

29/04/2026

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Sent by email

Representations to the North East Derbyshire Local Plan Regulation 18 Consultation - "Strategic Approach to the Location of Development and a Refined Schedule of Sites"

Land East of Upperthorpe Road, Killamarsh – Site ID 45905

Prepared on behalf of Urbana and the owners of the land at Site ID 45905.

1. Introduction

These representations are submitted in response to North East Derbyshire District Council's Regulation 18 consultation on the emerging Local Plan, specifically the consultation on the strategic approach to the location of development and the refined schedule of sites.

The representations relate to Site ID 45905: Land east of Upperthorpe Road, Killamarsh ("the Site"). The Site is identified in the Council's Housing Land Availability Assessment ("LAA") and is being actively promoted for residential development.

The Site extends to approximately 3.33 hectares in the LAA and is capable of accommodating approximately 80-110 dwellings, subject to detailed masterplanning and technical design. The Council's own LAA identifies a residential working capacity of 88 dwellings and a policy-on capacity of 106 dwellings. The Sustainability Appraisal similarly identifies Site 45905 as a reasonable alternative residential site with a gross and suitable area of 3.33 hectares and a housing capacity of 106 dwellings.

These representations respectfully ask that the Council carries Site 45905 forward as a preferred residential allocation in the next iteration of the Local Plan. The Site should be assessed and considered in two complementary ways:

First, as a standalone residential allocation capable of delivering approximately 80–110 homes in a sustainable location at the edge of Killamarsh.

Second, as part of a wider coordinated growth opportunity involving adjoining land interests to the south, including land promoted by Persimmon Homes. The wider context is not necessarily required in order for Site 45905 to be suitable or deliverable, but it provides an additional opportunity for the Council to consider a more comprehensive and coherent settlement-edge allocation at Killamarsh.

The Site is currently within the Green Belt. However, its Green Belt status should not be treated as a fixed barrier to allocation at this stage. The Council is undertaking a new Green Belt Review, and the LAA itself confirms that Green Belt findings may change once the 2026 Green Belt Review is available. The Site should therefore be assessed through the current national policy context, including the December 2024 NPPF approach to grey belt land, and through the emerging spatial strategy for sustainable growth.

The Site is available, achievable, technically capable of mitigation, well-related to a Level 1 settlement, and capable of forming a logical residential allocation and/or part of a wider, comprehensively planned extension to Killamarsh.

2. The Site and its context

Site 45905 comprises land to the east of Upperthorpe Road, Killamarsh. It is located on the eastern side of the settlement and adjoins the existing built form of Killamarsh to the west.

The Site is largely agricultural / paddock land. It is crossed by an existing access track running broadly west-east, which also forms part of an existing public right of way. Hedgerows and trees form much of the Site's external structure. The western frontage to Upperthorpe Road includes hardstanding, vegetation and small redundant agricultural / commercial buildings.

The Site is not considered to be an isolated rural parcel. It has a clear relationship with the existing settlement edge. Residential development on Upperthorpe Road and Birchlands Drive lies to the west and north-west. Upperthorpe Villas lie to the south-west. A playing field and children's play park lies to the north. Existing residential development at Killamarsh extends eastwards in the wider area, including to the north and south of the Site (see Plan 1 aerial photograph below).



The Site has historically been considered as two separate parcels in the 2017 Green Belt Review. For the purposes of the current Local Plan, that is no longer the correct or most useful way to assess the land. The LAA identifies the Site as a single site (Site 45905) and the Site is now being promoted as a single, coherent land parcel. The assessment should therefore proceed on that basis.

The Site is capable of accommodating a landscape-led residential scheme. A future masterplan could retain and enhance the principal boundary hedgerows, integrate the public right of way, provide new green infrastructure, and deliver a clear and defensible eastern settlement edge. The

Site also has the potential to deliver new pedestrian and cycle connections, including improved access towards the adjoining playing field and wider local facilities.

3. Killamarsh as an appropriate location for growth

The starting point for the assessment of the Site should be the role of Killamarsh in the emerging settlement hierarchy.

The Council's Settlement Hierarchy Topic Paper confirms that the four towns of Clay Cross, Dronfield, Eckington and Killamarsh sit at the top of the settlement hierarchy. They are described as performing highly across most functions, being the most sustainable settlements in the District, and being classified as Level 1 settlements.

