

LOCAL HERITAGE LIST FOR SOMERSET & EXMOOR TECHNICAL GUIDE



Published by the South West Heritage Trust
On behalf of the Statutory Planning Authorities of Somerset and Exmoor

March 2024
Third Edition

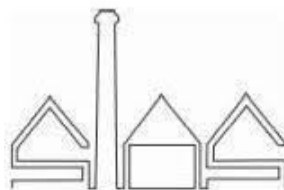




SANHS



Somerset Gardens Trust



Somerset Industrial Archaeological Society



Third Edition of 8 March 2024

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Front cover: 1862 Watchet Lighthouse. Somerset HER reference 19401.

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1. Introduction

To the north of the south west peninsula is the administrative county of Somerset and the Exmoor National Park. They cover a land of great geological and topographic variety, with a range of uplands and hills forming a rough arc around lowland basins and parallel ridges.¹ This region is also blessed with a rich and diverse historic environment with over thirteen thousand heritage assets designated by the Government as being of national importance, including listed buildings, scheduled monuments, and registered parks and gardens. However, there are many heritage assets which do not meet the criteria for national designation. They are, nevertheless, important to the understanding and appreciation of the area's heritage – and make a significant contribution to the historical, architectural, and social character of this large county and substantially overlapping national park.

Figure 1. The area covered by the Local Heritage List for Somerset and Exmoor.



The Local Heritage List for Somerset and Exmoor is an evolving and expansive record of these important local heritage assets, with all parts of the community encouraged to contribute to ensure that it reflects a wide range of voices and histories.

The Local Heritage List is maintained and developed by the South West Heritage Trust on behalf of the county's statutory planning authorities, Somerset Council and the Exmoor National Park Authority, in partnership with the key cultural heritage bodies of the county, and with the assistance of local interest groups, town and parish councils, and the Somerset and Exmoor public. A list of the Local Heritage List Partnership bodies is presented in [Appendix A](#).

This guide offers advice on how to identify local heritage assets, how they are nominated, assessed, and placed on the 'Local Heritage List', and the implications of local heritage listing.

¹ Dunning (1983). p. 11.

2. Why Record Local Heritage Assets

Heritage assets, including those of local, national, and international value, are an irreplaceable resource that contributes to the quality of life for all. It is important that they can be enjoyed by future generations. The positive conservation of our heritage assets – a process of managing change – delivers recognised wider social, economic, and environmental benefits.

There are many features in our towns, villages, and countryside which hold local heritage value. This value helps define places and establish their character. It is often the things that are not significant on a national scale that make the biggest contribution to the 'distinctiveness' of a local area. The Local Heritage List recognises these features in order to:

- strengthen a feeling of local character and distinctiveness
- build a sense of place and encourage cohesion for local communities
- promote understanding of our historic environment
- inspire local communities to celebrate the heritage assets of value to them
- acknowledge the guardianship role of property owners
- bring benefits to health and wellbeing through involvement with heritage
- help to conserve and enhance our local heritage assets.

Local heritage listing also has a positive impact on development management in the planning system, as it can:

- make it easier to identify and consider locally valued heritage assets during the preparation and determination of planning applications
- expedite planning application proposals, as information relating to the significance of an asset is already in place
- assist the development of planning policies through strategic plan, including the preparation of neighbourhood plans.

3. Methodology and Audience

This document sets out a consistent approach towards identifying heritage assets for the Local Heritage List through a selection criteria and assessment procedure. It reflects national guidance provided by Historic England in its *Advice Note 7*, which is available at <https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/>.²

The Guide aims to provide a comprehensive explanation of the planning context, procedures, terms and resources supporting the Local Heritage List. It is aimed at planning and heritage professionals, and anyone wanting to know more about the detailed requirements of local heritage listing in Somerset and Exmoor.

A quick and essential guide to local heritage listing can be found on the South West Heritage Trust website at (<https://swheritage.org.uk/local-heritage-list/>).

Where queries remain, please seek advice via the contact details provided in [Chapter 14](#).



1892 Boden Lace Factory Institute, Chard. Somerset HER reference 41114.
© South West Heritage Trust.

² Historic England (2021).

4. Planning Policy Context

Local Heritage Lists contribute to the identification and protection of the historic environment under the planning system. Planning policies are established at national and local level to guide decisions on development proposals. These policies are set out in the National Planning Policy Framework (NPPF) and in local plans and neighbourhood plans. The policies are supported by guidance issued by Government departments and agencies and by local planning authorities. This Chapter outlines the planning policy and guidance relevant to local heritage lists.

National Planning Policy Framework

The National Planning Policy Framework sets out the Government's overarching planning policies for England. It provides guidance on local and neighbourhood plan policies for the conservation and enjoyment of heritage assets, including those identified in local heritage lists. It also indicates how heritage assets should be identified and taken into account when planning applications are determined.

