



# Dilton Marsh Neighbourhood Development Plan

Heritage Topic Paper – Draft Methodology  
March 2023

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# 1. Introduction

- 1.1. The National Planning Policy Framework (NPPF)<sup>1</sup> states heritage assets range from sites and buildings of local historic value to those of the highest significance. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.
- 1.2. Local heritage plays an essential role in building and reinforcing a sense of local character and distinctiveness in the historic environment. The identification of heritage assets can be defined through neighbourhood plans. This enables the significance of any site or building to be better taken into account in planning applications affecting the building or site or its setting.

## Key Definitions

### Heritage Assets

*A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).*

### Non-Designated Heritage Asset

*Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.*

*A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets.*

### Significance (for heritage policy)

*The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.*

- *archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.*

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<sup>1</sup> <https://www.gov.uk/guidance/national-planning-policy-framework/16-conserving-and-enhancing-the-historic-environment>

- *architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.*
- *historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.*

#### Setting of a heritage asset

*The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.*

1.3. As of July 2022, the Heritage Gateway<sup>2</sup> identifies a range of heritage assets within the Dilton Marsh designated neighbourhood area:

- 28 statutory listed buildings designated for their special architectural or historic interest, including one Grade I listed building (The Church of St Mary) and two Grade II\* listed buildings (Church of Holy Trinity and Chalcot House).
- 1 scheduled monument of 'Medieval settlement and associated field systems west of Brook Farm'.
- 76 sites, buildings and monuments within the Wiltshire and Swindon Historic Environment Record (HER)<sup>3</sup>.
- 5 National Monument Records (NMR) on the Excavation Index.
- An additional 22 Historic England research records to be transferred to the HER.

1.4. The focus of this Topic Paper is to establish criteria for the identification of 'non-designated' heritage assets (NDHA) within the Dilton Marsh designated neighbourhood area.

1.5. Planning Practice Guidance (PPG)<sup>4</sup> confirms that it is important that the decisions to identify them as non-designated heritage assets are based on sound evidence. The PPG continues to state that plan-making bodies should make clear and up to date information on non-designated heritage assets accessible to the public to provide

<sup>2</sup> <https://www.heritagegateway.org.uk/Gateway/Results.aspx>

<sup>3</sup> <https://services.wiltshire.gov.uk/HistoryEnvRecord/Home/Index>

<sup>4</sup> <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>

greater clarity and certainty for developers and decision-makers. This includes information on the criteria used to select non-designated heritage assets and information about the location of existing assets. It is important that all non-designated heritage assets are clearly identified as such, including identification in the local historic environment record (HER)<sup>5</sup>.

1.6. This Topic Paper provides a robust and objective evidence-base to inform and underpin a NDP policy defining NDHAs in accordance with the following documents:

- National Planning Policy Framework and Planning Practice Guidance
- Wiltshire Core Strategy Policy 58 'Ensuring the Conservation of the Historic Environment'
- Local Heritage Listing: Identifying and Conserving Local Heritage Historic England Advice Note 7 (Second Edition)<sup>6</sup>
- Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12

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<sup>5</sup> <https://services.wiltshire.gov.uk/HistoryEnvRecord/Home/Index>

<sup>6</sup> <https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/>

## 2. Methodology

### Criteria

- 2.1 It is important that a community develops criteria which respond to the local heritage of their area, reflecting the types of heritage assets and local distinctiveness.
- 2.2 An objective selection criteria is proposed and will be tested through public engagement and consultation with the Wiltshire Council Historic Environment Officers.
- 2.3 It is intended that all heritage asset types, including monuments, sites, places, areas, parks, gardens and designed landscapes / parkland may be considered for inclusion.
- 2.4 The table below defines draft selection criteria for assessing the suitability of assets for inclusion.

Criterion	Description
1. Has architectural interest or quality.	The intrinsic design and aesthetic value of an asset relating to local and/or national styles, materials, construction and craft techniques, or any other distinctive characteristics.
2. Is a landmark feature.	An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.
3. Has a relationship with designated heritage assets (as part of their setting) in age, materials, or any other historically significant way.	Groupings of assets with a clear visual design, functional or historic relationship.
4. Has historical associations with (1) features such as historic road layout, a park or a landscape feature, and / or (2) important or prominent people or past events.	A significant historical association of local or national note, including links to important local figures, may enhance the significance of a heritage asset.
5. Illustrates the development of the area (individually or as a group), including reflecting the functional character or former uses of the area.	Heritage assets are primary sources of evidence about the substance and evolution of places, and of the people and cultures that made them.

6. Contributes positively to the character or appearance of the area.	The local sense of place and identity are shaped by local history, culture and heritage, and how these have influenced the built environment and wider landscape.
7. Other local reasons of special value.	Other reasons may be identified where appropriate.

2.5 Each of the criteria will be scored on a rating to distinguish how well an asset meets them:

- 0 – Criterion not applicable
- 1 – Indicates poorly
- 2 – Indicates well
- 3 – Indicates strongly

### Identification

2.6 A survey will be undertaken (at the same time as consulting on the above objective criteria) to ask residents which local heritage assets they would like to preserve for future generations. This nomination process will also be aided by contributions from the NDP Steering Group and known assets identified within the HER.

### Assessment

2.7 An information sheet will be prepared for each nomination to enable an objective assessment to be made. The draft Information Sheet is below.

*Figure 1 – Information Sheet*

<b>Reference:</b>		<b>Grid Reference:</b>	
<b>Date:</b>		<b>Identified by:</b>	
<b>Name and Address:</b>			
<b>Type of Asset:</b>			
<b>HER Reference:</b>			
<b>Significance:</b>			
Archaeological <input type="checkbox"/>	Architectural <input type="checkbox"/>	Artistic <input type="checkbox"/>	Historic <input type="checkbox"/>
Setting <input type="checkbox"/>			
<i>INSERT IMAGE</i>			
<i>Dated</i>			
<b>Description / History:</b>			

<b>Present condition and originality:</b>		
<b>In Use? (Type of use)</b>		
<b>Criteria: (not all will be relevant)</b>		
	<b>Score</b>	
1. Has architectural interest or quality.		
2. Is a landmark feature.		
3. Has a relationship with designated heritage assets (as part of their setting) in age, materials, or any other historically significant way.		
4. Has historical associations with (1) features such as historic road layout, a park or a landscape feature, and / or (2) important or prominent people or past events.		
5. Illustrates the development of the area (individually or as a group), including reflecting the functional character or former uses of the area.		
6. Contributes positively to the character or appearance of the area.		
7. Other local reasons of special value.		
<b>Have owners been notified?</b>		
<b>Community feedback:</b>		
<b>Additional information:</b>		
<b>Heritage asset management objectives:</b>		