



Chartered Town Planners
Royal Town Planning Institute

ATLAS

PLANNING GROUP

PLANNING STATEMENT

**THE CHOUGH
SALISBURY
SP1 1DA**

MAY 2026

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INTRODUCTION

- 1.1 This Statement has been produced by Atlas Planning Group on behalf of Chickpea Group in support of an application seeking full planning permission and listed building consent for internal and external alterations to restore and rejuvenate the Grade II listed building as a pub restaurant at The Chough, Salisbury, SP1 1DA.
- 1.2 The Statement will assess the development proposal in the context of national and local planning policy found within the National Planning Policy Framework (2024), the Wiltshire Core Strategy (2015) and the Wiltshire Design Guide (2024).

SITE DESCRIPTION

- 2.1 The site relates to a Grade II listed pub and former hotel situated within the Salisbury Conservation Area. The main frontage to Castle Street is timber framed with cream render. A secondary entrance off Blue Boar Row also provides pedestrian access to the site.
- 2.2 The Chough pub ceased to trade in 2013, and the site was last occupied by Dancing Moose which closed in 2020 due to the Covid-19 pandemic. The Listed Building has been empty and neglected since then, and refurbishment works are now necessary to restore and secure the optimum viable use of the designated heritage asset.

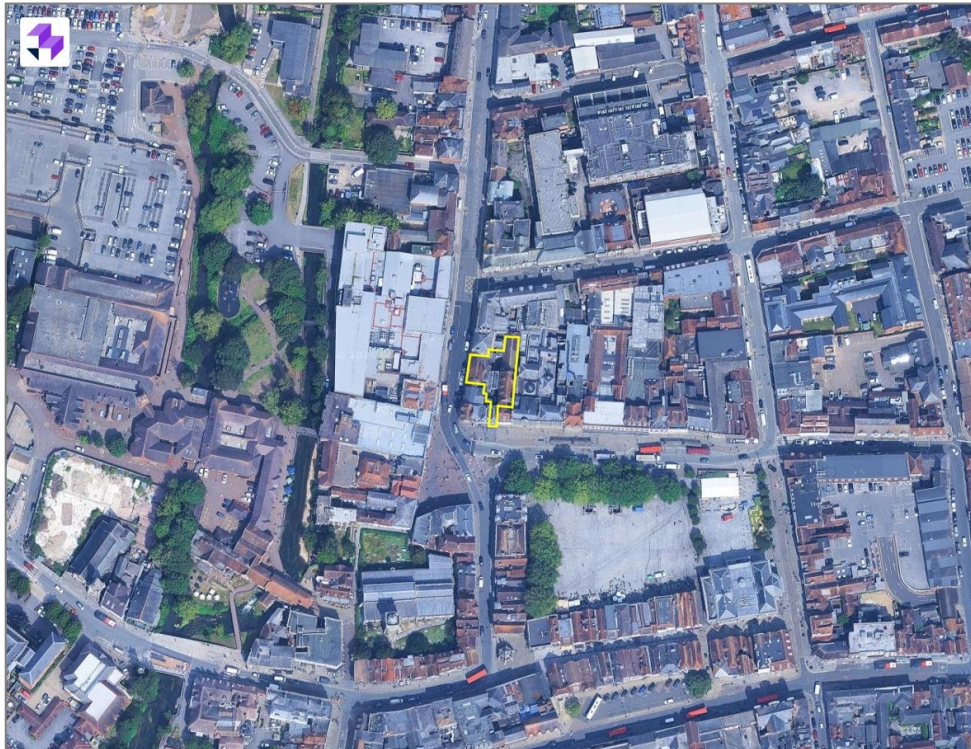


Figure 1 - Aerial view of application site



Figure 2 - Front facade facing Castle Street



Figure 3 – Ground floor internal



Figure 4 - Secondary entrance off Blue Boar Row

RELEVANT PLANNING HISTORY

3.1 The relevant planning history for the site is as follows:

FULL PLANNING PERMISSION AND LISTED BUILDING CONSENT - S/1983/0133 & S/1983/0134

3.2 Planning permission and listed building consent were granted for the extension and alteration to the public house and restaurant in April 1983.

FULL PLANNING PERMISSION AND LISTED BUILDING CONSENT - S/1984/0053 & S/1984/0052

3.3 In March 1984, full planning permission and listed building consent were granted for the formation of a high-level external walkway from assistant manager's flat and access to internal.

