

HERITAGE STATEMENT

In respect of:

ERECTION OF A SINGLE-BAY GARAGE; RESURFACING OF THE EXISTING DRIVEWAY; AND ASSOCIATED BOUNDARY AND RETAINING WORKS

At:

THE THREE HORSESHOES, FLAMSTONE STREET, CROUCHESTON, BISHOPSTONE, SALISBURY, WILTSHIRE, SP5 4DB

On behalf of:

Mr J Smith and Mrs C Smith

September 2026: *Version 2*

Application and Asset Details

Local planning authority	Wiltshire Council
LPA reference	To be confirmed
Application type	Full planning permission and listed building consent
Applicant	Mr & Mrs J Smith
Statement prepared by	Mr J Smith (the property owner)
Date	September 2026
Asset	The Three Horseshoes
NHLE list entry	1318740 (English Heritage Legacy ID 320636)
Grade	II
Date first listed	17 December 1986
OS grid reference	SU 067 256 (Easting 406776, Northing 125675); Listing NGR SU 06776 25675
Conservation area	Bishopstone Conservation Area (designated 10 June 1992)
Drawings	MacKenzie Osborn Design, drawing no. 1154/02, "Proposed plans and elevations", scales 1:100 and 1:50"

This statement accompanies an application for planning permission and listed building consent for the erection of a single-bay garage, the resurfacing of the existing driveway, and associated boundary and retaining works, all within the curtilage of a Grade II listed building. It has been prepared having regard to the National Planning Policy Framework, Historic England Good Practice Advice in Planning Notes 2 and 3, Historic England Advice Note 2, and the Wiltshire Core Strategy.

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1. Introduction

- 1.1 This heritage statement accompanies applications for planning permission and listed building consent at The Three Horseshoes, Flamstone Street, Croucheston, Bishopstone, Salisbury, Wiltshire, SP5 4DB. The Three Horseshoes is a Grade II listed building situated within the Bishopstone Conservation Area.

