

Bishopstone

Conservation Area Appraisal



Historic rural village

designated by Wiltshire County Council on 1 May 1973 re-designated by Swindon Borough Council on 4 April 2006

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Introduction

This document assesses the special interest, character and appearance of Bishopstone Conservation Area. Prepared by Swindon Borough Council's Design, Conservation and Development Section, it should be read in conjunction with policies in the current Swindon Borough Local Plan and with national planning policy guidance, especially Planning Policy Guidance 15: Planning and the Historic Environment.

The information in this appraisal was collected during late 1999 and 2005. To be concise and readable, it does not record all features. The omission of a feature from the text or accompanying maps does not, therefore, mean that it must not be of interest or value.

The appraisal and map has been prepared in collaboration with Bishopstone Parish Council and was adopted by Swindon Borough Council as “a proper assessment of the special interest, character and appearance of Bishopstone Conservation Area” on 28th March 2000 and readopted on 4th April 2006



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Location

Bishopstone village sits in rural surroundings in north-east Wiltshire, in the south-eastern part of the Borough of Swindon. Though less than 9 km from Swindon's town-centre, and a mere 4 km from the town's edge, Bishopstone is quite definitely in the countryside.

The village sits astride the B4507 road, between Wanborough and Ashbury. This road is named the 'Icknield Way'. It links a series of settlements along the bottom of the chalk scarp of the northern edge of the North Wessex Downs. 'The Ridgeway', south of and roughly parallel to the Icknield Way, is an ancient trackway at the top of the scarp.

Origins of the settlement

Evidence of settlements, roadways and field-systems of Bronze-Age, Iron-Age and Roman occupation are all evident in Bishopstone Parish, but the village itself seems to have developed from Saxon origins.

The village was recorded as 'Bissopeston' in 1186, the name meaning "Bishop's farm or estate." The village was apparently wealthy in the Middle Ages, originally developing around church, manor house (now demolished) and farmstead just north of the Icknield Way. In the 18th century, building was contained north of the road, but later spilled over to the south side.

In the past, Bishopstone's residents typically engaged in farming and agricultural, land-based work. In the 1840s a thriving watercress industry grew up along the stream, the remnants of which can still be identified. But the agricultural economy has declined over the last fifty years and Bishopstone has changed from being a 'balanced' community, with a mix of employment and other uses, to being almost exclusively residential - though farms survive.

A detailed history of the parish of Bishopstone can be found in the Victoria County History (Wiltshire); Volume xii.

Landscape setting and views

The village has a beautiful setting, surrounded by open countryside and lying partly within the North Wessex Downs Area of Outstanding Natural Beauty¹ - one of the most extensive and least spoiled downland tracts in southern England. It is set around a small but steeply-sided valley in which a stream has been dammed to create a mill-pond. The main road through the village passes over the 'dam', from where the land falls sharply to the north in a narrow steep-sided valley.

Bishopstone has been described by a Planning Inspector as a

"clearly defined settlement, surrounded by open country".²

The surrounding country is mature farmland, in use mainly as pasture. To the south the scarp supports only rough grazing, whilst the wide, chalk fields of the Downs beyond are in predominately arable use. To the north, the land is flat pasture and medium-sized fields separated by hedgerows give way to a more open landscape.

Bishopstone village is one of a series of "spring-line" settlements, linked by the Icknield Way, located where south-to-north water courses emerge from the downs. The village sits in a small valley, or coombe, below those chalk downlands, on deposits of clay drift - the eastern extent of which are roughly followed by the boundaries of the village (and of the conservation area). To the north of the village are the low-lying clays of the Upper Thames valley.

Being located between rising downland and flat plain, views from village-edge of this wider landscape - north to the Thames Valley plain, south to the rising downs - help to reinforce the village's distinctive location. But within the village, the landscape is not flat and frequent changes in level reduce outward views to a series of snapshots and glimpses of surrounding countryside.

Southward views from within the village to the downs are limited - the most notable views being from beside the pond and former mill. (North of the B4507, which traverses the village, one might be unaware of the chalk downland to the south). Views northwards to the low-lying plain are far more frequent.

¹ As designated under section 87 of the National Parks and Access to the Countryside Act, 1949.