FULL PLANNING PERMISSION - S/1988/0460

3.4 In April 1988, planning permission was granted for the sale of flowers on Thursdays.

LISTED BUILDING CONSENT - S/1991/0219

3.5 Listed building consent was granted for alterations to the restaurant in February 1991.

LISTED BUILDING CONSENT - 13/06367/LBC

3.6 In November 2013, a retrospective application was submitted to Wiltshire Council which sought listed building consent for internal alterations and external signage. In determining the application, Officers concluded that the works would respect the character of the existing building in terms of their scale, design and materials. It was also considered that the works would retain the structural integrity of the building and result in no loss to the historic fabric. Listed building consent was granted in January 2014.

NOTIFICATION TO WILTSHIRE COUNCIL

3.7 In May 2026, a letter was sent to Wiltshire Council which notified Conservation Officers that the new Owner intended to undertake strip out works in advance of and to inform a submission for planning and listed building consent for changes within the building prior to re-opening as a pub restaurant.

3.8 The notification set out the various classes of clearly modern material and finish, and where their removal as part of an initial strip out would have no impact on heritage values of the Grade II listed building.

THE PROPOSAL

- 4.1 Chickpea Group (The Applicant) are seeking to bring the Chough back into active use by restoring and rejuvenating the Grade II listed building as a pub restaurant.
- 4.2 Chickpea Group is a young and vibrant hospitality business with locations across the south west and a proven track record of reigniting iconic rural pubs. Chickpea owns and operates 15 pubs, the majority of which were closed before the Group took ownership and are now thriving businesses.
- 4.3 Chickpea Group's mission is to reimagine rural hospitality, and it does that by sympathetically restoring dilapidated buildings, bringing them back to life, and investing in its people to gain valuable skills that transfer into the delivery of exceptional hospitality.
- 4.4 This application seeks permission for modest changes to rejuvenate the building, refresh the internal finishes and remove areas of damage, damp and rot which have arisen after a long period of vacancy and neglect, and restore it to a working pub restaurant use.
- 4.5 The description of development is as follows:

“Internal and external alterations to facilitate the restoration of the building as a pub restaurant with associated works”

- 4.6 The scheme has been informed by Jody O'Reilly at HCUK (May 2026), who, with her expert knowledge on listed buildings, advised the design team of the significance of the Grade II Listed Building.
- 4.7 For clarity, the Chough has an established pub and restaurant use, and the present application does not seek permission for anything other than internal and external alterations to restore the existing use of the building.
- 4.8 Specifically, the works include
- Adjustment of pub seating, tables and bar areas;
 - Removal of fire escape stair on eastern range and replacement with external spiral stair to the yard;
 - Adjustment to second floor bathroom with an inserted wall to provide a WC separate from the fire escape route;

- Internal and external redecoration and repair including replacement of necessary modern WC and kitchen fixtures;
- New finishes to floors and walls while retaining and preserving all historic fabric;
- Re-wiring and ensuring that plaster walls are repaired and refinished in a like for like manner.