The Topic Paper explains that Level 1 settlements have recognised town centres, an extensive range of important and supporting services and facilities, public transport links, and wide-ranging employment opportunities. The Level 1 threshold is a settlement score of 32+, and Killamarsh scores 40+, with strong scores for population, facilities and services, employment and public transport.

This is highly relevant. The emerging Local Plan must direct growth to locations which are, or can be made, sustainable. Killamarsh is clearly one of those locations that is already very sustainable. It is not a lower-order rural settlement with limited services. It is one of the District's principal settlements and one of the locations where housing growth can most readily support existing shops, services, schools, public transport, community facilities and employment opportunities.

The Settlement Role and Function Study identifies Killamarsh as having a population of 9,082, making it one of the largest settlements in the District. The Settlement Hierarchy Topic Paper then places Killamarsh in Level 1, alongside Dronfield and Clay Cross, with a total score of 40+.

The principle of growth at Killamarsh is therefore consistent with the Council's own emerging evidence base, with the town being specifically identified as a sustainable location for growth in the Council's evidence base. The relevant question is which sites at Killamarsh can deliver housing in a way that is technically achievable, spatially coherent, and capable of forming a defensible long-term settlement boundary. Site 45905 performs very strongly against that test.

4. Response to the Council's LAA and evidence base

4.1 LAA position

The Council's LAA identifies Site 45905 as Land east of Upperthorpe Road, Killamarsh, S21 1EJ. It records the Site as extending to 3.33 hectares, with a residential working capacity of 88 dwellings and a policy-on residential working capacity of 106 dwellings.

The LAA capacity position broadly supports our own assessment that the Site is capable of accommodating approximately 80–110 homes, subject to detailed masterplanning. The Council's policy-on capacity of 106 dwellings is not disputed as a theoretical figure and allows for access design, internal movement, drainage, SuDS, open space, biodiversity net gain, landscape buffers and an appropriate settlement-edge treatment.

The LAA records the Site as:

Availability: Green

Achievability: Green

Suitability: Red

Overall conclusion: Red

The published Red rating should be understood in context. It does not appear to arise from a conclusion that the Site is unavailable, undeliverable, or affected by an overriding technical constraint. Rather, the principal reason for the Red conclusion is the Site's current Green Belt status and the fact that the Council's updated Green Belt Review remains outstanding.

The site has received suitability amber ratings across the LAA categories except for its location within the Green Belt, and the Site is considered to have potential for housing allocation subject to the identified constraints being overcome and subject to the results of the Green Belt Review.

The LAA should therefore not be read as excluding the Site from further consideration. It should be read as identifying a site with positive availability and achievability, a meaningful housing capacity,

and technical constraints that are capable of further assessment and mitigation, with Green Belt being the principal strategic matter which will be dealt with as part of the forthcoming Green Belt Review.

4.2 Highways and access

The Council's LAA identifies access as a matter requiring further evidence. In particular, the existing access is described as narrow and requiring widening, with the need for dropped kerbs, safe pedestrian provision and consideration of internal topography.

As part of our own site assessment work, we have commissioned a site-specific Highways Site Appraisal which has already been shared with the Council's Local Plans team. The appraisal considers the feasibility of bringing the Site forward for residential development. It identifies the proposed primary access point on the western boundary of the Site, directly onto Upperthorpe Road.

The appraisal confirms that the existing access track between 1 and 7 Upperthorpe Road can be upgraded to a fully adoptable priority T-junction. It also confirms that the access can serve the future residential development via a new adoptable spine road.

The appraisal identifies local shops, schools, health services and bus routes within a 2km walking distance and a 5km cycle catchment. It also confirms that bus stops are within immediate proximity of the Site, with access to services towards Sheffield city centre, Crystal Peaks and Mosborough.

The traffic generation assessment forecasts approximately:

- 42–52 two-way trips in the AM peak hour;
- 40–50 two-way trips in the PM peak hour; and
- 375–470 daily vehicle trips.

The appraisal concludes that this level of trip generation is modest, proportionate to the scale of development, and capable of being accommodated by a priority T-junction onto Upperthorpe Road,

subject to detailed junction assessment. It identifies no material impacts on the wider highway network and no traffic-related reasons why development should not be supported in principle.

The appraisal also confirms that the existing public right of way can be safeguarded and enhanced, creating a green corridor that strengthens pedestrian and cycle connectivity.

