

**Newton on the Moor and Swarland
Neighbourhood Plan**

Non-Designated Heritage Assets

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Non-designated Heritage Assets Background Paper

1. Introduction

- 1.1 *'A heritage asset can range 'from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations' (National Planning Policy Framework (NPPF para 202). There are two types of heritage assets: 'designated heritage assets', which are of national importance and 'non-designated heritage assets' which are of more local importance. (Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities and Local Government, 2019).*
- 1.2 Non-designated heritage assets (NDHA) are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance / irreplaceable resource meriting consideration in planning decisions because of the important contribution that they make to the distinctive local character of the Parish, but which do not meet the criteria for designated heritage assets as defined in Annex 2 of the NPPF, 2024 (Planning Aid, 2024)
- 1.3 Designated heritage assets within the Parish of Newton on the Moor and Swarland include 48 listed buildings, monuments and structures and the Newton on the Moor Conservation Area. These 'designated heritage assets' are given a high degree of protection as part of the planning system. Details of listed buildings and scheduled monuments can be found on British Listed Buildings (British Listed Buildings, date unknown).
- 1.4 Currently Newton on the Moor and Swarland Parish have no non-designated heritage assets according to the according to the local Heritage Environment Register (HER). Despite there being no non-designated listings within the Parish local heritage plays an essential role in building and reinforcing a sense of local character and distinctiveness in the historic environment (Historic England, 2021). The Newton on the Moor and Swarland Parish Neighbourhood Plan provides an opportunity to identify and raise the profile of heritage assets of local importance within the Parish and to develop planning policy to ensure that the impact of development on our heritage is considered when determining planning applications.
- 1.5 Whilst the planning protections for non-designated heritage assets are not as strong as those for designated heritage assets, the assets are still important to the local community. The effect of an application on a non-designated heritage asset should be considered when determining the application.
- 1.6 The purpose of this paper is to explain the process which led to the proposed designation of NDHAs within the Parish and explains the methodology used.

2. Planning Policy Background

- 2.1 The National Planning Policy Framework (NPPF, 2024) sets out the Government's planning policies for England and how these are expected to be applied. Section 15 of the NPPF highlights the importance of conserving and enhancing the historic environment.

2.2 The NPPF (2024), annex 2 outlines a heritage asset as: *‘A building or monument, site, place, area, or landscape identified as having a degree of significance meriting consideration in planning decisions because of heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)’.*

2.3 Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions because of their heritage interest but which do not meet the criteria for designated heritage assets as defined in Annex 2 of the NPPF (2024).

2.4 The NPPF (2024) paragraph 203 (b) identifies the importance of the wider social, cultural and environmental benefits that the conservation of historic environments can bring.

Paragraph 203 (d) identifies that there may be opportunities to draw on the contribution that the historic environment has made to the character of the place, in this case the Parish.

Paragraph 210 (a) identifies the desirability of maintaining and enhancing the significance of heritage assets and putting them to viable uses which are consistent with their conservation.

Paragraph 210 (b & c) identify the positive contribution that conservation of heritage assets can make in sustaining communities and the desirability of new developments making a positive contribution to local character and distinctiveness.

2.5 National Planning Practice Guidance (NPPG) provides detail and support to the National Planning Policy Framework.

2.6 With regard to NDHAs, the NPPG identifies part of the public value of heritage assets is the contribution that they can make to understanding and interpreting our past. Where the complete or partial loss of a heritage asset is justified (noting the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted), the aim is to:

- capture and record the evidence of the asset’s significance which is to be lost
- interpret its contribution to the understanding of our past.

3.Non-Designated Heritage Assets (NDHAs) designation methodology

3.1 In order to identify areas within Newton on the Moor and Swarland Parish which should be considered NDHA’s and which meet the requirements of the NPPF a methodology has been utilised and is set out below.

Step 1 Identification of NDHAs within the Parish

The first step was to identify a list of areas / buildings to assess as potential NDHA. A variety of sources of information was used to inform this process:

- a) A review of the history of the Parish document
- b) Comments received from residents at the early engagement drop-in sessions (Autumn 2023)
- c) Outputs from the Neighbourhood Plan questionnaire (January 2023)
- d) Newton on the Moor Conservation Area Character Appraisal document (1972)

The potential sites identified are included within appendix 1.

Step 2 Assessment of proposed NDHAs, including further engagement.

Historic England guidance document: Local Heritage Listing: Identifying and Conserving Local Heritage, Advice Note 7 (2nd Edition) (27 Jan 2021) identifies criteria which can be used / adapted to assess the merits of potential assets.