Figure 5 – Existing yard east elevation



Figure 6 – Proposed yard east elevation

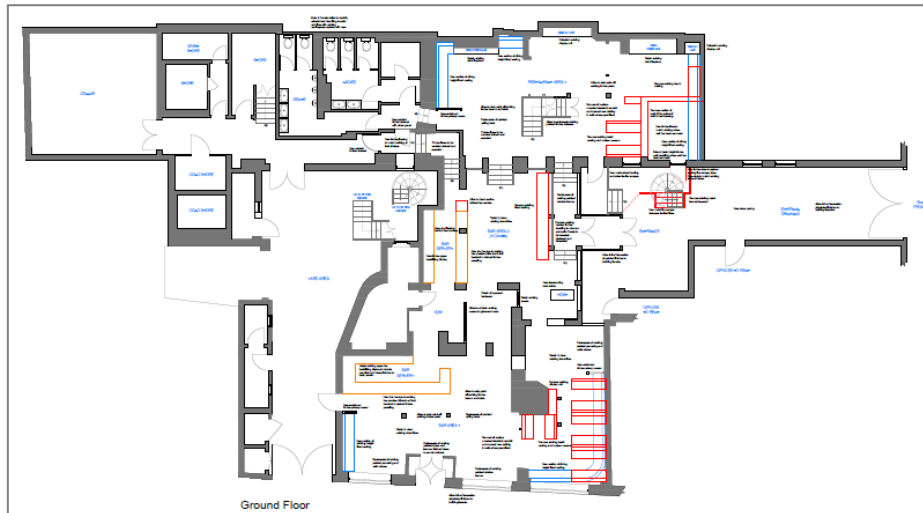


Figure 7 - Proposed ground floor plan

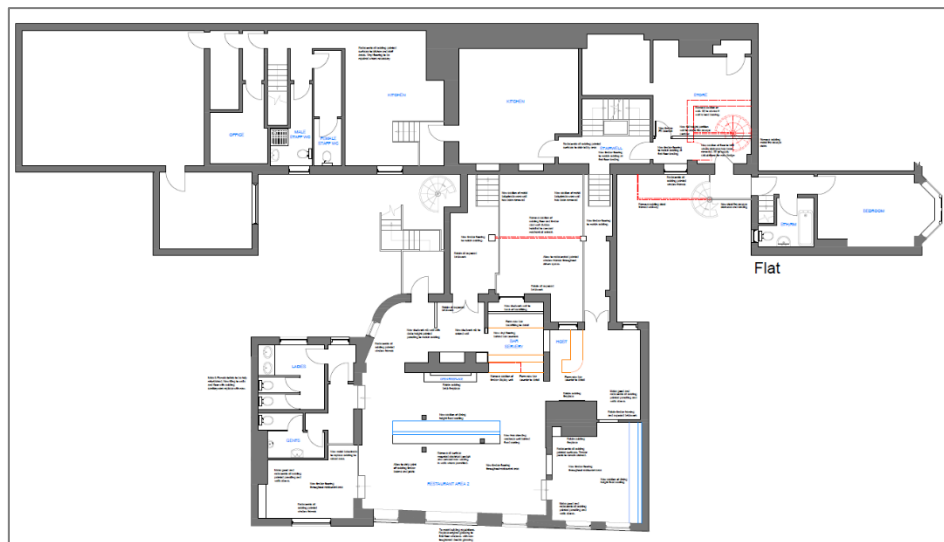


Figure 8 - Proposed first floor

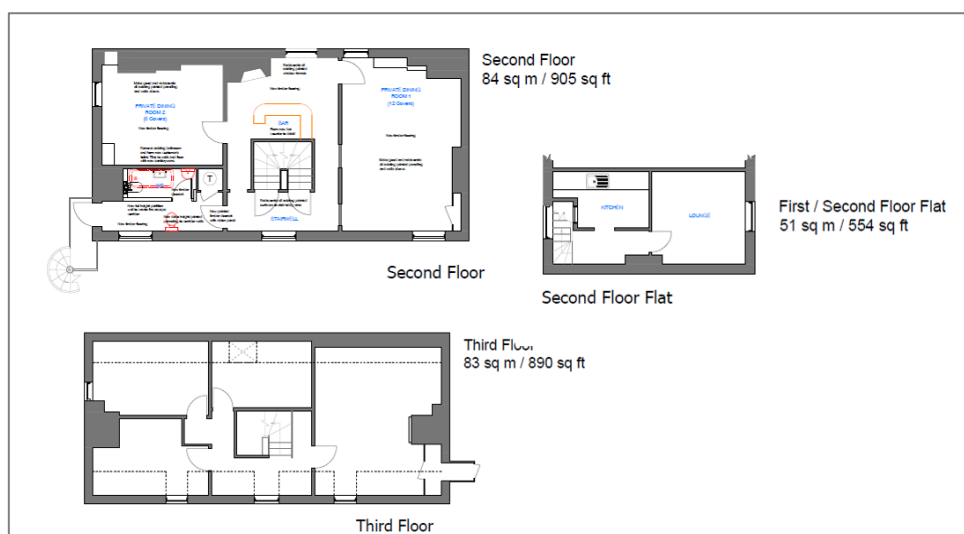


Figure9 – Proposed second and third floor

PLANNING CONSIDERATIONS

- 5.1 Wiltshire Council's Core Strategy (2015) is the Council's primary Development Plan Document, and the starting point for determining planning decisions, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 5.2 The National Planning Policy Framework (NPPF) (2024) provides a national tier of policy and decision-making guidance for the planning system and forms a material consideration for planning decisions.
- 5.3 The Salisbury Neighbourhood Development Plan (2020-2038) was adopted in February 2025 and forms a material consideration for any decision making within the area.
- 5.4 The Council was in the process of adopting a new Local Plan. In November 2024 the draft Local Plan was submitted to the Secretary of State for Examination, sessions for which commenced in late 2025. However, following correspondence from the Inspectors in February 2026, Cabinet recommended to Full Council that the Wiltshire Local Plan should be withdrawn from the Examination Process. No weight can therefore be attributed to the draft Local Plan.
- 5.5 The policy and guidance contained within the statutory Development Plan Documents and all other relevant material considerations have been reviewed to see if the proposal is an appropriate form of development for the application site.
- 5.6 At the heart of the NPPF is a presumption in favour of sustainable development. Paragraph 11 of the NPPF requires proposals that accord with the Development Plan to be approved without delay.