Highways and access matters are therefore capable of resolution. They should not prevent the Site being carried forward for allocation. We will now ensure that further engagement with Derbyshire County Council as Local Highway Authority will take place as part of the next stage of site promotion.

4.3 Ecology and biodiversity

The Council have noted that there are no known features of high nature conservation interest or designations within the Site, but that the value of the grassland was indeterminate, that there are internal and boundary hedgerows, and that protected species impacts may be low to moderate.

We have commissioned a Preliminary Ecological Appraisal for the site which has already been shared with the Council's Local Plan team. The PEA confirms that the Site is dominated by improved / modified grassland forming horse and livestock paddocks, with hedgerows forming a majority of the Site's boundaries, scattered trees, and areas of ruderal / sparsely vegetated land and buildings in the west.

The PEA records the principal habitats as modified grassland, bramble scrub, ruderal / ephemeral vegetation, sparsely vegetated urban land, bare ground, artificial unvegetated unsealed surface, buildings, individual trees and native hedgerow.

The PEA does not identify any overriding ecological constraint to development. No aquatic habitats are present on the Site, no suitable habitat for riparian mammals were recorded, no impacts on otter or water vole are anticipated, no protected floral species were recorded, and no Schedule 9 invasive species were recorded. The Site was also recorded as lacking significant floral diversity and being unlikely to support important invertebrate assemblages.

The PEA records that surveyed areas of grassland are species-poor and dominated by a small number of grass species, and that the grassland does not qualify for a status greater than modified grassland due to limited species richness.

The PEA recommends standard ecological mitigation and enhancement measures, including bird and bat boxes, boundary features for hedgehogs, native planting and on-site greenspace. It also notes the requirement for at least 10% biodiversity net gain.

Ecology is therefore a manageable constraint. It can be addressed through further survey where required, retention and enhancement of hedgerows and trees, sensitive lighting, precautionary construction methods, habitat creation and statutory biodiversity net gain. The ecological evidence supports the conclusion that biodiversity matters should not prevent allocation.

4.4 Coal mining risk

The Site lies within a Coal Authority development high risk area. This is acknowledged. However, this is not unusual in North East Derbyshire and is not, in itself, a reason to exclude land from allocation. A future planning application would be supported by a Coal Mining Risk Assessment and, where necessary, intrusive ground investigation and appropriate mitigation or stabilisation works.

There is no evidence at this stage to suggest that coal mining risk would prevent residential development. It is a technical matter capable of assessment and mitigation through the planning application process.

4.5 Sustainability Appraisal and HRA

The Sustainability Appraisal identifies Site 45905 as a reasonable alternative residential site, with a gross area and suitable area of 3.33 hectares and a housing capacity of 106 dwellings.

The SA is part of the evidence base and provides a high-level assessment of reasonable alternatives. Its treatment of Site 45905 is consistent with the LAA in recognising the Site as a residential option with meaningful capacity.

The Habitats Regulations Assessment Addendum is primarily a plan-level document. It identifies strategic impact pathways requiring further consideration through the plan-making process, including air quality, water quality and public access / disturbance. It does not identify a site-specific HRA constraint that would prevent Site 45905 from being considered further as a potential allocation.

5. Green Belt, Grey Belt and settlement boundary logic

The Site is currently within the Green Belt. However, Green Belt status should not be treated as determinative at this stage of plan-making.

The relevant context has materially changed since the Council's previous 2017 Green Belt assessment. The December 2024 NPPF introduced a new policy framework for grey belt land and changed the way in which Green Belt land should be assessed both in decision-making and plan-making. The current NPPF defines grey belt by reference to land within the Green Belt comprising previously developed land and/or other land which does not strongly contribute to specified Green Belt purposes, subject to exclusions.

The Site has previously been assessed as two separate parcels in the 2017 Green Belt Review. That approach should not be carried forward into the emerging new Local Plan. The LAA now identifies the land as a single site (Site 45905). The current promotion is also materially different from the previous parcel-based assessment because the Site is being considered both as a coherent standalone site and as part of a wider coordinated growth opportunity with adjoining land interests immediately to the South.

The Green Belt Review now being undertaken should therefore assess Site 45905 as a single coherent site; and importantly, the Site as part of a wider coordinated Killamarsh growth opportunity.