Heritage Assets

A 'heritage asset' is described in the NPPF 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. It includes designated heritage assets and assets identified by the local planning authority (including local listing)'.³

Guidance on the parameters for the varying categories of heritage assets (buildings, monument, etc.) is provided in [Chapter 12](#) and the [Glossary](#) to this publication.

Heritage assets are of two types: 'designated heritage assets' and 'non-designated heritage assets' (NDHAs).⁴

Designated Heritage Assets

The majority of designated heritage assets are listed buildings, scheduled monuments, registered parks and gardens, registered battlefields, and protected wreck sites. They are all designated by the Government under relevant legislation. World Heritage Sites (designated by UNESCO) and conservation areas (normally designated by local planning authorities) also share this status.

Designated heritage assets, with the exception of conservation areas and World Heritage Sites, are listed in the National Heritage List for England (NHLE): the official and up-to-date database of all nationally protected historic buildings and sites in England.⁵ The NHLE is available at: <https://historicengland.org.uk/listing/the-list/>.

Non-Designated Heritage Assets

NDHAs are defined as 'buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting

³ Ministry of Housing, Communities and Local Government (2023). Annex 2: Glossary.

⁴ Historic England (2021). pp. 1 and 2.

⁵ Historic England (2021). pp. 1 and 2.

consideration in planning decisions but which do not meet the criteria for designated heritage assets'.⁶ This definition will also encompass parks, gardens, designed landscapes, public art, street furniture, paving and buried remains – both those known and those inferred by existing evidence. The plan-making bodies are the local planning authorities of England, including district councils, unitary councils, and national park authorities.

The Government desires all reviewed NDHAs to be identified on Historic Environment Records (HERs), although the necessity and mechanism to review existing HER data is unresolved, as is the practicality of achieving a comprehensive source of NDHA data.⁷ Nevertheless, HERs do include records of known and, critically, reported 'non-designated heritage assets' – whether identified by the local planning authority or by other sources.

The Somerset and Exmoor National Park HERs are available at <https://www.somersetheritage.org.uk/> and <https://www.exmoorher.co.uk/>.

Local Heritage List Assets

Local heritage assets are those NDHAs that play an essential role in building and reinforcing a sense of local character and distinctiveness in the historic environment.⁸ Whilst everything on a local list will be an NDHA, not all NDHAs will necessarily be on a local list.⁹ Local heritage assets are diverse in nature and contain varying types and degrees of heritage value. They are not restricted to the upper tier of NDHAs but cover the full hierarchy of those assets which add to local character and distinctiveness, or which are exemplars of a more universal character and are accordingly considered locally distinctive.

Table 1. The Distribution of Heritage Assets

Definitive Record	Heritage Value Scale	Distribution of Heritage Assets
UNESCO World Heritage List	Very High (international)	World Heritage Sites
NHLE	High (national)	Designated heritage assets
HERs	Medium (regional)	Local heritage list assets / Other NDHAs
	Low (local)	

Note: The National Heritage List for England also records World Heritage Sites, and the Somerset and Exmoor National Park HERs also record designated heritage assets and World Heritage Sites.

⁶ DLUHC (2022). Paragraph: 039 Reference ID: 18a-039-20190723.

⁷ DLUHC (2022). Paragraph: 040 Reference ID: 18a-040-20190723.

⁸ Historic England (2021). Summary page.

⁹ Historic England (July 2021).

A diagrammatic representation of how local heritage list assets sit within the range of designated and non-designated assets is provided in Table 1.

The Selection Criteria and Assessment Procedure for identifying local heritage assets for the Local Heritage List for Somerset and Exmoor are provided in [Chapters 7](#) and [10](#) of this document.

Local planning authorities are encouraged to publish the selection criteria used to identify locally important heritage assets, and to make local heritage lists accessible through their HERs and websites.¹⁰

Historic England Advice

Historic England is the Government's statutory adviser on the historic environment. It has published guidance for the formation of local heritage lists in its *Advice Note 7*, to which the Local Heritage List for Somerset and Exmoor conforms.¹¹

Local Plan Policy

The local planning authorities in Somerset and Exmoor have adopted local plans with strategies and policies for the historic environment that support the national planning policies in the NPPF (see [Appendix H](#)). Recent local plans include specific policies for NDHAs, which encompass local heritage list assets. Earlier local plans do not hold specific policies but do include relevant policies for the historic environment. Furthermore, strong policy guidance is delivered at national level.

Technical Guide Endorsement

This Technical Guide supports national and local planning policies for the historic environment and its heritage assets. It demonstrates how the aims of these policies regarding local heritage list NDHAs will be delivered in Somerset and Exmoor.