PRINCIPLE OF DEVELOPMENT

- 5.7 Core Policy 1 of the Wiltshire Core Strategy sets out the 'Settlement Strategy' for the county and identifies four tiers of settlement - Principal Settlements, Market Towns, Local Service Centres, and Large and Small Villages. Only the Principal Settlements, Market Towns, Local Service Centres and Large Villages have defined limits of development/settlement boundaries.
- 5.8 Core Policy 2 of the Wiltshire Core Strategy sets out the 'Delivery Strategy'. It identifies the scale of growth appropriate within each settlement tier, stating that within the limits of development, as defined on the policies map, there is a presumption in favour of sustainable development at the Principal Settlements, Market Towns, Local Service Centres and Large Villages.

- 5.9 The Chough lies within the defined settlement boundary of Salisbury and Salisbury Central Area. The site has an established use as a public house and restaurant, and the existing building occupies a prominent position along Castle Street and Blue Boar Row.
- 5.10 Given the site has been unused and empty for several years and owing to its prominent position within the city centre, the Applicant's intentions of restoring and rejuvenating this neglected heritage asset will undoubtedly enhance the vitality and viability of this commercial part of the city.
- 5.11 Indeed, this application seeks modest internal and external changes to the Grade II listed building. However, the scheme has been sensitively considered, and it has been assessed that the works will not give rise to any harm on the building's special interest or heritage values. Rather, it is considered that the proposals will enhance the aesthetic qualities of the Listed Building and secure its optimum viable use.
- 5.12 For the above reasons, the principle of development should be considered acceptable, subject to the proposal's accordance with other relevant planning policies.

DESIGN AND HERITAGE IMPACT

- 5.13 The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out at Section 66 (1) that in considering whether to grant planning permission for development that affects a listed building or its setting, the decision maker shall have special regard to the desirability of preserving the building or its setting, or any features of special architectural or historic interest it possesses. With regards to Conservation Areas, the parallel duty at Section 72 (1) is to pay special attention to the desirability of preserving or enhancing the character of that area.
- 5.14 Core Policy 57 requires a high standard of design in all new developments, including extensions, alterations, and changes of use of existing buildings, whilst Core Policy 58 states that development should protect, conserve and where possible enhance the historic environment.
- 5.15 Paragraph 210 of the NPPF states that in determining applications [that affect heritage assets], *"local planning authorities should take account of:*
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*

- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness."*

- 5.16 The Grade II listed building lies within the heart of the Conservation Area and contributes to the architectural and historical illustrative values of its setting. The accompanying Heritage Statement produced by Jody O'Reilly at HCUK (May 2026) explains the significance of the heritage asset.
- 5.17 To clarify, it has been assessed that the proposals have no capability to affect the unique heritage values of the neighbouring Listed Buildings due to the modest nature of the works, and the character and appearance of the Salisbury Conservation Area will be preserved. The only asset covered in detail within the Heritage Statement is the Chough itself.
- 5.18 The Chough is one of Salisbury's historic coaching inns and the building has been associated with hospitality and refreshment for its entire history. The site retains various elements of historic fabric back for at least three-four centuries, and includes early elements of timber framing, retained fireplaces, a late 17th century stair and 18th century brick façade with a series of historic sash windows.
- 5.19 The Heritage Impact Assessment sets out that the building's planform has experienced some change over time. Although the actual structures linked to service and customer seating have maintained and preserved an historic hospitality function and use, it has been assessed that the current finishes are not innately of individual material interest or quality.
- 5.20 As aforementioned, the proposals seek to rejuvenate the building, refresh the internal finishes and remove areas of damage, damp and rot which have arisen due to a long period of neglect and unuse.
- 5.21 The replacement of modern fixtures, fittings and bar furniture will not impact any historic fabric and will secure the rejuvenated function of the pub restaurant. The only major structural work involves the removal of the 20th century fire escape stair which already intrudes into the historic planform as a detracting feature, and the new spiral stair and steel landing within the yard will be distinctly separate from the historic building.
- 5.22 Ultimately, the Applicant seeks to preserve and enhance the historical features of the Grade II listed building. The scheme will permit much needed restoration and rejuvenation to enable the re-opening

of a prominent city centre pub restaurant which has been empty and neglected for several years. After all, there is no doubt that its ongoing lack of use presents a risk to its long-term future.

