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Date: 17th March 2026
Our Reference: 1539

Tel: 02380 649697

Dear Sir\Madam

RE: YORK PLACE, ST MARTINS, MARLBOROUGH

**PROPOSED DEMOLITION OF THE EXISTING BUILDING AND CONSTRUCTION 28 AFFORDABLE HOMES
TOGETHER WITH ASSOCIATED PARKING, ACCESS AND LANDSCAPING – AMENDMENT TO PLANNING
PERMISSION REF. APP/23/03305**

On behalf of Aster Communities I hereby enclose a planning application for an amendment to planning permission ref APP/23/03305 to substitute amended plans. The planning permission was for the demolition of the existing buildings at York Place and the construction of 28 affordable homes in their place. The proposed amendment would alter the approved building to introduce an electricity substation at ground floor level. In addition to this letter the application is accompanied by a completed application form and a full set of plans.

Following the approval of application no.APP/23/03305 the Applicant has been carrying out the necessary pre-commencement liaison with statutory undertakers etc. Unfortunately, discussions have revealed insufficient capacity in the nearest offsite electricity substation to serve the proposed development without significant offsite works being required. In order to resolve that issue it is necessary to provide an electricity substation on site.

The substation must meet the requirements of being independently accessible from the road and it cannot have any living accommodation directly over it. The Applicants have given considerable thought as to how to accommodate these requirements into the building and although the easiest option would be to locate the substation in the car parking area this would result in the loss of at least two parking spaces. After much consideration our alternative approach is to locate the substation on the St Martin's frontage and adjacent to the bin store.

The development will remain for 28 homes and therefore the description of the development does not change. However, in order to make the necessary space for the substation at ground floor level, unit 1 will reduce in size from a two bedroom to a one-bedroom flat. At first floor level unit 12 also reduces from a two bedroom to a one-bedroom flat and a store is provided the space created in order to meet the requirement that there not be living accommodation directly over the substation. At second floor level unit 25 will reduce from a two bedroom to a one-bedroom flat.

Considerable care has been taken to accommodate these proposed changes into the design whilst maintaining the design quality of the development and minimise the impact on the front elevation. The design approach of the approved scheme was for the building to appear as a terrace of linked individual buildings as seen from St Martins. Therefore, the amendment has been accommodated into the design by reorganising and repositioning the tallest element of the building and merging the two smaller elements on either side into one, three bay 'building'. The net result is shown below. It can be seen that the tallest element of the building remains of the same design as previously approved albeit being repositioned. Other elements of the building that are not impacted by the introduction of the substation are likewise unchanged.



Front elevation extract as proposed to be amended (new substation labelled no.31)



Front elevation extract as approved

A comparison of the proposed change as seen on the front elevation as a whole shows the impact of the proposals to be limited with the majority of the front elevation unaltered. A ground floor window has been added in place of a door at the far western end of the building and the ratio of windows to doors is therefore unchanged. The new substation door has been designed to match the adjacent bin store door and with a matching lintel detail.



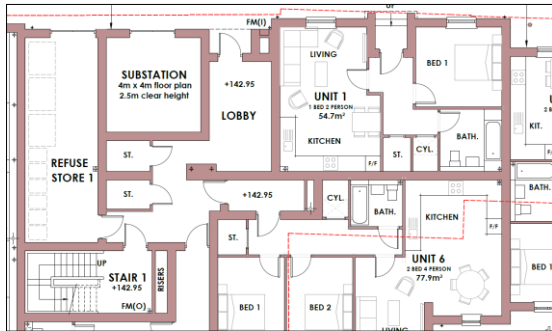
Front elevation as proposed to be amended



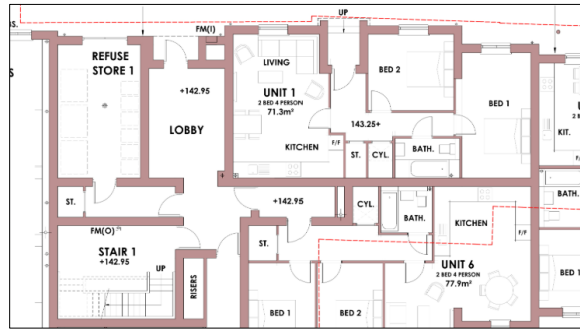
Front elevation as approved

Overall, we conclude that the proposed amendment preserves the design quality of the development and that the street scene of St Martins will continue to be preserved (indeed, it will be enhanced in comparison with the existing building to be removed). Likewise, the settings of adjacent heritage assets (ie the listed buildings on St Martins) will be preserved.