² Appeal decision re: Wyverne, The Forty, July 1992 (T/APP/X3920/A/92/20119/P8).

Designation as a conservation area

Bishopstone Conservation Area was first designated by Wiltshire County Council in 1973. It was re-designated with a revised boundary by Thamesdown Borough Council in 1990. Designation reflects the Council's commitment to preserving and, if possible, enhancing the character and appearance of this rural village whose historical ambience and environmental quality make an important contribution to the Borough's varied types and ages of development. This document was readopted by the planning committee on 4th April 2006 following a number of changes within the village settlement that meant the text of the appraisal had to be revised as a result.

The character and appearance of this quiet conservation area are particularly vulnerable to damage from unsuitable development because of the area's attractiveness and historic ambience. Particularly where unsuitable development would be visible from public roads and footpaths, it would damage the visual amenity of this peaceful conservation area and seriously detract from the setting of listed buildings.

Boundary and extent of the conservation area

Bishopstone Conservation Area covers the whole of the built environment of Bishopstone village. The importance of the village's setting in a rural landscape has also been recognised and, in places, the boundary has been widely drawn to protect the fragile area of transition between village and open countryside.

The western and eastern extent of the conservation area is defined by West End Cottages and Newtown Cottages, conventional late-19th-century two-storey red brick 'cottages', characteristic of their period and typically located at the limits of the village. The eastern boundary is formed by New Town Lane which, on its lower half, has the character of a narrow country lane running between open fields.

North of the village, the boundary is drawn widely, enclosing open space on the edge of the settlement where the rural character of the fields merges with the buildings and where new development would affect the landscape setting of the village.

The northernmost limit of the conservation area is a meeting of roads: The Forty, Newtown Lane and a narrow lane to Bourton. This area is included not only because of its importance to the landscape setting of the village but also because

the area at the meeting of the roads was once known as Gold's Green which, together with The Forty (or 'Vauty'), were areas of communal village land.³ The field between The Forty and Newtown Lane contains a series of earthworks which are clearly part of the settlement indicating that it was once even more extensive than it appears at present.

In the south of the conservation area, a triangular area of land is included within the conservation area because it contains open space, allotments and former watercress beds associated with the history of the village.

Facilities and activities

Bishopstone village comprises about 150 dwellings with a population of around 300. The primary school has a roll of about 45 children. Today most of Bishopstone's working population is employed outside the village.

The village's particular mix of uses has been altered, making it now less of a self-contained, working community and more of a 'dormitory' - albeit a very attractive one.

Though farming activity has changed through time and farm jobs have greatly diminished, three working agricultural sites survive within the village - Eastbrook Farm, Forty Farm and Prebendal Farm. It is not uncommon to meet a tractor on one of the village's lanes and, in winter, the area around the farm entrances is often muddy.

Some residential development has taken place in domestic gardens and on land once used for farming - for example, the 1990s development at Whatley's Orchard sits on the site of redundant farm buildings. A recent development called 'Povey's Place' has been built on designated open land off The Wynices. It is accessed via the High Street. Facilities are sparse - perhaps reflecting the village's close proximity to Swindon and an ever increasing reliance on the car. Bus services to Swindon are minimal.

There are two pubs and a village hall (built in 1977), but there is no public playing field, shop, petrol station, or doctor's surgery (the nearest is in Upper Wanborough). A combined general store and post-office closed in 1990. St. Mary's Church is active but a 19th century Methodist chapel at Hockerbench was long-since converted to a

³ G I Parker 'An Introduction to the History of Bishopstone' pp23-25

private dwelling. The school and the pubs are therefore important to the village's remaining sense of community, as are the farms.

Traffic

Traffic through the village is mainly either local or low-level 'tourist' traffic en-route to local attractions such as Uffington White Horse and The Ridgeway. Despite a 30pmh speed restriction, some passing traffic does exceed this limit as it passes through the village, spoiling the tranquil atmosphere of this village. This is most noticeable during early morning and evening commuter periods. Despite this, the narrow and winding nature of the most roads within the heart of the village precludes speeding. The village has a fairly tranquil and quiet atmosphere.

