on this application
2215.2	<a href="#">PL/2023/08033</a>	St. Edmund's	<b>WYNDHAM PARK OPEN SPACE, SALISBURY, WILTSHIRE.</b>  G1 - 7 Lime trees. Raise by 3.5 metres.	SCC has no comment to make on this application
2215.3	<a href="#">PL/2023/08053</a>	St. Edmund's	<b>COLLEGE STREET/COLLEGE STREET CARPARK, SALISBURY</b>  G1 - 1 Holm Oak, 3 Hornbeam. G2 - 1 Hornbeam, 2 Walnut. Raise by 5.5 meters. T1 T2 Cherry - Remove first two lines of lower laterals.	SCC has no comment to make on this application
2215.4	<a href="#">PL/2023/08054</a>	St. Edmund's	<b>THE GREENCROFT, GREENCROFT STREET, SALISBURY</b>  G1 - 9 Lime trees. Remove all epicormic on stems from ground level	SCC has no comment to make on this application



			to first major unions or lower pollard points.	
2215.5	<a href="#">PL/2023/07929</a>	Harnham West ED	<p><b>Harnham Water Meadow ,Town Path SP2 8EY</b></p> <p>T1 - Willow - re-pollard,  T2 - Willow - re-pollard,  T3 - Willow - re-pollard,  T4 Ash - fell 4 x dead stems,  T5 Ash - remove dead stub,  T6 Ash - remove dead stub,  G7 2 x Willow - create framework pollard at 6m,  T8 Willow - pollard at 6m,  T9 Willow - pollard at 4m,  T10 Dead Ash stem - reduce height to 6m,  T11 Ash (50% ADB)- fell to ground level,  T12 Ash - crown raise to 5m,  G13 2 x Willow - re-pollard,  T14 Willow - re-pollard,  T15 Dead Willow - fell to ground level,  T16 Willow remove two upright stems and secondary branches to 5m over access,  G17 row of mixed species group - crown raise over access to 5.5m,  T18 Willow - pollard to 5m,  T19 Willow - re-pollard.</p>	SCC has no comment to make on this application
2215.6	<a href="#">PL/2023/07183</a>	Milford	<p><b>5 MILFORD PARK, SALISBURY, SP1 2RZ</b></p> <p>To replace existing fence (approx 1.7 m high with a 2m high JCW Reflective Sound timber slatted Fence (Trademark) specified for Highway</p>	SCC has no comment to make on this application

			Works Clause 2504. Treatment to Sector Scheme 4. This product will be fitted with steel or timber posts visible only from the garden side.. Post centres at 3.0m conforms and tested to BS EN 1793. Also tested and complies to BS EN 1794-1 and BS EN 1794-2.	
2215.7	<a href="#">PL/2023/08143</a>	St. Francis & Stratford ED	<b>9 CASTLE KEEP, STRATFORD SUB CASTLE, SALISBURY, SP1 3LF</b>  Variegated Maple - Reduce by a third	SCC has no comment to make on this application

2216. **New Premises Licence Application for: Bradbeers, 41-44 Blue Boar Row, Salisbury SP1 1DA:**

The committee considered a new licence application for New Premises Licence application for Bradbeers, and the council;

**Resolved that:**

2216.1. SCC supports this application.

**Proposed by:** Cllr T Corbin  
**Seconded by:** Cllr A Bayliss

A vote was taken and was **carried**.

2217. **New Premises Licence Application for: Martins, 34 Blue Boar Row, Salisbury SP1 1DAB:**

The committee considered a new licence application for New Premises Licence application for Martins, and the council;

**Resolved that:**

2217.1. SCC supports this application.

**Proposed by:** Cllr T Corbin  
**Seconded by:** Cllr S Hocking

A vote was taken and was **carried**.

2218. **Highways Improvement Request Form – Roberts Road, Salisbury:**

The Committee considered an application for request at Roberts Road, Salisbury, and it was:

**Resolved that:**

2218.1 SCC do not support this application.

**Proposed by: S Hocking**  
**Seconded by: I Tomes**

A vote was taken and was **carried**.

2219. **The Local Plan Review (LPR)**

The Chairman read the three public questions and statements submitted regarding this item.

The Vice – Chairman Cllr Riddle provided the following updates; Cllr Riddle has enquired with Wiltshire Council as to why there is such an increase in housing allocations in Salisbury in the next 2 years, however, is yet to receive a reply. Cllr Riddle has also recently attended meetings with residents regarding Harnham 8 & 9 sites and Britford residents regarding site 6.

Both Britford and Laverstock & Ford parish councils are hoping to work with a barrister to seek legal advice regarding the consultation. The Administration Group Leaders would like Salisbury City Council to work with neighbouring parishes to help all parishes with their common questions and concerns regarding the plan. Any costs would be paid for using existing the Neighbouring Development Plan budget.

