



# Halt Harnham Housebuilding (HHH): Community Update – March 2026

Hi everyone,

It's been a couple of months since our last update in early January, so here is a short update on several important developments affecting the **Wiltshire Local Plan** and the proposed housing sites in **Harnham (Sites 8 & 9)**.

## KEY POINTS AT A GLANCE


- The Wiltshire Local Plan is in serious difficulty — Inspectors have advised the Council to **consider withdrawing it and starting again**.
- This is good news for our campaign, but the threat has not passed. **Wyatt Homes is actively preparing a planning application for Sites 8 & 9**.
- The absence of an approved Local Plan can actually **work in a developer's favour** under national planning policy.

## What has happened to the Local Plan?

In our 5 January 2026 update we explained that the Planning Inspectors had suspended the examination hearings in November 2025 after **just three of sixteen scheduled days**, citing major deficiencies in the Council's evidence. When the Council proposed a remedial programme running into 2027, the Inspectors responded on 27 February 2026 that the work required was **too extensive to complete within the current examination**. They have advised the Council to consider withdrawing the Plan entirely.

The Inspectors' core findings:

- The distribution of housing across Wiltshire — including growth proposed for Salisbury — was not adequately justified.
- The Council had not properly considered other possible sites (known as “reasonable alternatives”) and had not justified the distribution of housing across the County, including the Salisbury area.
- The proposed New Community north of Salisbury was not realistically deliverable and should be removed from the Plan. The Council has therefore failed to develop a credible strategic solution to address Wiltshire's housing needs.

These are **serious failings** and closely reflect the concerns raised by HHH and the community throughout the process. The Council's comms message is here:  <https://www.wiltshire.gov.uk/news/council-updates-on-local-plan>

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## What this means for Harnham

- The Local Plan cannot advance in its current form

- Housing numbers, site distribution and specific allocations — including Sites 8 & 9 — may all need to be reconsidered.
- There is currently no settled planning justification for the Harnham allocations.
- Decisions about where housing should go in Salisbury are, in effect, back on the table.

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## What our campaign has achieved

The Inspectors' findings align closely with the concerns that our community and HHH have raised throughout the examination process since the campaign began in July 2023. The technical and legal input funded by this community has helped keep these issues in focus. We cannot claim credit for the Inspectors' independent conclusions — but your **voices have been heard**, and it has mattered!

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## The continuing threat: Wyatt Homes presses ahead

Unfortunately, the Local Plan's difficulties do not stop Wyatt Homes from pursuing a planning application. Crucially, the absence of an up-to-date Local Plan can make it easier for a developer to argue that permission should be granted — national policy gives significant weight to housing delivery when a council cannot demonstrate an adequate land supply.

 Wyatt Homes has now formally requested an EIA Scoping Opinion, which the Council issued in January this year. This sets the scope for an Environmental Statement which is necessary in preparing a planning application. The Environmental Statement will focus on:

- **Landscape and visual impact**
- **Heritage and archaeology**

Other matters — including ecology, drainage and traffic — were scoped out of the Environmental Statement and will instead be assessed through the planning application process. The Council has also confirmed that Wyatt Homes must develop a single comprehensive 'Masterplan', prepared with community engagement, prior to submitting a Planning Application.

 Timescales are hard to predict, but it is possible that Wyatt Homes will submit a Planning Application towards the end of 2026.

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## Harnham Gyratory — transport infrastructure still unresolved

The Council has confirmed that proposed improvements to the Harnham Gyratory and surrounding junctions remain unfunded and delayed. Key facts:

- **Estimated construction cost:** £4.5 million, of which only £2.93 million is currently secured
- **Earliest possible construction start:** September 2026, subject to funding and approvals
- **Public consultation:** no date has yet been set
- **2038 forecast:** congestion on roads leading into the Harnham Gyratory is expected to be worse than today, even with improvements in place

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## What happens next — and how you can help

Wiltshire Council must decide whether to withdraw the Local Plan or attempt to continue the examination. Either path will take years. Meanwhile, Wyatt Homes' preparations are active and

moving forward, and **when a planning application arrives, the community will need to respond with proper technical, legal and planning expertise.**

**Your support so far has made a real difference.** In the months ahead we will need your continued support — both in making your voice heard, and in helping us resource the expert work that makes our representations count.

We will update the community as soon as there are further developments. Thank you, as always, for your engagement and support.

Warm regards,

**Harnham Housing Steering Group (HHSG)**

Championing the **Halt Harnham Housebuilding (HHH)** Campaign

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