Character and features

Bishopstone has the character of a traditional English village, with many features of its 18th and 19th century existence, and several from earlier times, having survived. There are the classic ingredients of duck-pond, thatched cottages, and an ancient Parish church. As its name suggests the history of the village dates back to when the village and the surrounding farm land was owned and occupied by a former monastery. There are still areas of land that are owned by the Church Commissioners. The former mill-pond and associated water-courses are still evident, as is an ancient pattern of lanes and centuries-old property boundaries. Bishopstone's visual interest derives not only from the quality of its individual buildings but from its topography, the nature of its open spaces and the relationship of the settlement with its wider landscape setting.

In 1997, a Planning Inspector wrote,

".... the essential character of the village and the special character of the Conservation Area in my opinion derive principally from the historical layout of narrow, winding lanes onto which the majority of house plots front and a varied mix of building scales, styles, orientations, levels and materials which on the whole reflect the vernacular traditions of the area. Its character is enhanced by the many listed buildings present".⁴

The special interest that justifies designation of Bishopstone Conservation Area derives from a number of architectural, historic and environmental factors, including:

- the rural setting of the village on the edge of an Area of Outstanding Natural Beauty, in a downland valley overlooking the Upper Thames valley plain;
- the historic layout and street pattern of the village composed of rising and falling lanes which lead into each other;
- the architectural and historic interest of the village's buildings and other structures - in particular the grade I listed Church of St. Mary;
- the prevalent use of local materials, notably thatch and local chalkstone, often with orange-brick dressings;
- the presence of the stream and mill-pond;
- the area's trees and other vegetation especially where bounding a road or footpath, and

⁴ Appeal decision re: Manor Farm Yard, November 1997 (T/APP/U3935/A/97/278376/P9)

v stone boundary walls, notably the grade II listed boundary wall to Prebendal Farm.

Highways and streetscape

Within the village, traditional buildings are set at different levels alongside gently rising and falling lanes. The village's pubs, chapel, school and many cottages are happily placed at a variety of levels, enriching the visual interest of the place.

Bishopstone has a unique pattern of sinuous, undulating, public lanes - perfect for walking round the village. This historic pattern is the blueprint on which Bishopstone's character has been, quite literally, built and, on the whole, the historical layout of the village has been maintained.

The general character of the village is one of intimate spaces, tightly enclosed by man-made boundaries and the more natural boundaries of topography. There are, however, two public open spaces: First, the central duck-pond and surround is a large and open area vital to the character of the village. Second, the large and well-filled churchyard is an area within the core of the village from where, looking east, the variety of the village's buildings and trees can be appreciated.

In 1998 a Planning Inspector noted:

"old and traditional dwellings in the conservation area have been sited in an irregular fashion with many of them occupying single plots and others being built in short rows".⁵

Whatley's Orchard and The Wyncies depart from this pattern and of these another Inspector wrote:

"Although the cul-de-sac developments of The Wyncies and Whatleys Orchard are notable exceptions [to the area's overall character], possessing a form and layout which contrast sharply with the more varied and informal pattern of development which predominates, these developments struck me as discordant exceptions to, rather than intrinsic elements of, the overall form and character of Bishopstone".⁶

Bishopstone's lanes have traditionally been, and remain, narrow, informal, un-kerbed tracks with grass verges. In places these lanes descend to become mere footpaths allowing no vehicular access to some properties. For a long time, these thoroughfares have been, quite safely, shared by humans and vehicles, of necessity

⁵ Appeal decision re: Land adj. The Wyncies, February 1998 (T/APP/U3935/A/97/287817/P8).

mutually aware and respectful of each other. This is characteristic of traditional rural, agricultural communities and forms an important contribution to the character of this village.

