NEIGHBOURHOOD PLANNING WORKSHEET
NON-DESIGNATED HERITAGE ASSETS

Considering the role of historic places and local history is a crucial part of the creation of a neighbourhood plan[1]. Understanding heritage is important to promote local character; promote the conservation of heritage assets, integrate heritage into wider agendas and to shape new development. This worksheet focuses on identifying heritage assets that do not benefit from statutory listing.

What is a Heritage Asset?

The National Planning Policy Framework (2026) defines a Heritage Asset as:

> *'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.'*

There are two types of Heritage Assets, including 'Designated Heritage Assets' and 'Non-designated Heritage Assets'. Significance (for heritage policy) is defined as '*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…'*

Designated Heritage Assets: These are nationally designated under relevant legislation, and include Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields, protected wreck sites, World Heritage Sites and Conservation Areas.

Non-Designated Heritage Assets (NDHA): These are locally identified and defined by the Planning Practice Guidance (PPG) as:

> *'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'*[2].

As set out in the Historic England advice note on Local Heritage Listings[3], communities and parish councils play a valuable role in the identification of non-designated heritage assets, which can be defined through neighbourhood plans. NDHA's can reinforce the sense of local character and distinctiveness in the historical environment, and their identification as part of the neighbourhood planning process gives local communities the opportunity to identify assets that are important to them, including buildings such as houses, schools and places of worship, as well areas of archaeological potential, street furniture, parks and gardens, landscapes and other types of assets.

Whilst the protections for non-designated heritage assets are not as strong as those for designated heritage assets, where a development proposal would harm the significance of a non-designated heritage asset, NPPF Policy HE7(2) requires the harm to be *'weighed against the benefits of the proposal and a balanced judgement made, having regard to the scale of any harm or loss and the significance of the non-designated heritage asset.'*

[1] https://historicengland.org.uk/images-books/publications/neighbourhood-planning-and-historic-environment-advice-note-11/
[2] https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment#non-designated
[3] https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/heag301-local-heritage-listing/

How can a Neighbourhood Plan identify NDHA's?

The PPG[4] confirms that it is important that the decisions to identify such community assets as NDHA's are based on sound evidence. The PPG continues to state that plan making bodies should make clear that up to date information on NDHA's is accessible to the public to provide greater clarity and certainty for developers and decision-makers. This includes information on the criteria used to select NDHA's and information about the location of existing assets. It is important that all NDHA's are clearly identified as such, including identification in the local Historic Environment Record (HER)[5].

The below steps outline a methodology that can be used to identify local NDHAs.

Step 1: Identify potential NDHAs for consideration

Potential assets may be identified by the community as part of a consultation exercise or put forward by the Steering Group. Online sources should also be used to aid identification of potential sites, including the following:

- Historic Environment Record which holds records on the known archaeological sites, monuments and historic farmsteads in the district.
- Heritage Gateway for other local and national information relating to England's Heritage.
- National Library of Scotland for historical maps.
- Heritage at Risk Register to find historic sites at risk.

All heritage asset types, including buildings, monuments, areas, parks, gardens and designed landscapes may be considered for inclusion. Sites that are already Designated Heritage Assets should not be included, such as statutory listed buildings, conservation areas and scheduled monuments.

Step 2: Detailed Assessment of the significance of the asset

Once the potential assets have been identified, the next step is to assess the value or significance of each asset. This can be done using both research-based assessment and local/on-site knowledge.

The significance of an asset can be derived from a number of heritage interests as defined by the PPG:

- Archaeological interest: '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.'
- 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

[4] https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment#non-designated
[5] https://services.wiltshire.gov.uk/HistoryEnvRecord/Home/Index

communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.'

The above have been used to inform a number of criteria on which to assess the assets, as set out in the box below.

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 throughout Steeple Ashton.
2. Is a landmark feature.	An asset with strong communal or historical associations, or because it has an 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.

The proforma below can be used to record the assessment for each asset. Not all of the criteria or values will apply to each asset.

Reference:		**What3Words reference:**	
Date:		**Identified by:**	
Name and Address:			
Type of Asset:			
Age of Asset:			
Use of Asset:			
HER Reference (if applicable):			
Significance:			
Archaeological ☐	Architectural ☐	Artistic ☐	Historic ☐
[INSERT PHOTOHRAPH]			

Description / History:		
Present condition and originality:		
Criteria: (not all will be relevant)	**Yes/No**	**Comments**
1. Has architectural interest or quality.	Yes/No	
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.		
Recommendation		
Included/Not Included for designation as non-designated heritage asset.		

Step 3: Finalising the list of NDHAs for inclusion in the neighbourhood plan

Once all assets have been assessed, those that are considered to have significance under the value headings can be taken forward to the final list.

The assets should be mapped and clearly identified.

Step 4: Writing policy for the neighbourhood plan

Once the list of NDHAs has been created, the neighbourhood plan can include a policy to list and identify those NDHAs that have a degree of heritage significance meriting consideration in planning decisions.

The policy could set out how any proposals affecting the non-designated heritage assets will be considered. The policy can actively seek to protect the NDHA's and their setting, directly or indirectly as well as set out requirements for proposals affecting NDHA's.

An example policy wording could be:

> *The Plan identifies non-designated heritage assets, as identified in the {INSERT REFERENCE] Heritage Topic Paper, and shown on [INSERT MAP], for their local, architectural and historic value. Development proposals that would directly or in-directly affect the significance of an identified non-designated asset should take that significance into account in demonstrating that the scale of any proposed harm to or loss of the heritage asset is justified.*