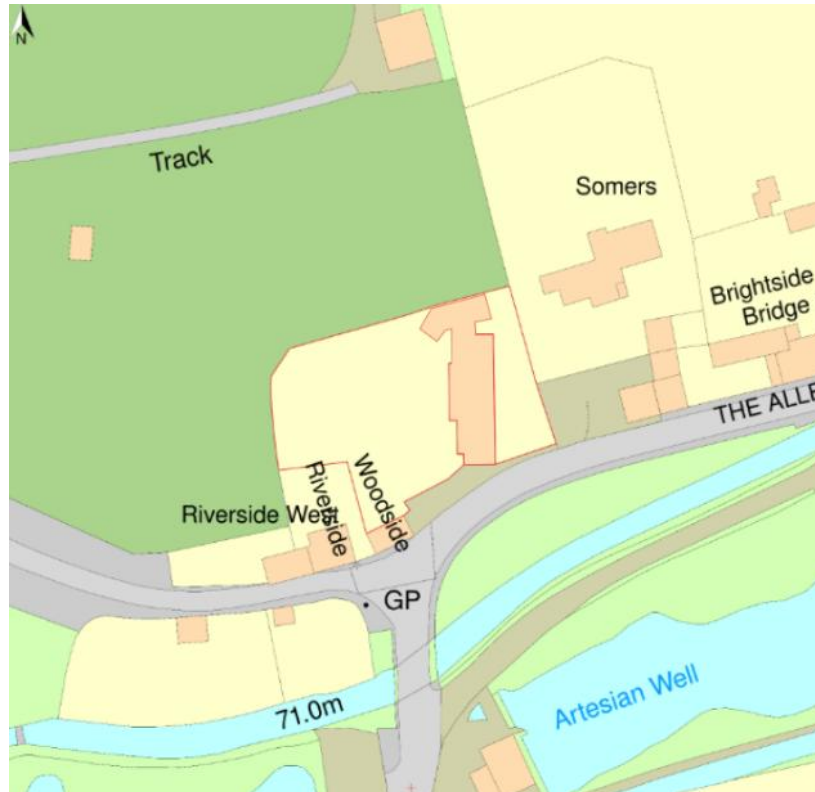


Figure 1: Site location plan

- 1.2 The application comprises three related elements of work, all sited within the curtilage of the listed building:
- the erection of a single-bay garage at the northern end of the existing driveway;
 - the resurfacing of the existing driveway; and
 - associated boundary and retaining works to the eastern side of the driveway and around the new garage.
- 1.3 No works are proposed to the fabric of the listed building itself.
- 1.4 The level of detail in this statement is intended to be proportionate to the importance of the heritage asset and to the nature and scale of the proposed development.
- 1.5 The report has been prepared with reference to the following:
- the National Planning Policy Framework, chapter on conserving and enhancing the historic environment;
 - Historic England, Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (2015);
 - Historic England, Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (second edition, 2017);
 - Historic England, Advice Note 2: Making Changes to Heritage Assets (2016);
 - Wiltshire Core Strategy (adopted January 2015), Core Policies 57 and 58; and
 - the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 1.6 Planning permission and listed building consent have previously been granted for works at the northern end of the site, resulting in the single-storey annexe now standing; that consent history is set out at paragraph 3.11. The present application concerns separate works to the driveway, its eastern boundary, and a new single-bay garage, on ground not covered by those earlier consents.
- 1.7 Figures 1 to 9 are reproduced alongside the text they support and are listed at the front of this statement. The site photographs, Figures 2 to 4, were taken on 31 August 2026.
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2. Heritage Designations

- 2.1 The Three Horseshoes was added to the List of Buildings of Special Architectural or Historic Interest at Grade II on 17 December 1986. The list entry reference is 1318740 and the English Heritage Legacy ID is 320636.
- 2.2 The list entry reads as follows:
SU 02 NE BISHOPSTONE FLAMSTONE STREET (north side) 5/50 The Three Horseshoes. GV II. Inn. C18, altered early C19. Rendered, thatched or Welsh slate roof with brick stacks to south gables. Gable end to road. Two-storey, 3-window. Central planked door in gabled porch to C18 range with 6-pane fixed window either side, C19 addition to left has 6-panelled door in gabled porch with 16-pane sash to left with external shutters. First floor has 16-pane sash and two 2-light casements. C19 range has good ogee cusped barge boards continued along eaves. Single-storey C19 extension to left in flint with brick dressings, C20 three-light casements, rounded corner to road and hipped roof. Rear has planked door, with 9-pane sash and C20 casement to C19 part, to left is lean-to extension with casements and slate roof. Interior not inspected.
- 2.3 The Grade II designation applies to the whole of the listed building, including its interior and any object or structure fixed to it. By virtue of section 1(5) of the Planning (Listed Buildings and Conservation Areas) Act 1990, it also extends to any structure within the curtilage of the building which formed part of the land on and since 1 July 1948.
- 2.4 The Three Horseshoes is noted in the list entry for its contribution to group value ("GV"). The nearest other listed building is the bridge over the River Ebbble to the east, which is also listed at Grade II (list entry 1146158, described on the List as a bridge with bollards approximately 50 metres east of The Three Horseshoes).
- 2.5 The property is located within the Bishopstone Conservation Area, which was designated by the local planning authority on 10 June 1992. The boundary of the conservation area takes in the properties aligning the main routes through the hamlet within the valley floor, on either side of the river.
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3. Description of the Building and its Setting

The village and the site

- 3.1 Bishopstone is a small, loose-knit village consisting of six hamlets within the Ebbles valley, approximately seven and a half miles south-west of Salisbury. The Three Horseshoes is situated within the Bishopstone hamlet and comprises a former public house that was converted to a detached dwelling in 2004. The property is set gable-end onto the north side of the road, one of the main thoroughfares through the hamlet, and stands within a private garden.

The building

- 3.2 The Three Horseshoes is an essentially linear cottage, with the east side facing onto the drive and the west onto the private garden. The cottage steps down from north to south, following the slope of the site.
- 3.3 The cottage consists of several elements. The tallest section is a two-storey cob and rendered structure with a thatched roof. It has a central plank door within a gabled porch and a six-pane window to either side.



Figure 2: Three Horseshoes as seen from the road, showing the gable end to the road and the roofline stepping down from north to south. View looking north-west.