The Committee held further discussions regarding the LPR. This Wiltshire Council's consultation will be open from Wednesday 27 September until Wednesday 22 November 2023. Committee members expressed their wish to question the plan, the sites included, as well as other strategies and plans that are to be published once the consultation opens, and it was:

**Resolved that:**

2219.1. The committee agreed for the Interim Clerk and Group Leaders to proceed with talks with neighbouring parishes Chairman/Clerks and Harnham Housing Steering Group.

2219.2. Barrister support costs not to exceed the remaining NDP budget, and leave remaining budget required for NDP activities.

2219.3. Cllr Hocking and P&D Chairman Cllr T Corbin are to be invited to weekly progress meetings with Administration Group Leaders as appropriate.

**Proposed by:** Cllr T Corbin

**Seconded by:** Cllr A Bayliss

A vote was taken and was **carried**.

2220. **Matters, if any, which by reason of special circumstances the Chairman decides should be considered as a matter of urgency:**

There were 4 members of the public and 1 members of the press present.

The meeting closed at 8.31pm.

## **Public Questions and Statements**

**Kate O'Connor**

I may/may not be able to attend Monday's meeting. I cannot attend the Committee on 25<sup>th</sup> September which may be AFTER Wiltshire Council has completed its paperwork for use during Regulation 19 AND commenced the minimum 6 week period required by statute. I can attend the SSC Planning Committee October meeting if Regulation 19 is still underway and you are still deliberating/seeking views prior to completing your response to WC.

### **Some initial thoughts:**

1. Please can SCC place the actual dates for the Regulation 19 Consultation in a prominent position on its own website together with any final date for residents comments to the its Planning Committee?
2. Once the actual paperwork IS published can links be provided to an accurate and comprehensive set of papers together with advice on where Wiltshire Council [WC] may have tabled paper copies?
3. Has SSC any plans to comment through and with other bodies/fora? If so which and when?

As a member of the Salisbury Neighbourhood Development Planning Steering Group I had provisional sight of paperwork WC tabled to Cabinet but don't know what changes have already been made as a result of any representations e.g. on matters of accuracy. I am aware that we [the SNDP Steering Group] will not be reviewing the draft Local Plan Review [it is outside our remit]. However, it would still be useful to know how I and other interested residents can in a timely and transparent manner access information about changes or assurances of changes that SSC receives. For example I hope there is to be no ambiguity about Coldharbour Lane.

### **Matters of Interest [but I'll want to read the final paperwork!]:**

- I welcome WC's decision not to follow the line of other planning authorities who have abandoned agreeing how many homes should be built and where despite compelling evidence of housing need across the country. I hope that SSC will support this stance.
- In principle I welcome WC's decision to consider creating a new development elsewhere to ease unsustainable development pressures in Salisbury/south Wiltshire. However, I think that support for this should be conditional on the timetable and process WC propose to adopt in pursuing this. Such a development could create medium and long term difficulties for the city if that process does not address infrastructure and transport impacts. My assumption is that Salisbury will still be the "principle settlement" that serves such a development without being entitled to compensatory funding or a clear involvement in its development.

- I hope SSC scrutinises arguments put forward for site allocations and ensure WC explains the rationale for each one ... for example, as a Harnham resident, I was surprised that the case for developing the Garden Centre on Netherhampton Road might rely upon a new local centre under construction at present. I am only aware that many houses are being built but unaware of any beneficial infrastructure planned with them, by whom, arriving when and for use by whom! I am unaware for any plans to enable sustainable transport along the Netherhampton Road other than bicycle and presumably feet. I am unaware of any plans for public EVCs. I am unclear how such a development would enable Netherhampton to retain any distinctiveness as a community.
- How many , if any, of affordable houses coming forward will or might be earmarked for WC to meet its own housing plans some of which I fully support but are they visible/progressing/struggling/subordinate to other users of affordable housing?
- Whether a master plan for the Maltings and Central Plan is to be a new one that will actually produce housing including affordable housing within the lifetime of the Local Plan or is it the last one master plan I believe currently available not available on the WC website? That preceded development of the River Master Plan, the substantial move away from bricks and motor retailing, Covid etc
- Whether other brownfield sites within or in close proximity to the City Centre notably identified as having potential under the Government funded CAF is expected to offer any contribution to regeneration of the city and also meeting housing need? If not why not?
- Whether WC has modified its rejection, during the LPR 2021 consultation process, of prioritising any healthcare provision other than that at Salisbury Hospital in Placemaking priorities. You will be aware that we have at least 5 providers of key NHS primary and community services in need of support even before the developments arising from the Hospital's HEAT Masterplan or from new households formed in Salisbury or South Wiltshire during the plan period.