5.23 By virtue of the fact that no heritage harm has been identified, and owing to the proposed elements of enhancement and the public benefits associated with the restoration of a viable use, HCUK confirms that the statutory duties in Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 can be met, and there is no harm to the balance in terms of NPPF Paras 214-215.

5.24 On this basis, the proposal is in accordance with Core Policies 57 and 58 which seek to secure good quality design and the preservation of heritage assets.

RESIDENTIAL AMENITY

5.25 Core Strategy Policy 57 '*Ensuring High Quality Design & Space Shaping*' requires development to ensure the impact on the amenities of existing occupants/neighbours is acceptable and that appropriate levels of amenity are achievable within the development itself.

5.26 In this circumstance, the Chough is situated within the city centre, and the site has an historic use as a public house and restaurant. The current application predominantly relates to internal alterations except for the installation of the new fire escape staircase and external redecoration and repair.

5.27 With regard to the impact on neighbouring amenities, the nearest residential properties are located at No.35 Blue Boar Row, and these flats have a historic relationship with the pub use.

5.28 Since the proposals do not involve any new window or door openings other than the new fire escape stair, and the site has previously been occupied as pub and restaurant uses, the works would not give rise to any harm in terms of noise impact or loss of privacy.

5.29 In terms of the ancillary accommodation, the Chough has historically been served by two self-contained flats, and the proposals do not seek any alterations to their layout which already provide good quality living areas.

5.30 As such, the proposal fully accords with Core Policy 57.

HIGHWAYS AND PARKING

5.31 Wiltshire Core Policy 60 seeks to help reduce the need to travel, particularly by car, and support and encourage the sustainable, safe and efficient movement of people and goods within and through

Wiltshire through a series of initiatives, and together with Core Policy 62 seeks to mitigate any adverse impact on the transport network on transport users, local communities and the environment.

- 5.32 Given the Chough is situated within the city centre, and the two existing entry points off Castle Street and Blue Boar Row will continue to serve the site, accessibility will be suitable. The city centre is also well connected via public transport and therefore there is no requirement for the provision of vehicle parking to serve patrons.
- 5.33 Since the site has functioned as both a restaurant and public house before becoming unoccupied, the works subject of this application would not cause any harm to the highway network, and there is access to public transport in close proximity.
- 5.34 For these reasons, the proposal is acceptable in highways terms.

ECOLOGICAL IMPACTS

- 5.35 Paragraph 187 of the NPPF requires decisions to contribute to and enhance the natural and local environment. Core Policy 50 requires proposals to demonstrate how they protect features of nature conservation and geological value as part of the design rationale. The policy also requires all proposals to incorporate appropriate mitigation measures to avoid and reduce disturbance on sensitive wildlife species and habitats. All development should also seek to maximise opportunities to enhance biodiversity.
- 5.36 In terms of protected species, the current application predominately relates to minor internal alterations to facilitate the restoration of the Listed Building. Although the works also include the installation of a new fire escape stair, this element of the proposal would not have any direct impact on the existing roof. It is therefore considered that the proposal will have negligible impact on protected species.
- 5.37 Since early 2024 there has been a national requirement for developments to provide a 10% biodiversity net gain (BNG). However, in accordance with the guidance set by central government, there are exemptions in place which means that certain permissions are not subject to biodiversity net gain.
- 5.38 In this case, the de-minimis exemption would apply given the works predominately relate to internal alterations and the new fire escape staircase would be sited on existing hard surfacing where there is no on-site habitat. The proposed development is therefore exempt from BNG.

5.39 Accordingly, the development will not place any harm on protected species in-line with NPPF Para 187 and Core Policy 50.

FLOOD RISK

5.40 Paragraph 176 of the NPPF makes clear that applications for minor development and changes of use should not be subject to the sequential or exception tests but should still meet the requirements for site-specific flood risk assessments.

5.41 NPPF Para 181 states that *“When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood risk assessment”*.

5.42 The access to the site is located in Flood Zones 2 and 3 which has high probability of flooding from rivers and sea. The site is also located in an area susceptible to groundwater flooding.