- 3.4 To the left of this, towards the road to the south, is a lower two-storey range containing multi-pane sash windows, with a pitched slate-covered roof terminating in a gable with cusped ogee barge boards. These barge boards are singled out in the list description as good and are continued along the eaves.
- 3.5 To the left again is a single-storey range constructed in flint with brick dressings and containing timber casement windows. The corner adjacent to the road is curved, and the roof is hipped and covered with slate.
- 3.6 There are brick stacks to the south gables. The roof coverings are a combination of thatch and Welsh slate, with clay pantiles to the small single-storey addition at the northern end.
- 3.7 Attached to the west, garden-facing elevation of the thatched roof part of the house is a lean-to addition with painted brick walls and a slate roof. Within the northern wall of the brick lean-to is

a twentieth-century double-glazed side-opening timber casement with a painted timber lintel and cill.

- 3.8 At the northern end of the house is a single-storey gabled addition with painted brick walls and a clay pantile roof.



Figure 3: The small single-storey gabled addition at the northern end of the cottage, retaining its clay pantile roof. Beyond is the recently constructed annexe, of brick plinth, timber cladding and flat roof.

- 3.9 The rear of the building is described in the list entry set out at Section 2.0. The interior was not inspected at the time of listing and has not been inspected for the purposes of this statement, as the proposals do not affect it.

The curtilage and the annexe

- 3.10 The northern part of the curtilage was formerly occupied by two dilapidated flat-roofed single-storey structures: the western, previously the men's lavatories, in painted brick with a corrugated metal roof and possibly a remnant of structures shown on the 1889 Ordnance Survey map; the eastern, used as a garage, timber-framed with painted plywood cladding.
- 3.11 Planning permission and listed building consent for their demolition and replacement with a single-storey annexe and connecting glazed link were granted, subject to conditions, on 14 May 2020 under references 19/07967/FUL and 19/08400/LBC. The structure erected under those consents was prefabricated and did not accord with the approved drawings, and the contractor entered liquidation. It was removed and replaced with the annexe now standing, authorised under references PL/2024/01190 and PL/2024/01742, both determined on 9 April 2024. The application drawings refer to the earlier permission as 19/07967/FUL.
- 3.12 The annexe occupies the same footprint and alignment as the structure it replaced. It has a brick plinth, walls of vertical timber cladding and a flat roof concealed behind a parapet, and is connected to the western lean-to by the retained glazed walkway, which is aluminium-framed and double-glazed with doors to the west and east. Behind it is the rear retaining wall, and the private garden lies to the west at a higher level, with a paved patio behind the lean-to.

The driveway

- 3.13 The property is accessed via a driveway running broadly north to south along the eastern side of the site, rising from the road. The driveway serves both the principal dwelling and the annexe. The east elevation of the cottage, which contains the principal entrances within their gabled porches, faces onto the driveway.
- 3.14 The driveway is presently surfaced in tarmac, which has been lifted and disrupted in places by root action from a mature willow standing within the adjoining property to the east. The ground along the eastern edge of the driveway falls away, and this edge is presently without a formal boundary treatment.



Figure 4: View looking north up the driveway, showing the existing tarmac surface and the mature willow within the adjoining property to the east. Also note the absence of any formal boundary treatment.

Setting

- 3.15 The River Ebbles runs through the valley floor, with the properties on the main routes through the hamlet lying on either side of it, and the rural character of the area and its position relative to the river contribute to the appreciation of Bishopstone as a historic village settlement within the Ebbles valley.

4. History

- 4.1 The settlement of Bishopstone has a long history dating back to at least the twelfth century, when it was recorded as the parish of Bissopeston, meaning "bishop's farm", the manor having belonged to the Bishop of Winchester. Around this time the parish church of St John the Baptist was built.
- 4.2 The main economy of the parish was historically agricultural, and a number of farmhouses survive from the seventeenth century onwards.
- 4.3 The Three Horseshoes was constructed in the eighteenth century as a farmhouse for the Pembroke Estate, which had acquired the manor. It evolved to become a grocery shop and alehouse in the nineteenth century and was called The Three Horseshoes by 1896.
- 4.4 The tithe map of Bishopstone dating from 1838, whilst crudely detailed, shows The Three Horseshoes set back from the lane within its own plot and with an L-shaped footprint.