Best Wishes,

Kate O'Connor

### **Bridget Chase**

Unfortunately I cannot attend the meeting on Monday 21st but would very much like to ask whether Wiltshire Council have consulted with Salisbury City Council on any aspect of sewage or water provision for the proposed development at South Harnham on either side of the Coombe Road?

Since these sites lie in the Ebbles valley watershed and not that of the Avon, any prejudicial implications of sewage discharge or water extraction from a chalk stream as pristine as the Ebbles must be of grave concern

I would be grateful if this question could be put to Council on Monday

Thank you  
Bridget Chase

(Harnham resident and river warden for Ebble)

### **Tim Guy**

As promised, the Harnham Housing Steering Group (HHSG), which represents c. 80 residents in Harnham opposing the development plans for Sites 8 & 9, would like to submit the following written questions to the Planning and Development Committee meeting being held on Monday. These questions cover the consultation process, traffic/infrastructure, and housing numbers, as below. I hope these questions are consistent with the format required for the meeting. The HHSG look forward to the Committee's responses.

#### **Consultation**

1. What actions is the Council taking given that Salisbury residents have been deprived of their rights to be consulted, in accordance with Regulation 18, on development plans for Sites 8, 9 and 15? This is especially important as the Regulation 19 consultation will be about the 'soundness of the plan' rather than site selection.

#### **Traffic/Infrastructure**

1. The increased housing in Harnham, which has been proposed in the last minute addition of Sites 8 & 9 in the 2023 draft Local Plan for Salisbury, will considerably impact traffic congestion around the Harnham Gyratory and on the New Bridge Road. How confident is the Committee that the significant changes required to the road network for the current development on the Netherhampton road, and the additions within the Local Plan, will be delivered and in a timely manner (or at all)?
2. There are proposals for a cycle path from Sites 8 & 9 to link into the cycle paths into Salisbury Centre. As Salisbury Councillors who understand the local area, what proportion of residents of Sites 8 & 9 (in the draft 2023 Local Plan) do the Council believe are likely to cycle over the hill into and out of town?
3. The proposal in the draft 2023 Local Plan is that primary age children living in Sites 8 & 9 would attend Harnham schools. Do the councillors feel there could be a safe walking route for these children from the new houses to these schools, or do councillors think these children are likely to be driven by car?
4. Is the site allocation strategy in the 2023 draft Local Plan underpinned by 2021 Atkins Transport Review that sets out the traffic modelling for Salisbury? ([https://www.wiltshire.gov.uk/media/5725/Wiltshire-Local-Plan-Transport-Review/pdf/Wiltshire\\_Local\\_Plan\\_Transport\\_Review.pdf?m=637460675515330000](https://www.wiltshire.gov.uk/media/5725/Wiltshire-Local-Plan-Transport-Review/pdf/Wiltshire_Local_Plan_Transport_Review.pdf?m=637460675515330000)).

If so, then how can the traffic modelling be still valid when this 2021 Transport Review assumes growth of only 410 new homes south of the Avon (Sites 6 and 7) plus 300 at Old Sarum (site 1) when, in comparison, the 2023 draft Local Plan assumes twice this number of new houses (+1500) on different and more challenging sites from a transport perspective (eg. Harnham Gyratory)? *[Of note, the Transport Review still shows the traffic associated with Sites 6 and 7 being enough to cause rush hour overload (traffic volume exceeding capacity) on New Bridge Road, even after mitigations, and near overload on Coombe Road as a knock on effect, even without any new homes connected to this directly. We note Site 7 has been dropped now in favour of Site 8].*

### **Housing Numbers**

1. Why have the overall housing numbers increased from 940 (in the 2021 'Planning for Salisbury') to 1530 homes in the 2023 draft Local Plan? Has the proposed High Post housing been allocated to Salisbury?
2. Why does the housing requirement exclude the 410 Brownfield site homes included in the 2021 'Planning for Salisbury'?
3. Why does the 2023 draft Local Plan exclude any 'windfall' sites, estimated in the draft Salisbury Neighbourhood Development Plan (SNDP) to be c. 150-190 homes/year (i.e. 2,250 – 2,850 over the planning period to 2038)?
4. Why does the 2023 draft Local Plan exclude consideration of Wiltshire Council owned city centre sites (the Maltings, Salt Lane and Brown Street car parks, and Churchfields)? Does the Council consider these to be viable sites?
5. Does the Council feel that the 2023 draft Local Plan is coherent with the SNDP? If not, what action is the Council proposing to take?

### **Site Specific**

1. Has a Landscape Sensitivity Assessment being undertaken for Sites 8 & 9?

Many thanks,

Regards, Tim

Tim Guy

Harnham Housing Steering Group