That is important because Green Belt assessment is sensitive to parcel geometry, settlement-edge logic and the ability to define a defensible boundary. The historic assessment considered the land

in isolation and before the present grey belt policy context. It did not consider the ability of Site 45905 to form part of a wider settlement extension with adjoining land to the south.

The Site does not strongly contribute to the relevant Green Belt purposes in a way that should prevent its allocation.

The five purposes of the Green Belt are set out at paragraph 143 of the NPPF. The Site's performance against those purposes is addressed below. Particular weight is given to purposes (a), (b) and (d), as these are the relevant purposes for the purposes of the NPPF grey belt definition.

Purpose (a): checking the unrestricted sprawl of large built-up areas

The Site sits within a wider pocket of land influenced by the existing settlement edge of Killamarsh. It would not extend built form beyond the broader physical envelope of development in this part of the settlement. Existing development extends further east to the north and south, and the Site can be planned with a clear eastern edge formed by existing field boundaries, hedgerows and the public right of way. The Site does not therefore strongly contribute to this purpose.

Purpose (b): preventing neighbouring towns from merging

The nearest settlement to the east is Highmoor. Highmoor is a very small settlement, not a town. In any event, development of Site 45905 would not materially reduce the closest separation between Killamarsh and Highmoor. The development would sit within the existing spatial envelope of the eastern edge of Killamarsh and would not create or materially worsen any perception of coalescence. The Site does not therefore strongly contribute to this purpose.

Purpose (c): assisting in safeguarding the countryside from encroachment

It is accepted that the Site is largely greenfield land and that residential development would involve some encroachment into undeveloped land. However, the degree of harm should be understood in the context of the Site's containment, its relationship with the existing settlement edge, the ability

to create a defensible long-term boundary, and the Council's need to identify sustainable housing allocations.

Purpose (d): preserving the setting and special character of historic towns

The Site does not perform any meaningful role in preserving the setting or special character of a historic town. Killamarsh is not an historic town whose setting or special character would be harmed by the development of this Site. The 2017 Green Belt assessment itself scored the relevant parcels green against this purpose. The Site does not therefore strongly contribute to this purpose.

Purpose (e): assisting urban regeneration

This purpose is strategic rather than site-specific. The 2017 Green Belt assessment treated this as a general baseline matter rather than identifying a specific role performed by the Site. The release of Site 45905 would not prevent the Council from prioritising brownfield and urban regeneration opportunities elsewhere, but the Council's emerging evidence indicates that sustainable greenfield / Green Belt releases will need to be considered to meet housing needs through the new Local Plan.

The Site does not strongly contribute to the Green Belt purposes that are central to the grey belt definition and can be released without fundamentally undermining the purposes of the remaining Green Belt across the wider area.

A future allocation could define a long-term Green Belt boundary along the eastern edge of the site using existing and enhanced landscape features. That boundary would be stronger still if considered as part of the wider coordinated site to the south, where the settlement edge could be planned on a larger, comprehensive scale.

Grey belt qualification and relevance to allocation

The Site should also be assessed through the current NPPF grey belt framework. For decision-making purposes, grey belt includes land within the Green Belt comprising previously developed

land and/or other land that does not strongly contribute to Green Belt purposes (a), (b) or (d), subject to the exclusions set out in the Framework.

For the reasons set out above, Site 45905 does not strongly contribute to Purpose (a), checking the unrestricted sprawl of large built-up areas; Purpose (b), preventing neighbouring towns from merging; or Purpose (d), preserving the setting and special character of historic towns. The Site is contained by the existing settlement edge of Killamarsh, lies within a wider pocket of land influenced by surrounding built form, would not materially reduce separation between settlements, and does not contribute to the setting or special character of a historic town.

On that basis, the Site has a credible basis for being considered grey belt land. That conclusion should be tested through the Council's 2026 Green Belt Review, but the current evidence does not support treating the Site as land that makes a strong Green Belt contribution in terms of the purposes relevant to the grey belt definition.

The remaining elements of NPPF paragraph 155 are also capable of being satisfied in principle. The Site is located at Killamarsh, a Level 1 settlement and one of the District's most sustainable locations. It is available, achievable and capable of delivering approximately 80–100 homes. It can provide affordable housing, infrastructure contributions, public open space, green infrastructure and biodiversity net gain in accordance with applicable policy requirements, including the Golden Rules where engaged.