Areas of distinct identity within the village

Although the village has a distinct and identifiable overall character there are discreet areas within Bishopstone which possess something of their own individual identity. Topography and vegetation play a part in distinctiveness as do particular groupings of buildings and features. In each of the areas described below the general characteristics of the village are adapted to individual conditions to produce a subtly different ambience. These areas, which comprise the heart of the village, include:

- The area south of the old mill where thatched cottages, clustering around the former mill pond, make a picturesque scene. Here, beside Spring Cottage, is William's Well, the old main water source for the village. Access to many of the properties is by footpath only. There is a profusion of natural vegetation, trees and the high hedges in the vicinity - this gives the area a sense of tight enclosure which reinforces the small scale of the cottages.
- Cue's Lane, High Street and Hockerbench form a roughly rectangular circuit of lanes along which stand most of Bishopstone's older historic buildings. Here, as in Mount Pleasant and Church Walk⁷, individual properties face onto the road, sometimes raised above it. Older cottages are generally built close to the roadside with front doors opening directly onto the street.
- North of The Old Mill House the mill stream emerges from below the dam, and flows along the bottom of a miniature steep-sided valley. The valley is flanked, at a higher level, by Church Walk and the start of Cue's Lane from where footpaths lead down to a shady and hidden area - formerly watercress beds but now private gardens. Below the church this area is known locally as 'The Dingle'.
- St' Mary the Virgin Church, the churchyard and The Old Vicarage form an ensemble typical of historic English villages enhanced by the area's tall

⁶ Appeal decision re: Manor Farm Yard, November 1997 (T/APP/U3935/A/97/278376/P9)

⁷ A recent appeal was dismissed to erect a new property within Church Walk. It was stated that 'the proposed dwelling would erode the green gap and introduce a significant built form in a part of the conservation area... that is essentially rural..' APP/U3935/A/1150176

trees, tombs and grave stones, and the grade II listed wall that forms the churchyard's southern boundary.

- Working farm buildings on the edge of village (Eastbrook, Prebendal and Forty Farm) are an integral part of the village fabric. Surviving traditional farm buildings in local vernacular style soften the harsh visual impact of the functional 20th century agricultural 'barns' and link the settlement to its agricultural origins.⁸

Local details and features

Special features which have local interest and contribute to the area's character and appearance include:

The stream, Lentar brook, rising at a spring just south of the village, is the reason for the village's location and, in the mill-pond, provides the village with its most distinctive feature. The presence of water (brook, mill pond and streams) adds to the tranquillity of the village.

The area is notable for the number of footpaths that, with metalled roads, form a network of paths through the village and into countryside beyond. The 'organic' flow of these roads is a characteristic of this village that sets it apart from the more formal layout of modern housing that has occurred throughout the village. This was highlighted in a recent appeal in connection with a new residential development.⁹ Formal kerbed pavements are uncommon within the village (serving only modern development) but on the north side of the road outside Prebendal Farm is an unusual semi-formal raised footway that runs beneath an exceptional row of mature lime trees. This is detailed within the attached map as an important green space.

Mature and growing trees, hedgerows and other greenery add significantly to the rural ambience of the area. The chestnut tree at the corner of Church Lane is particularly notable and this, and other, prominent trees are identified on the attached map. In such a well tree'd area, it has not been possible to identify every notable tree and the lack of a specific reference does not imply that a particular tree is not of value.

Historic buildings

⁸ An appeal to convert and redundant barn into and provide an additional residential unit was won on appeal. APP/U3935/A/05/1179087

⁹ APP/U3935/A/02/1096863

The architecture of the Bishopstone Conservation Area is characterised by a mixture of 18th and 19th century stone and brick-built buildings, together with some older buildings. More intrusive infill modern development can be seen on the outskirts of the village and certain core areas of the village .

The topography of the village can give unexpected prominence, from a distance, to buildings which have little impact on their immediate surroundings - for example Greywethers and The Chapel in Hockerbench which overlook the area beside The Old Mill, and The Coombes on Nell Hill which is prominent in many views from the environs of the mill-pond.

Bishopstone's older buildings, set along an essentially medieval pattern of lanes, display a diverse individuality in terms of shape, size, design, materials, pattern of window-openings and doors. The harmony of the village scene derives from variety - not sameness.

The Conservation Area contains 33 buildings listed by the Secretary of State as being of special architectural or historic interest. These include the grade I listed Parish Church of St Mary, two 18th century farmhouses (Cue's Farm and Manor Farm), the Church of England School (1849) and The Old Mill (1818). However, the defining characteristic of the village is the downland cottage; there are 24 listed vernacular cottages in the village, most constructed of stone with thatched roofs. Though several of these buildings are attractive and historically valuable, they also have considerable group value. That is to say, their historical value is enhanced by the survival of the original relationships between them and their wider, village setting.¹⁰

The wider setting of these historic buildings has not yet been irredeemably harmed, Bishopstone still retains an appearance of definite architectural and historical interest.