The Technical Guide was subject to public consultation from 1st to 30th June 2022.

¹⁰ Historic England (2021). pp. 17 and 18.

¹¹ Historic England (2021).

5. Overarching Statement

The 'Overarching Statement' sets out a summary of the character and appearance of Somerset and Exmoor, and the notable events, activities, and local figures that have influenced the area's history. It describes the settlements, infrastructure, and built heritage that are part of this history, and now contribute to its distinctiveness.

The Overarching Statement provides the framework for the Selection Criteria, and a reference for assessing the assets nominated for the Local Heritage List for Somerset and Exmoor. The Statement is published at

<https://swheritage.org.uk/historic-environment-service/local-heritage-list/resources/>.



Second World War pillbox, Bossington Beach. Exmoor HER reference MSO8053.
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6. Heritage Asset Eligibility

An asset nominated for inclusion on the Local Heritage List can only be accepted under the following conditions:

- It is within the **modern administrative boundary of Somerset** or within **Exmoor National Park** (a precise location needs to be provided).¹²
- It is **not a designated heritage asset** (or part of one) – i.e. not a listed building (including curtilage buildings or structures), a scheduled monument, a registered park and garden, or a registered battlefield. NDHAs within a conservation area are an exception and may be locally listed.
- It is a **permanent** building, structure, object, monument, item of street furniture or artwork, site, place, area, garden, or landscape.
- It holds '**heritage interest**', which in this context may be archaeological, architectural, artistic or historic. These terms are explained in [Chapter 7: Heritage Terms](#) and the [Glossary](#).

Guidance on the parameters for the varying categories of heritage assets is provided in [Chapter 12](#) and the [Glossary](#) to this publication.

The designation status of local heritage assets can be checked on the NHLE via the Historic England website or on the Somerset and Exmoor National Park HERs (see [Chapter 4](#)).

Applications for the Local Heritage List can be submitted as per the nomination options in [Chapter 9](#). Those validated as meeting the eligibility conditions progress as 'candidate' assets for the Local Heritage List. They are then ready for assessment against the Selection Criteria, set out in [Chapter 7](#), by means of the Assessment Procedure, set out in [Chapter 10](#).

¹² Details for nominations in North Somerset are available at <https://www.n-somerset.gov.uk/my-services/planning-building-control/heritage-conservation/local-heritage-list/>. Details for nominations in Bath and North East Somerset are available at <https://beta.bathnes.gov.uk/locally-listed-heritage-assets/>.

7. Selection Criteria











The Local Heritage List should avoid being devalued with the inclusion of mundane assets that do not contribute to the historic significance of Somerset and Exmoor. To do so would weaken the material consideration of local heritage assets in the decision-making process, complicate the assessment of potential harm to local heritage assets, and diminish their public appreciation. Assets are identified and assessed against a consistent selection criteria for their local heritage ‘significance’, based on a clear set of selection themes and a threshold of importance.

Heritage Terms

The terms ‘heritage value’, ‘significance’ and ‘heritage interest’ are used frequently in describing the importance of heritage assets. Heritage value is ‘an aspect of worth or importance attached by people to qualities of places’.¹³ Heritage ‘significance’ is the collective term for the sum of the heritage values attached to a heritage asset.¹⁴

‘Heritage interest’ is interchangeable with ‘heritage value’ but was adopted from 2012 in the NPPF, and by Historic England in its 2018 revised draft Conservation Principles, to describe the broad categories of heritage worth that can potentially contribute to an asset’s heritage significance: archaeological interest, architectural interest, artistic interest, and historic interest.¹⁵ The draft Conservation Principles document provides a good description of these four canons of heritage interest and of their further breakdown into component sub-headings, generally referred to as ‘values’. Figure 2 illustrates the heritage interest and values identified in Historic England’s Conservation Principles and national and local designation guidance.

Key to Figure 2.

 Protection of Wrecks Act 1973 ¹⁶	 Principles of selection for listed buildings (2010, updated 2018) ¹⁷
 Register of Parks and Gardens ¹⁸	 Scheduled monument policy statement (2013) ¹⁹
 Register of Historic Battlefields ²⁰	 Conservation Principles Draft Consultation (2017) ²¹
 Conservation Principles (2008) ²²	 Historic England Advice Note 7 2 nd Ed. (2021) ²³
 Heritage interests	 Selection principles / criteria

¹³ English Heritage (2008). p. 72; Historic England. *Heritage Definitions*. (Accessed 21/01/2022).

¹⁴ English Heritage (2008). p. 72; MHCLG (2023). Annex 2: Glossary.

¹⁵ Department for Communities and Local Government (2012). p. 56; Historic England (2018). pp. 1-2, 7, 28-32.