Figure 5: Tithe map of 1838

- 4.5 The first edition Ordnance Survey map of 1889 continues to illustrate an essentially L-shaped footprint but with additions to the northern and southern ends. Rows of properties had by then been developed within the lane to the east and west.



Figure 6: First edition Ordnance Survey map of 1889

- 4.6 By the time of the 1925 Ordnance Survey map the northernmost part of The Three Horseshoes had been reconfigured, and the map shows an attached structure (probably the single-storey addition that currently exists) and one of the two outbuildings. The footprint remains unchanged on subsequent Ordnance Survey maps.



Figure 7: Ordnance Survey map of 1925

- 4.7 The Three Horseshoes closed as a public house in 2002, and planning permission and listed building consent were obtained in 2004 to convert the property back to a dwelling.
- 4.8 More recently, planning permission and listed building consent were granted and implemented for the demolition of the two dilapidated outbuildings at the northern end of the site and their replacement with the annexe and connecting link described above.

5. Assessment of Significance

The Three Horseshoes

- 5.1 The Three Horseshoes is a Grade II listed building of special architectural and historic interest as a good example of an eighteenth-century vernacular farmhouse altered and extended in the nineteenth century.
- 5.2 The property is primarily of significance for its historic value, for its illustration of past ways of living deriving from its age, materials and method of construction.
- 5.3 The building is also of value for its social history as a onetime village alehouse. Having operated as a public house up until 2002, the property is of communal value for the collective memory of its patrons. The building's former use is remembered in its name.
- 5.4 The Three Horseshoes makes a contribution to the group value provided with the historic bridge over the River Ebble to the east.
- 5.5 The central section of the building, in cob and render with a thatched roof, is undoubtedly the oldest part and therefore its fabric is of greatest historic value.
- 5.6 The nineteenth-century additions are primarily of value for the evidence they provide of the evolution of the property over time, clearly distinguished by their materials and forms, which are characteristic of the period. The stepped effect of the roofs following the slope of the site emphasises the cottage's incremental growth.
- 5.7 The ogee cusped barge boards to the nineteenth-century range are identified in the list description as good and are among the specific features of special interest noted on the List. The single-storey flint and brick range, with its rounded corner to the road, is a further characterful element; flint with brick dressings is a vernacular material combination characteristic of the chalk downland parishes of south Wiltshire.
- 5.8 Historic mapping indicates the northern addition to the cottage dates from between 1901 and 1925 and, although it adds to the appreciation of the cottage's evolution, its fabric is of lesser significance.
- 5.9 Many of the windows appear to have been replaced within the property and are not of historic interest, including the windows within the nineteenth-century lean-to addition.
- 5.10 The interior was not inspected at the time of listing and has not been assessed here, as the proposals do not affect it.

Contribution made by setting

- 5.11 The relationship between the cottage, the other properties within the hamlet and the surrounding countryside helps place the property within its rural context, and the landscape setting contributes to its significance.
- 5.12 The outbuildings formerly occupying the northern end of the curtilage were assessed in 2019 as lacking sufficient interest to be of particular value, and as detracting, by reason of their ramshackle appearance, from the setting of the listed building. Their removal was assessed as a positive outcome. That change has been consented and implemented.
- 5.13 The existing tarmac surface of the driveway is a modern treatment which occupies a substantial area immediately alongside the east elevation of the cottage and is prominent in views from the road. It is not of significance, and, in the assessment of this statement, it detracts from the setting of the listed building.

Contribution made to the Bishopstone Conservation Area

- 5.14 The Three Horseshoes occupies a prominent position at the roadside, and it makes an important contribution to the street scene and to the grouping of traditional buildings within the hamlet.
- 5.15 The property displays materials consistent with the predominant materials of the conservation area, including thatch, slate, render and flint. The rural character of the area and its position relative to the river contribute to the appreciation of Bishopstone as a historic village settlement within the Ebble valley.

6. The Proposals

- 6.1 Consent is sought for three related elements of work, all within the curtilage of the listed building and none affecting the fabric of the listed building itself. The proposals are shown on drawing no. 1154/02 by MacKenzie Osborn Design.