Sadly though some modern housing development in the area is out of character. The modern developments within the centre and to the east of Bishopstone have harmed the setting of this village. The use of unfamiliar materials inconsistent with

¹⁰An appeal in 2001 was dismissed to build a house within the rear of 'Sarsens'. One of the reasons stated was that a new property failed to have regard to the historic pattern and grain of the historic core of the village. The argument that PPG3 encourages development was dismissed as it should not be at the expense of the historic environment.. The appeal site formed an important part of the setting of the listed building and this would be lost if development occurred. APP/U3935/A/02/1081469

the village and the overall context of setting of the houses does not follow the more 'organic' street patterns that is seen in the older parts of the village.

Key buildings of interest¹¹

English Heritage advice is that "most of the buildings in a conservation area will help to shape its character in one way or another".¹² In addition to the area's listed buildings, there are a number of other buildings which make a strong contribution to the architectural and historic interest of the area.

The village is notable for its vernacular thatched cottages. Though the majority are listed there are other thatched buildings such as The Mill House and Eastbrook Cottage on Cue's Lane which are not. Generally speaking, any pre-20th century building displaying traditional building materials in its construction (thatch, tile, slate, chalkstone, locally made red brick) will be making a positive contribution to the area. Chalk Cottages, facing the thoroughfare beside the mill pond, is a fine example of local vernacular building; Harlstone House in Mount Pleasant uses similar materials but to a well proportioned Georgian design. Opposite Harlstone House is a thatched stone outbuilding. Though dwellings have undergone change in recent times, outbuildings such as this, and a similar building beside The Old Bakery in Oxon Place, remain relatively unaltered, discreetly but significantly adding to the area's historic appearance.

19th-century buildings of note include Eastbrook Farm and Prebendal Farm (formerly Forest House) - red brick, slate-roofed houses both built by the Ecclesiastical Commissioners¹³ in the 1860s. Though not highly visible to the passer-by both houses are typical of their type and serve as a record of Victorian development of the village. The Old Vicarage, beside the church, is a prominent building of characteristic late Victorian design incorporating parts of an earlier building; The Coombes, Nell Hill, also from this period, is smaller and less ornate. It is probably the highest building in the village, prominent in many views.

The True Heart in High Street was rebuilt in 1900 and The Royal Oak, which occupies a commanding location above the Dingle, was built in 1907 on the front of an 18th century building. Though neither building has particular architectural merit, they are both locally significant, as is the red telephone kiosk beside the pond.

¹¹See Swindon Borough Local Plan Supplementary Planning Guidance: 'Buildings, Structures and Facades of Local Importance'.

¹²'Conservation Area Appraisals' - English Heritage June 1997. Paragraph 2.2.

¹³ Victoria County History: Volume xii, p6

The village contains a number of semi-detached cottages constructed of local red brick with slate roofs and substantial brick chimney stacks with clay pots. Though altered, many retain their original form and are a reminder of the early twentieth century development of the village - for example Newtown and West End Cottages. These, and other key buildings, are identified on the attached map.

Walls

There are a number of old stone and red-brick walls within the conservation area which, by their use of local building material, contribute to the area's distinctive identity. The most significant wall encloses the curtilage of Prebendal Farm and is listed grade II for its "contribution to the character of the village"¹⁴. Significant boundaries are identified on the attached map.

The addition of a new retaining wall to the Povey's Place development has altered in part the character of the High Street area. Again the use of non traditional paving materials and the imposing nature of the wall does impact on the listed buildings opposite. Sadly, the new development did not utilise the access road from The Wyncies

Building materials

Vernacular building styles are still very evident in Bishopstone and the village retains many historic buildings of traditional construction. Traditional building styles evolve, to a large extent, as a response to locally available building materials, thus the geological position of a village has a great influence on both the form of buildings and their appearance.

In Bishopstone, the local building stone (chalkstone) is limited, although there is a chalk outcrop to the south of the village. The majority of surviving traditional buildings are built from chalk of varying qualities. The better quality chalk is used in roughly dressed, or even ashlar, blocks and the rest as rubble.