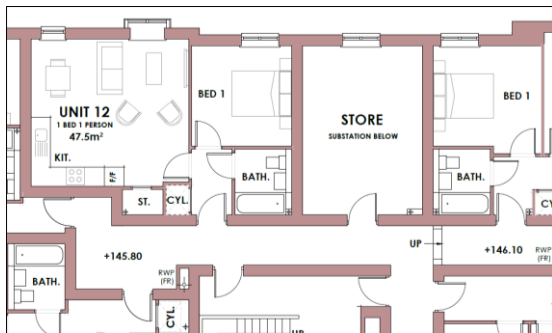
Moving on to the interior of the building, as stated at the start of this letter, the proposals will result in three flats reducing in size from two bedroom to flats to one bedroom flats. These changes are at ground, first and second floor level and the revisions are shown below. The reduced flats all continue to meet the relevant minimum space standards and each retains its outlook over St Martins. Please note that a number of the adjacent flats are also reconfigured slightly to suit the amendments although the sizes of those flats (in terms of the number of bedrooms) is unchanged.



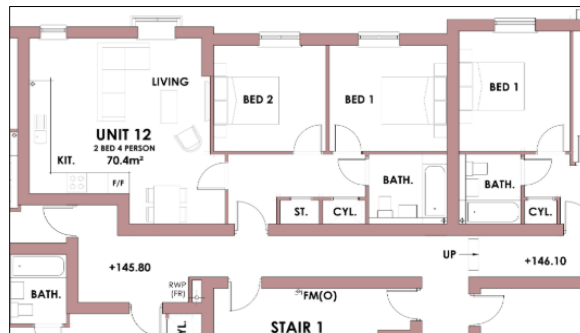
Ground floor plan extract proposed



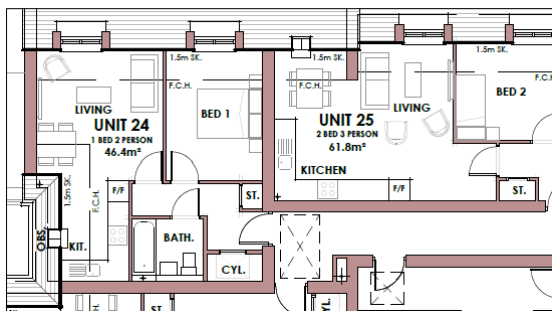
Ground floor plan extract approved



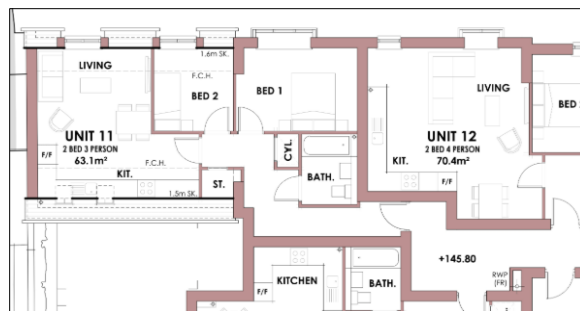
First floor plan extract proposed



First floor plan extract as approved



Second floor plan extract proposed



Second floor plan extract as approved

The proposed amendments do not change the external areas of the site and therefore do not impact upon the landscaping, drainage or ecology matters of the approved scheme. In terms of planning obligations the Section 106 agreement that was completed for application no. APP/23/03305 already references the possibility of subsequent section 73 applications being submitted and therefore we do not anticipate any requirement to revisit or revise that agreement. Should you disagree with that conclusion please let us know.

Overall we conclude that that the proposed changes are an appropriate solution to the necessity to incorporate a substation within the building whilst still preserving the design quality of the development, maintaining the number of car parking spaces to the level as approved, maintaining the amenity of the new homes to be provided and preserving the amenities of surrounding properties. The proposals



therefore remain in compliance with the relevant policies of the Wiltshire Core Strategy including core policies 1, 2, 14, 43, 57, 59 and 64.

We trust that this letter and the enclosed documents will be sufficient to enable you to validate and determine the application favourably but if any further information is required or you have any queries then please do not hesitate to contact me.

Yours faithfully

A handwritten signature in black ink, appearing to read "M. Holmes", with a stylized flourish at the end.

Matthew Holmes BA (Hons) MA MRTPI, Director