The garage

- 6.2 A single-bay garage is proposed at the northern end of the existing driveway, to the north of the cottage and adjacent to the existing annexe. The floor plan shows overall dimensions of 3.85 metres by 7.00 metres, giving a footprint in the order of 27 square metres. The building is single storey with a pitched, gabled roof. Internally it provides a parking bay with a workshop area, with a storage platform over.

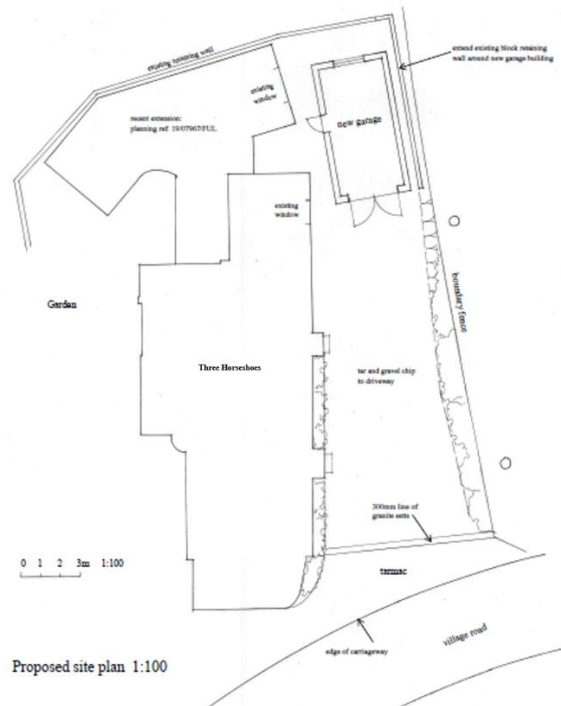


Figure 8: Proposed plan of the single garage at the northern end of the driveway.

- 6.3 The materials specified on the drawings are as follows:
- a red / brown plain tiled roof;
 - vertical cedar weatherboarding to the walls, to match the adjacent extension;
 - a buff colour brick plinth;
 - black double boarded doors to the south elevation as a car entrance;
 - a single door on the west elevation with a window alongside;
 - two windows in the north gable end, one at eye level and one in the roof-space;
 - black GRP gutters and downpipes to match cast iron sections.
- 6.4 The proposed garage elevation will be subservient to the adjacent tiled roof and flat roof of the annexe and the main dwelling.



Figure 9: Three-dimensional visualisation of the proposed single-bay garage, showing the pitched gabled roof, vertical timber weatherboarding, brick plinth and boarded doors.

The driveway

- 6.5 The existing tarmac surface of the driveway is to be replaced with a tar spray and chip finish. This presents the appearance of a loose gravel surface while being bound, so as to prevent the migration of loose material onto the adopted highway. A 300mm band of granite setts is proposed at the junction with the village road, with tarmac retained at the edge of the carriageway. Localised works will be required to address those areas of surfacing that have been lifted by root action.

Boundary and retaining works

- 6.6 The drawings show the existing block retaining wall extended around the new garage building, and a boundary fence to the eastern side of the site. These works respond to the existing change in level along the eastern edge of the driveway. The structures are low in height and simple in character.
- 6.7 No works are proposed to the fabric of the listed building itself. All three elements comprise new works within the curtilage of the listed building.
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7. Policy Context

Statutory duties

- 7.1 Statutory duties exist under sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 for the local planning authority, in considering whether to grant listed building consent or planning permission for development that affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 7.2 Section 72(1) of the Act requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area.

Development plan

- 7.3 The statutory duties are reflected in the Wiltshire Core Strategy, which was adopted by Wiltshire Council on 20 January 2015. Core Policy 57 seeks to ensure high-quality design and place shaping. Core Policy 58 seeks to promote the conservation and, where possible, enhancement of the county's historic environment, and requires that proposals affecting the significance of a heritage asset are accompanied by sufficient information to understand that significance.