The friable nature of the poorer quality chalk has led to the frequent use of render finishes in the village, often in a roughcast form. For the same reason, where structural requirements dictate a more durable or precise finish, alternative materials have sometimes been used in conjunction with the chalk. Brick is frequently used,

¹⁴ Department of the Environment list description

for dressings, quoins, and for chimney stacks. In limited quantities, these were available relatively locally from the numerous small brick-works to the north and west of Bishopstone situated on the clay drift. Some use is also made of the sarsen stone that is found in the area. This, much harder and more durable stone, is often used in plinths, providing a solid base for the building and a natural damp-proof course.

Wherever possible the use of traditional locally sourced materials should be used on new developments and extensions to houses. The importation of 'foreign' materials, no matter how natural they may be, will only serve to denude the character of the village.

The traditional roof covering for the area is thatch, on a roof structure of light construction. This material still predominates in the village and attracts the eye as perhaps the single most obvious characteristic of local building style.

Improvements in bulk transport with the advent of the canals and railways, introduced the ubiquitous Welsh slate to the village, where it replaced some of the ageing thatch and was used to cover newer buildings, outbuildings and extensions. The same developments made larger quantities of, imported, bricks available. These changes led to the building of the distinctive proportion of the village's buildings that are in red brick with Welsh slate roofs.

Negative elements

Bishopstone is not entirely unspoiled. Whatley's Orchard, The Wyncies and Povey's Place have broken the village's historic street pattern - to create kerbed, dead-end roads serving clusters of houses. These private cul-de-sacs are alien to the traditional meandering pattern of Bishopstone's public lanes and are uncharacteristic of the 'organic' way in which the rest of the village has developed. The individual dwellings of these modern developments are also alien to the village, in scale, materials and detailing.

A more positive example of recent development is that of the three new dwellings that have been built at The Hawthorns, in the heart of the village. Here, the low density of development, varying site levels and existence of mature vegetation as screening, along with a variety of house designs, has allowed a much less harmful impact to be made on the village.

Scope for enhancement

- Restriction of obtrusive traffic control measures. The reduction of multiple and unnecessary signs will incrementally help to improve the public realm of the conservation area.
- Long term tree management and planting need careful consideration. Tree planting to screen and soften views of Whatleys Orchard from the western approach to the village.
- The bus shelter, which screens views of the school, could be enhanced - perhaps re-located to take advantage of views across the mill-pond.
- Provision of a grocery store or local shop would help to reinforce a local community feel to the village and would help to provide a much needed service for the village.
- Due to the relative enclosed nature of Bishopstone, the village is short on communal open space for recreational activities. The provision of a playing field area would not only encourage community engagement but also provide additional benefits for the village primary school. The land to the east of Prebendal Farm has been suggested but further enquiries are needed.
- Open up the access path between the Whatleys Orchard and West End Lane. At present the intimidating signed and gated entrance restricts access to this path. This restriction is totally alien to the remainder of the village which is very open.
- General maintenance and upkeep of grass verges, drainage ditches, pavements, roadside trees and regular litter clearance should be encouraged in cooperation with the Parish Council and the local authority. The enhancement of a conservation area through these measures will have long term benefits.
- Active engagement and liaison between the Parish Council and the various departments within the local authority will help to identify problems and issues as they arise. Where development occurs it may be necessary to gain the best compromise solution with regards to highways and building conservation issues to minimise the impact of a new building.

Useful publications

Victoria County History of Wiltshire

An Introduction to the History of Bishopstone. G I Parker, 1985

The Wiltshire Village Book. Michael Marshman, 1987

Planning (Listed Buildings and Conservation Areas) Act 1990.

Swindon Borough Local Plan (1999).

Supplementary Planning Guidance: 'Good Design: House Extensions' (Thamesdown Borough 1990).

Supplementary Planning Guidance: 'Buildings, Structures and Facades of Local Importance'. (Swindon Borough 1999).

Conservation Areas (Swindon Borough Council 1997).

Planning Policy Guidance 15 - Planning and the Historic Environment.

Conservation Area Appraisals, English Heritage, June 1997.