Table 1: Assessment Criteria for NDHAs

Criterion	Description
Asset type	Although local heritage lists have long been developed successfully for buildings, all heritage asset types, including monuments, sites, places, areas, parks, gardens and designed landscapes may be considered for inclusion.
Age	The age of an asset may be an important criterion, and the age range can be adjusted to take into account distinctive local characteristics or building traditions.
Rarity	Appropriate for all assets, as judged against local characteristics.
Architectural and Artistic Interest	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.
Group value	Groupings of assets with a clear visual design or historic relationship.
Archaeological Interest	The local heritage asset may provide evidence about past human activity in the locality, which may be in the form of buried remains, but may also be revealed in the structure of buildings or in a designed landscape, for instance. Heritage assets with archaeological interest are primary sources of evidence about the substance and evolution of places, and of the people and cultures that made them.
Historical Interest	A significant historical association of local or national note, including links to important local figures, may enhance the significance of a heritage asset. Blue Plaque and similar schemes may be relevant. Social and communal interest may be regarded as a sub-set of historic interest but has special value in local listing. As noted in the PPG: 'Heritage assets ... 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'. It therefore relates to places perceived as a source of local identity, distinctiveness, social interaction and coherence, contributing to the 'collective memory' of a place
Landmark Status	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.

Once the list of potential NDHAs was obtained through step 1 their suitability was assessed against the criteria. According to the Northumberland County Council Neighbourhood Planning Advice Notes Non-Designated Heritage Assets (NDHAs) (2024) assets only need to be considered significant in one 'value' to progress, that is not all values need to be met for each asset. The assessment is included in appendix 2.

The review of potential NDHA was done in conjunction with the Neighbourhood Plan Steering Group, the findings were discussed to identify whether enough criteria had been met and as a result whether the NDHA status is considered suitable.

Step 3: Feedback: pre-submission neighbourhood plan

The pre-submission neighbourhood plan will propose several sites to be recorded as NDHAs. Through consultation on the plan the Steering Group will seek further feedback on the proposed NDHAs.

Step 4: Submission of neighbourhood plan

Responses received to the consultation on the pre-submission draft neighbourhood plan will inform the submission plan which will be subject to a further 6-week consultation.

Step 5: Examination / referendum / adoption

Following submission, the neighbourhood plan will be subjected to independent examination. This review will identify and scrutinise the evidence to support the recognition of the NDHAs. On completion of the independent review the neighbourhood plan will go to referendum and if the outcome is positive, it will be adopted.

4. Conclusions and next steps

- 4.1 This document explains the process which has led to the identification of NDHAs across the Newton on the Moor and Swarland Parish. It summarises the local and national background to NDHAs and explains the methodology used in the assessments.

References

Alnwick District Council (1972) Newton on the Moor Conservation Area Character Appraisal) [https://northumberland.gov.uk/NorthumberlandCounty Council/media/Planning-and Building/Conservation/NewtonOnTheMoor-CAA.pdf](https://northumberland.gov.uk/NorthumberlandCountyCouncil/media/Planning-and-Building/Conservation/NewtonOnTheMoor-CAA.pdf) [19/01/2024]

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Department for Levelling Up, Housing and Communities (2023) National Planning Policy Framework - [NPPF_December_2024.pdf](https://www.gov.uk/government/publications/national-planning-policy-framework/nppf-december-2024) (publishing.service.gov.uk)

Historic England (2021) Local Heritage Listing: Identifying and Conserving Local Heritage, advice note 7 [https://www.historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note 7/heag301- local heritage-listing/](https://www.historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/heag301-local-heritage-listing/) [10/03/2024]

Northumberland County Council (2024) Neighbourhood Planning Advice Notes Non-Designated Heritage Assets (NDHAs) [NDHA-Methodology-May-2024.pdf](https://www.northumberland.gov.uk/media/1000000/NDHA-Methodology-May-2024.pdf) [19/01/2025]

Planning Aid England (2024) What is a non-designated heritage asset and what does this status mean for development? What is a non-designated heritage asset and what does this status mean for development? [Planning Aid England – What is your question about? \(planningaid.co.uk\)](https://planningaid.co.uk/what-is-your-question-about/) [10/03/2024]

Appendix 1: Sites identified as potential NDHAs

The following sites were identified as possible NDHAs within Swarland and Newton on the Moor Parish:

Swarland School

Park Road which includes the 3 properties which are grade 11 listed, no's 24,23 and 40

Pond and ice store

Swarland village Square – following discussion and advice it was decided not to include

Named Wall in Swarland - following discussion and advice it was decided not to include

Old Swarland Site of Medieval Village

Hazon

Hartlaw

Cook & Barker Public House