National policy

- 7.4 National planning policy for the historic environment is set out in the National Planning Policy Framework. A revised Framework was published on 17 August 2026, replacing the version published in December 2024. Its policies are a material consideration in decision-taking from the date of publication. The heritage policies are contained in Chapter 20, "Conserving and enhancing the historic environment", which comprises policies HE1 to HE10, separated into policies for plan-making and policies for decision-making.
- 7.5 In broad terms, the current Framework requires that:
- substantial weight is given to the conservation of a designated heritage asset, and any harm to such an asset is a matter of considerable importance and weight (Policy HE6);
 - proposals should avoid or, if that is not possible, minimise harm to the significance of a heritage asset, and any harm to or loss of the significance of a designated heritage asset should have a clear and convincing justification (Policy HE4);
 - the effect of a proposal on significance is to be identified as a positive effect, no effect, harm (with the degree of harm identified), substantial harm or total loss of significance (Policy HE5), and where a proposal would harm the significance of a designated heritage asset that effect is weighed against any public benefits resulting from the proposal (Policy HE6(4)); and
 - opportunities for new development within conservation areas and within the setting of heritage assets to enhance or better reveal their significance are sought; proposals which would have a positive effect on a designated heritage asset should be supported (Policy HE6(2)); and proposals which conserve those elements of a conservation area that make a positive contribution to it, or which better reveal its significance, should be supported (Policy HE9(3)).

Historic England guidance

- 7.6 Historic England Advice Note 2: Making Changes to Heritage Assets acknowledges that the best way to conserve a building is to keep it in use, and that a reasonable and proportionate approach to an owner's needs is therefore essential. Good Practice Advice in Planning Note 3: The Setting of Heritage Assets provides the framework within which the contribution of setting to significance, and the effect of change upon it, have been assessed at Sections 5.0 and 8.0 of this statement.

8. Heritage Impact Assessment

The garage

- 8.1 The proposals do not affect the fabric of the listed building. No works are proposed to the principal elevations, the roof coverings, the ogee cusped barge boards, the multi-pane sash windows or the flint and brick range, and there would be no loss of historic fabric.
- 8.2 The garage would stand at the northern end of the driveway, at the furthest point within the curtilage from the road and adjacent to the annexe. Ancillary structures have occupied this part of the site since at least 1925, and the two dilapidated outbuildings removed under the earlier consent stood in this position.
- 8.3 It would be visible in views looking north up the driveway from the road, illustrated at Figure 4, which is the principal view of the proposal. At single storey, single bay and some 27 square metres, seen against the backdrop of the annexe, it would read as a minor ancillary structure of a type commonly associated with houses of this character, and would neither compete with the listed building nor interrupt the views of the cottage from the road.
- 8.4 The vertical timber weatherboarding, buff brick plinth, painted boarded doors and black rainwater goods detailed to match cast iron are traditional treatments for ancillary buildings and would give the structure a recessive appearance. The boarding matches the adjacent annexe, so that the two ancillary structures read as a single subordinate group. The roof is to be covered in plain tiles of a red / brown range, a conventional covering for a building of this kind. Being detached, the garage could be removed in future without affecting the fabric of the listed building.

The conservation area, driveway and boundary works

- 8.5 The garage would stand well back from the highway and outside the principal street scene, which is formed by the gable end of the cottage, the thatched and slated roofline and the flint and brick range addressing the road, and would be read as a background element. No building or feature which makes a positive contribution to the character or appearance of the conservation area would be lost or altered, and the special interest for which the area was designated has informed the design, as required by Policy HE9(1). The group value with the Grade II listed bridge over the River Ebble would be unaffected.
- 8.6 The resurfacing of the driveway would enhance the setting of the listed building and the appearance of the conservation area. The existing tarmac is a modern treatment which reads prominently in views from the road, occupying a substantial area alongside the east elevation of the cottage, and is shown at Figure 4. The proposed tar spray and chip finish would present the appearance of a traditional bound gravel surface, and the band of granite setts at the highway junction is consistent with the materials palette of the conservation area.
- 8.7 The boundary and retaining works respond to an existing change in level along the eastern edge of the driveway. A low structure of simple, agricultural character would be visually recessive, and a flint-faced treatment would accord with the vernacular materials of the chalk downland and with the historic rendered flint retaining wall retained elsewhere in the curtilage. The final specification, height and finish could be secured by condition.