Conservation Area Practice, English Heritage, October 1995.

BISHOPSTONE CONSERVATION AREA MANAGEMENT PLAN









MANAGEMENT ISSUES	POSSIBLE SOLUTIONS	ACTIONS REQUIRED
Planning & Design		
<i>Existing Modern Development</i>		
<ul style="list-style-type: none"> • Two recent housing developments have detracted from the area; The Wyncies, Whatleys & Povey's Place Orchard. Inappropriate densities, design and materials conflict with this rural village scene. • Access routes to and from these developments also conflict with the more 'organic' morphology of the area. 	<ul style="list-style-type: none"> • Ensure that future development proposals are strictly controlled in terms of scale, design and materials. • This should include detailed pre application negotiation with developers to ensure the positive enhancement of the conservation area. 	<p>Consultation with:-</p> <ul style="list-style-type: none"> • Planning & conservation department • Closer cooperation and liaison with the Highways department will allow for clearer and more defined solutions.
<i>Future Development</i>		
<ul style="list-style-type: none"> • Individual applications for conversion and development of existing properties and land. • Recent planning appeal upheld application for conversion and development of agricultural site. 	<ul style="list-style-type: none"> • Ensure that all applications are reviewed and analysed in relation to the impact on the conservation area and local plan policies. 	<p>Consultation with:-</p> <ul style="list-style-type: none"> • Planning & conservation department
Public Realm & Amenity		
<i>Signage & street furniture</i>		
<ul style="list-style-type: none"> • Very few street signs predominate in this village. Street clutter is kept to a minimum. • Existing national speed restrictions aim to slow traffic to 30mph within the village area • The Pond is a natural focal point for the village. Future enhancement schemes will benefit this area. 	<ul style="list-style-type: none"> • Ensure that existing signs are well maintained. • Proposals for additional street furniture and signage should be carefully scrutinised • Ownership of the 'Island' has passed to Parish Council. Future schemes should be encouraged and implemented 	<p>Consultation with:-</p> <ul style="list-style-type: none"> • Planning & conservation department, Parish Council and SBC Highways Department.
Public Realm & Amenity		

MANAGEMENT ISSUES	POSSIBLE SOLUTIONS	ACTIONS REQUIRED
<p><i>Shops & Retail</i></p> <ul style="list-style-type: none"> <i>Bishopstone does not have a local shop or store. The village retains two public houses. The nearest shops are located in Swindon</i> <i>The sustainability of this current situation must be called into question.</i> 	<ul style="list-style-type: none"> To ensure the vibrancy and effectiveness of any rural community it is essential that a wide and diverse mix of properties and businesses are found. Any application received for a retail outlet/shop should be seen in terms of the conservation area as a whole. 	<p>Consultation with</p> <ul style="list-style-type: none"> Planning and conservation department
<p><i>Parking</i></p> <ul style="list-style-type: none"> <i>Competition for parking is not as intense compared to more urban areas of Swindon.</i> <i>More modern properties benefit from garages and off street parking.</i> <i>Street parking is common for older properties. Parked vehicles can detract from visual quality of these properties.</i> 	<ul style="list-style-type: none"> Sensitive development of available land for parking should be considered in relation to the conservation area and the vernacular architecture of the village Applications to develop garages into habitable accommodation should be looked at in relation to existing Local Plan policies and does not adversely affect the character of the area. 	<p>Consultation with</p> <ul style="list-style-type: none"> Planning and conservation department
<p><i>Open Space</i></p> <ul style="list-style-type: none"> <i>The Village boasts an active Primary School and Parish Council. However the village has no area of open land for recreational use.</i> 	<ul style="list-style-type: none"> No area of land has been specifically identified for recreational use but some sites within the village could be further investigated. 	<p>Consultation with</p> <ul style="list-style-type: none"> Planning and conservation department & Parish Council

Bishopstone Conservation Area

Key to map

Given the complexity of the area, the omission of any feature from this map should not be interpreted as evidence that it is not of interest or value.

-  Boundary of conservation area
-  Listed building
-  Key building of interest
-  Significant tree or trees
-  Area of water
-  Important green space
-  Wooded area
-  Significant wall or boundary
-  Area with distinct identity
-  Important view

