

Wiltshire Council Planning Consultation Response – Housing Enabling Team

19th May 2026

Application No:	PL/2026/02313
Application Type:	Removal/variation of conditions
Proposal:	Vary Condition 2 on PL/2023/03305 - Demolition of the existing buildings and construction of 28 affordable homes together with associated parking, access and landscaping
Site Address:	York Place, St Martins, Marlborough, SN8 1AR

Thank you for consulting the Housing Enabling Team on the above application. My comments and observations in respect of the Affordable Housing requirements are as follows:

The proposal seeks to amend the approved scheme for 28 affordable homes by introducing an on-site electricity substation, which is required due to capacity constraints within the local network. To accommodate this, three units would be reduced from two-bedroom to one-bedroom flats.

I note that the overall number of affordable homes would remain unchanged, and the scheme continues to contribute to identified housing need in the area. On this basis, the Housing Enabling Team do not raise an objection to the proposed amendment.

However, it is also noted that the approved housing mix is specifically secured within Schedule 3 of the Section 106 agreement. As the proposed changes would alter that mix, it is recommended that the applicant seeks advice from the Council's Legal Team to confirm whether a Deed of Variation of the Section 106 agreement would be required.

Laurel Smith
Principal Development Officer
Major Projects and Enabling