Level of harm and the planning balance

- 8.8 Applying the categories of effect at Policy HE5 of the Framework, the proposals would at most result in harm of a low degree to the significance of The Three Horseshoes, well below the threshold of substantial harm and involving no total loss. The resurfacing of the driveway would be a positive enhancement, and the boundary and retaining works, subject to specification, neutral in effect.
- 8.9 That harm is a matter of considerable importance and weight, and falls to be weighed against any public benefits under Policy HE6(4). The principal benefit is the enhancement of the setting of the listed building and of the appearance of the conservation area achieved by replacing the tarmac. Covered vehicle storage would also reduce the number of vehicles standing in open view alongside the principal elevation; the convenience of that storage to the applicant is a private

benefit and is not relied upon. The proposals further support the continued maintenance of the building in active residential use, consistent with Historic England Advice Note 2.

- 8.10 The proposals are consistent with Core Policies 57 and 58 of the Wiltshire Core Strategy and with Policies HE4, HE5, HE6 and HE9 of the National Planning Policy Framework. They preserve the setting of the listed building and do not harm the character or appearance of the Bishopstone Conservation Area.
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9. Conclusion

- 9.1 The Three Horseshoes is a Grade II listed building whose significance derives principally from its age, materials and method of construction, from its associations as a onetime village alehouse, from its group value with the listed bridge to the east, and from its contribution to the Bishopstone Conservation Area.
 - 9.2 The proposals comprise a single-bay garage at the northern end of the driveway, the resurfacing of the driveway and associated boundary and retaining works, all within the curtilage. They do not affect the fabric of the listed building.
 - 9.3 They would at most result in a low degree of harm to the significance of the designated heritage asset, well below substantial harm and involving no total loss.
 - 9.4 The resurfacing would enhance the setting of the listed building and the appearance of the conservation area, replacing an incongruous modern tarmac surface with a treatment appropriate to a rural downland hamlet. Any residual harm is outweighed by that enhancement.
 - 9.5 The 2024 grants under references PL/2024/01190 and PL/2024/01742 established that this part of the curtilage can accommodate a well-designed ancillary structure without harm to the listed building or to the conservation area. The garage would be read in the context of that consented structure.
 - 9.6 The proposals accord with Core Policies 57 and 58 of the Wiltshire Core Strategy and with Policies HE4, HE5, HE6 and HE9 of the National Planning Policy Framework. They satisfy the duties under sections 66(1) and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the terms of which are set out at Section 7.0.
 - 9.7 It is respectfully submitted that planning permission and listed building consent should be granted for the proposed development.
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Sources Consulted

Documents relating to the site

- Heritage Statement in respect of demolition of existing outbuildings; replacement with prefabricated structure to provide additional living space; new connecting structure attached to old, at Three Horseshoes, Bishopstone; December 2019 with revision to paragraph 6.3 in March 2020.
- MacKenzie Osborn Design, "New garage, Three Horseshoes, Bishopstone. Proposed plans and elevations", drawing no. 1154/02, scales 1:100 and 1:50.

Designation records

- Historic England, National Heritage List for England, list entry 1318740: The Three Horseshoes, Bishopstone (English Heritage Legacy ID 320636; first listed 17 December 1986).
- Historic England, National Heritage List for England, list entry 1146158: bridge with bollards approximately 50 metres east of The Three Horseshoes.
- Wiltshire Council, Bishopstone Conservation Area (designated 10 June 1992).

Policy and guidance

- National Planning Policy Framework, published 17 August 2026, Chapter 20: Conserving and enhancing the historic environment.
- Wiltshire Core Strategy, adopted 20 January 2015, Core Policy 57 and Core Policy 58.
- Planning (Listed Buildings and Conservation Areas) Act 1990, sections 16, 66 and 72.
- Historic England, Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment, 2015.
- Historic England, Good Practice Advice in Planning Note 3: The Setting of Heritage Assets, second edition, 2017.
- Historic England, Advice Note 2: Making Changes to Heritage Assets, 2016.

Historical sources

- Victoria County History for Wiltshire: Bishopstone. A History of the County of Wiltshire: Volume 11, Downton Hundred; Elstub and Everleigh Hundred, ed. D A Crowley (London, 1980), pp. 3–19, via British History Online.
 - Wiltshire Community History: Bishopstone.
 - Tithe map of Bishopstone, 1838; Ordnance Survey maps of 1889, 1927 and subsequent editions.
-