The Site should therefore not be excluded from the emerging Local Plan on the basis of its current Green Belt designation. It is suitable for further assessment either as grey belt land under the current NPPF framework, or as a justified Green Belt release through the plan-making process. It should be assessed positively through the 2026 Green Belt Review and carried forward as a potential allocation, either independently or as part of a wider coordinated growth opportunity at Killamarsh.

6. The case for allocation

Site 45905 is capable of coming forward as a residential allocation. The Site is of a meaningful but manageable scale. At approximately 3.33 hectares, it can deliver around 80–100 homes, with the

Council's own policy-on capacity figure identifying potential for 106 dwellings. That scale is sufficient to make a meaningful contribution to housing supply, including affordable housing, but not so large as to require major new infrastructure before development can proceed.

The Site has a clear relationship with the existing built form of Killamarsh. It adjoins the settlement edge and benefits from nearby residential development, local facilities, schools, bus stops and the wider services available in Killamarsh. The Council's own settlement hierarchy evidence confirms Killamarsh as a Level 1 settlement and one of the most sustainable locations in the District.

The Site is available and achievable. The LAA records both availability and achievability as green. There is no identified ownership or deliverability issue that would prevent delivery.

The technical constraints identified by the Council are capable of mitigation. The highways work demonstrates that safe and suitable access can be achieved. The ecological work demonstrates that ecology is manageable and that there are no overriding ecological constraints. Coal mining risk is capable of further assessment through standard technical reporting and ground investigation.

The Site can also be masterplanned to respond positively to its landscape and edge-of-settlement context. The allocation of the site would:

- retain and enhance boundary hedgerows and trees;
- provide a clear eastern landscape edge;
- safeguard and enhance the existing public right of way;
- provide green infrastructure and open space;
- deliver biodiversity net gain;
- connect to existing footways and public transport;
- provide much needed residential development, contributing the Council's housing delivery targets at an appropriate density and mix of family housing; and
- create a logical revised settlement boundary.

The Site is suitable for allocation in its own right, however we remain committed to collaborative working with adjacent landowners to enable wider delivery if the LPA considered this appropriate.

7. Wider coordinated Killamarsh growth opportunity

As set out above, Site 45905 also forms part of a wider coordinated growth opportunity with adjoining land to the south, including land promoted by Persimmon Homes. That wider context is material for three reasons. Please see Plan 2 below showing indicative masterplan demonstrating how the Site can form part of a logical and comprehensive new allocation:



First, it strengthens the spatial planning logic. Considering Site 45905 alongside the adjoining land to the south allows the Council to assess a coherent settlement-edge extension. It enables the new settlement boundary to be planned as a single logical edge.

Second, it strengthens the Green Belt boundary logic. The previous 2017 assessment considered land parcels separately and concluded that release would weaken the Green Belt boundary. A wider coordinated allocation allows the Council to consider whether a stronger, more defensible long-term boundary can be created across the eastern / south-eastern edge of Killamarsh. That is a materially different proposition from assessing each parcel in isolation.

Third, it strengthens deliverability. The involvement of a national housebuilder in adjoining land demonstrates market interest and delivery capability. Site 45905 is available and achievable in its own right, but its relationship with adjoining promoted land gives the Council confidence that a larger allocation could be delivered comprehensively and within the plan period. Pursuant to this, we are working closely with the landowners and promoters of the land to the south as evidenced by the joint working letter attached at Appendix 1 of this document.

A wider allocation would also deliver a coordinated approach to:

- access and movement;
- pedestrian and cycle connections;
- green infrastructure;
- drainage and SuDS;
- open space;
- biodiversity net gain as shown on the plan above;
- settlement-edge planting;
- affordable housing;
- infrastructure contributions; and
- phasing.

8. Suggested allocation principles

If the Council carries the Site forward, any allocation policy could be guided by the following principles:

- The Site should deliver approximately 80–116 dwellings as a new allocation, or a higher total number if combined with adjoining land as part of a wider settlement extension.
- Development should be landscape-led, retaining and enhancing existing hedgerows and trees where practicable and creating a robust eastern settlement edge.
- Development should provide safe and suitable vehicular access from Upperthorpe Road, with appropriate pedestrian and cycle infrastructure.
- The existing public right of way could be retained, enhanced and integrated into a green infrastructure corridor.
- Development should provide SuDS and drainage infrastructure designed as part of the landscape framework.
- Development should deliver statutory biodiversity net gain and incorporate ecological enhancements, including native planting and species-specific measures where appropriate.
- Development should provide affordable housing and infrastructure contributions in accordance with Local Plan policy.
- A future planning application should be supported by a Transport Assessment or Transport Statement, Travel Plan, Preliminary Ecological Appraisal, Biodiversity Net Gain assessment, drainage strategy, coal mining risk assessment, and landscape-led masterplan.