5.43 The works predominantly relate to minor internal and external alterations to the existing Listed Building with no increase in impermeable areas. The ground floor use will continue to be less vulnerable in accordance with the NPPF’s flood risk vulnerability classification, and the residual risk to flooding would not change as a result of the proposed development.

5.44 Moreover, while the site is located in close proximity to the River Avon where there is high risk of fluvial flooding, the Salisbury River Park Project is due to be completed this year. This flood alleviation scheme will provide critical improvements to help mitigate flood risk along Castle Street and Blue Boar Row.

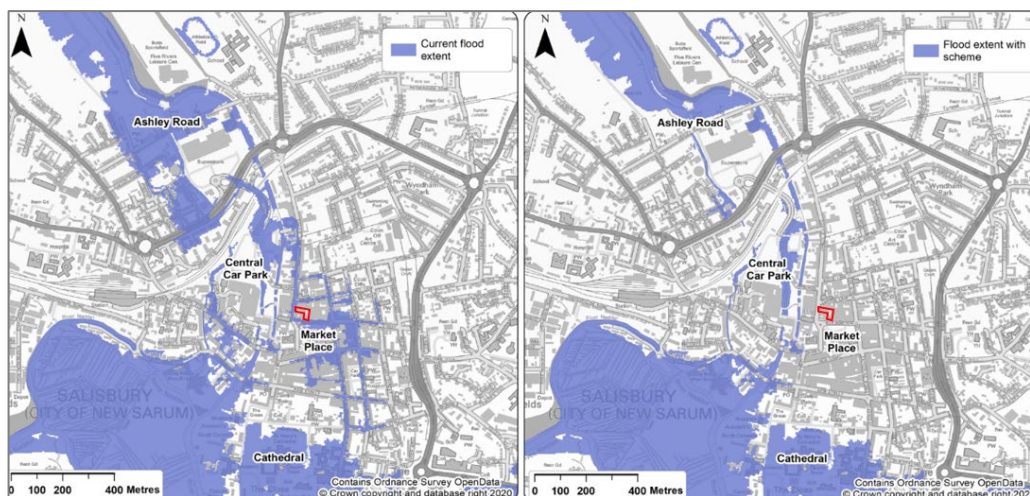


Figure 10 - Application site pre and post flood alleviation works (red outline)

- 5.45 Based on the modelling carried out to inform the design of the alleviation scheme, the application site will be removed from the 1:100-year extent post-scheme with flooding remaining in-channel as it flows past the site. Although we accept that the flood alleviation scheme has not yet been completed, the Lead Local Flood Authority, Environment Agency and LPA must consider this when determining the application.
- 5.46 As such, the development should be considered acceptable with regard to flood risk.

PLANNING BALANCE AND CONCLUSIONS

- 6.1 This application has been prepared on behalf of Chickpea Group which seeks full planning permission and listed building consent for internal and external alterations to bring the Chough back into active use as a pub restaurant.
- 6.2 Chickpea Group owns and operates 15 pubs across the south west, and have a proven track record of reigniting iconic rural pubs. The majority of Chickpea's pubs were closed before the Group took ownership and are now thriving businesses.
- 6.3 The site relates to a Grade II listed pub, and the existing building occupies a prominent position in the city centre. The Chough has been unused and empty for several years following the Covid-19 pandemic, and the proposals seek to rejuvenate the building, refresh the internal finishes and remove areas of damage, damp and rot which have arisen after a long period of neglect. The principle of development should therefore be acceptable.
- 6.4 Importantly, the accompanying Heritage Impact Assessment confirms that the proposals will not alter the way that the building positively contributes to the Conservation Area, and the replacement of modern fixtures, fittings and bar furniture will not impact the historic fabric. Whilst the structures linked to service and customer seating have maintained and preserved an historic hospitality function and use, it has been assessed that the current finishes are not innately of individual material interest or quality, and the proposals seek to preserve and enhance the historical features of the Listed Building.
- 6.5 In terms of neighbouring amenities, the site is located in the city centre, and the works do not involve any new window or door openings other than the new fire escape stair. Given the site has previously been occupied as pub and restaurant uses, the works would not give rise to any harm in terms of noise impact or loss of privacy.
- 6.6 Overall, the proposed development would not only have social benefits in light of achieving sustainable development, but also positive economic and environmental impacts. After all, the site has been unoccupied since 2020, and the scheme would enhance a neglected building in the city centre with restored activity. This should be afforded significant weight in the planning balance.
- 6.7 For the above reasons, we commend the proposals to you and respectfully ask that Wiltshire Council grant planning permission without delay.