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L251126 SAV Cover Letter FINAL



Head of Planning
Development Management
Economic Development and Planning
Wiltshire Council
County Hall
Bythesea Road
Trowbridge BA14 8JN

Savills (UK) Limited
DL: +44 (0) 20 7409 8948
F: +44 (0) 20 7495 3773

33 Margaret Street
London W1G 0JD
T: +44 (0) 20 7499 8644
savills.com

SUBMITTED VIA THE PLANNING PORTAL – PP-14521029

Dear Sir or Madam

**SECTION 62 OF TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
APPLICATION FOR SHOPFRONT ALTERATIONS TO EASTERN ELEVATION
33 NEW CANAL, OLD GEORGE MALL, SALISBURY, SP1 2AA
RAILWAY PENSION NOMINEES LTD**

Introduction

We write on behalf of our client, Railway Pension Nominees Ltd, and hereby submit a planning application for shopfront alterations to the eastern elevation of 33 New Canal, Old George Mall, Salisbury.

The application seeks planning permission for minor works comprising of alterations to part of the existing shopfront at ground floor level on the eastern elevation of the building, facing into the pedestrianised area of Old George Mall.

In accordance with the Town and Country Planning (Development Management Procedure) Order 2015 (as amended), we confirm the following documents comprise the application:

- This Covering Letter;
- The completed Application Form and Certificate, duly signed;
- CIL Additional Questions Form;
- The following application drawings are submitted, prepared by Alandem Consulting:
 - Drawing Ref: 2418/01 Rev C – ‘Existing & Proposed Ground Floor & Location Plans’; and
 - Drawing Ref: 2418/02 Rev A – ‘Existing & Proposed Elevations to Old George Mall’.

The application fee of £298 has been paid via the Planning Portal.

The Application Site & Proposed Development

The Application Site

The Application Site comprises of part of the eastern elevation of 33 New Canal, itself forming part of Old George Mall shopping centre located within Salisbury City Centre.

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East.

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The extent of the Site is identified on the enclosed Site Location Plan. It comprises part of the existing shopfront at ground floor level on the eastern elevation of the building, facing into the pedestrianised area of Old George Mall.

The premises forms part of Old George Mall shopping centre, which comprises a range of commercial units accessed from New Canal and High Street.

33 New Canal is not statutorily listed, but is located within a Conservation Area. There are a number of Listed Buildings located on New Canal, including nos 35-37. The works proposed do not affect these listed buildings.

The Proposed Development

The application seeks planning permission for shopfront alterations to the eastern elevation of the premises, with the works comprising of new double doors to replace the existing single door, and new glazing either side of the doors.

The works are identified on the enclosed drawings prepared by Alandem Consulting.

The Development Plan

For the purpose of this application, the Development Plan for the site comprises of the Wiltshire Core Strategy (adopted 2015) and saved policies of the Salisbury District Local Plan 2011 (adopted 2003). It also includes the Wiltshire Housing Site Allocations Plan albeit this is not of relevance to the proposed development.

The Policies Map identifies the Site within the Settlement Boundary for Salisbury and within Salisbury City Centre. It is also within Salisbury Conservation Area, Salisbury Central Area, the Secondary Shopping Area, and the unit fronts the Prime Shopping Frontage of Old George Mall.

The Salisbury Neighbourhood Plan was 'made' in March 2025 and also forms part of the Development Plan.

The key Development Plan policies of relevance to the Proposed Development are set out below.

Core Policy 57 (Ensuring High Quality Design and Place Shaping) sets out the requirement for a high standard of design in new development, subject to various criteria.

Core Policy 58 (Ensuring the Conservation of the Historic Environment) sets out that development should protect, conserve and where possible enhance the historic environment.

Saved Local Plan Policy S10 (Shopfronts) sets out that alterations to existing shopfronts will be permitted, provided the proposed alterations respect the historic character and scale of the building or group of buildings. There are no other saved local plan policies that are considered directly relevant to the proposed development.

Emerging Local Plan

The emerging Wiltshire Local Plan was submitted for Examination in November 2024, with some hearing sessions having taken place, but with future hearing sessions cancelled in November 2025 following concerns raised by the Inspectors and pending potential further work to be undertaken.

National Planning Policy Framework (NPPF)

The NPPF was published in December 2024 and is a material consideration in the determination of the application.

The NPPF sets out the aim to achieve sustainable development through three overarching objectives: economic, social and environmental.

Section 6 affords significant weight to the delivery of sustainable economic development that supports economic growth and productivity.

Section 7 seeks to promote the vitality and viability of 'town' centres, which in this case means Salisbury City Centre. It sets out that planning decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. The proposed development, which will assist in facilitating the reoccupation of the unit, entirely accords with this approach.

Section 12 seeks to achieve well-designed places.

Section 16 sets out the approach to conserving and enhancing the historic environment.

Assessment of the Proposed Development

The proposed development comprises minor physical works to the existing unit in order to facilitate its reoccupation. Its re-occupation will in turn accord with the NPPF approach to deliver sustainable development and support and enhance the overall vitality and viability of Salisbury City Centre.

The external alterations to the shopfront of the unit are fully detailed on the application drawings prepared by Alandem Consulting. The alterations are considered to be entirely acceptable in design and heritage terms, with minimal change in appearance to the shopfront from its existing appearance, which consistent with the existing design approach in terms of materials and overall form. The alterations are also entirely in keeping with the surrounding commercial nature of this part of the city centre.

As such, the proposal is considered to be entirely acceptable in design terms and would have no negative impacts on the Conservation Area or nearby Listed Buildings. It therefore accords with Core Policies 57 and 58 of the Core Strategy. It also therefore accords with saved Policy S10 of the Local Plan 2011.

Summary and Conclusion

The application seeks planning permission for shopfront alterations to the eastern elevation of 33 New Canal, Old George Mall, Salisbury.

The Proposed Development complies with the overarching objective of the NPPF to deliver sustainable development and is in accordance with relevant policies of the Development Plan. There are no material considerations which outweigh the presumption in favour of development and accordingly we request that the application is approved and planning permission granted pursuant to Section 38(6) of the Planning and Compulsory Purchase Act 2004.

We trust that the details included within this submission provide you with sufficient information to register and consider this application. We will endeavour to contact you within the next few days to establish your timetable for decision making.

In the meantime, should you require any clarification or additional information, please do not hesitate to contact Alistair Ingram or Sophie Moore at these offices.



Yours faithfully

Savills (UK) Limited
Planning

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