9. Conclusion

Site 45905 should be carried forward as a preferred residential allocation in the emerging North East Derbyshire Local Plan.

The Site is located at Killamarsh, one of the District's highest-order and most sustainable settlements. The Council's own settlement hierarchy evidence identifies Killamarsh as a Level 1

settlement with a total score of 40+, reflecting its strong population, services, facilities, employment and public transport role.

The LAA confirms that the Site is available and achievable. It identifies a working capacity of 88 dwellings and a policy-on capacity of 106 dwellings. This would allow for a landscape-led layout, access, drainage, open space, biodiversity net gain and settlement-edge treatment.

The Site's published Red LAA conclusion should be understood as a Green Belt holding position pending the 2026 Green Belt Review, not as a conclusion that the Site is technically unsuitable or undeliverable. The Council confirms that the Site has potential for housing allocation subject to technical constraints being overcome and subject to the outcome of the Green Belt Review.

The technical evidence now available demonstrates that the key constraints are capable of mitigation. The Highways Site Appraisal confirms that safe and suitable access can be achieved and that traffic generation would be modest. The Preliminary Ecological Appraisal confirms that there are no overriding ecological constraints and that biodiversity matters can be addressed through further survey, mitigation, enhancement and statutory biodiversity net gain. Coal mining risk can be addressed through normal assessment and ground investigation at application stage.

The Site and the adjacent sites being promoted as part of a wider settlement extension should be assessed through the current NPPF grey belt framework and the Council's 2026 Green Belt Review. The historic 2017 Green Belt assessment should not be treated as determinative, as it predates the current policy framework and assessed the land as two separate parcels rather than as Site 45905 or as part of a wider coordinated growth opportunity.

The Site is suitable for allocation both as a standalone scheme and as part of a wider coordinated Killamarsh settlement extension with adjoining land interests to the south. The standalone Site can deliver a meaningful number of homes in a sustainable location. The wider opportunity provides an additional route to comprehensive planning, a stronger settlement boundary, and coordinated delivery.

The Council is therefore requested to:

- continue to assess Site 45905 positively through the 2026 Green Belt Review;
- assess the Site both as a new allocation and as part of the wider coordinated Killamarsh growth opportunity;
- recognise that the Site's technical constraints are capable of mitigation;
- identify Site 45905 as a preferred residential allocation in the next iteration of the Local Plan; and
- draft any allocation policy flexibly so that the Site can come forward independently or as part of a wider comprehensively planned extension to Killamarsh.

Yours faithfully,

Urbana

Appendix 1: Joint Working Letter

Appendix 1: Joint Working Letter



URBANA



To Whom It May Concern,

Re: Confirmation of Availability and Willingness to Develop Land off Upperthorpe Rd, Killamarsh

The consortium of landowners comprising:

1. Persimmon Homes / title number DY281881 / call for site ref:45073
2. Else / title number DY280034 / call for site ref: 45588
3. Taylor & Masters / title number DY417213 / call for site ref: 45905

Hereby confirm joint working to promote land at Killamarsh for development.

The landowners acknowledge the potential of the land for residential development and are committed to working collaboratively with the Developer / Agents with whom the land is contracted, including planning authorities and consultants to progress the site through the planning and development process.

The landowners are prepared to engage in all necessary steps to facilitate development, including entering into agreements, providing access for surveys and assessments, and supporting planning applications as required.

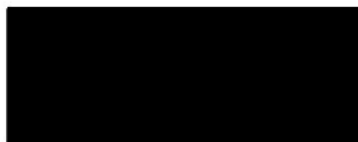
Should you require any further information or documentation to support this confirmation, please do not hesitate to engage as follows:

- 1) Persimmon Homes owned land – POC George.breed@persimmonhomes.com
- 2) Else owned land – POC Tony Jenkins Diane@jvnarchitecture.com
- 3) Taylor & Masters – POC Charles Dunn charles@urbana.world

Sincerely,



George Breed
Head of Planning



Tony Jenkins
Director



Charles Dunn
Director