¹⁶ Section 1(1)(b) of the Protection of Wrecks Act 1973; Historic England (2027d). pp. 15 & 16. The Historic England Ships and Boats Selection Guide (2017) identifies a further ‘non-statutory criteria’ for designation: period; rarity; documentation/finds; group value; survival/condition; fragility/ vulnerability; diversity; and potential.

¹⁷ DCMS (2010). pp. 4. (selection criteria retained in the 2018 update); and DDCMS (2018). pp. 5 & 6.

¹⁸ English Heritage (1998). pp. 11-14.

¹⁹ DCMS (2013). pp. 10 & 11.

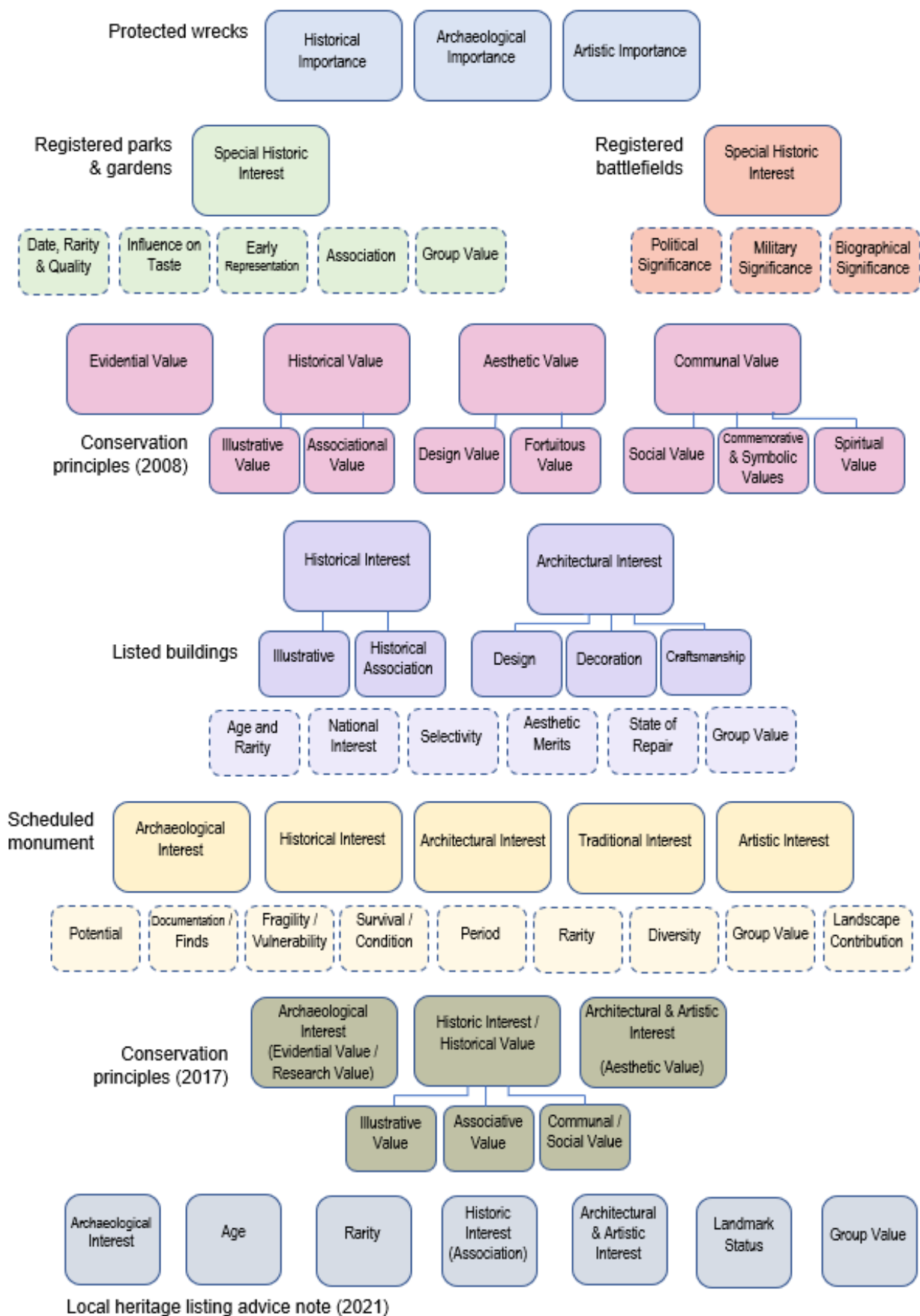
²⁰ English Heritage (1994).

²¹ Historic England (2017). pp. 7-11.

²² English Heritage (2008). pp. 26-32.

²³ Historic England (2021). p. 11.

Figure 2. Comparison of heritage values and selection principles from national and local designation guidance.

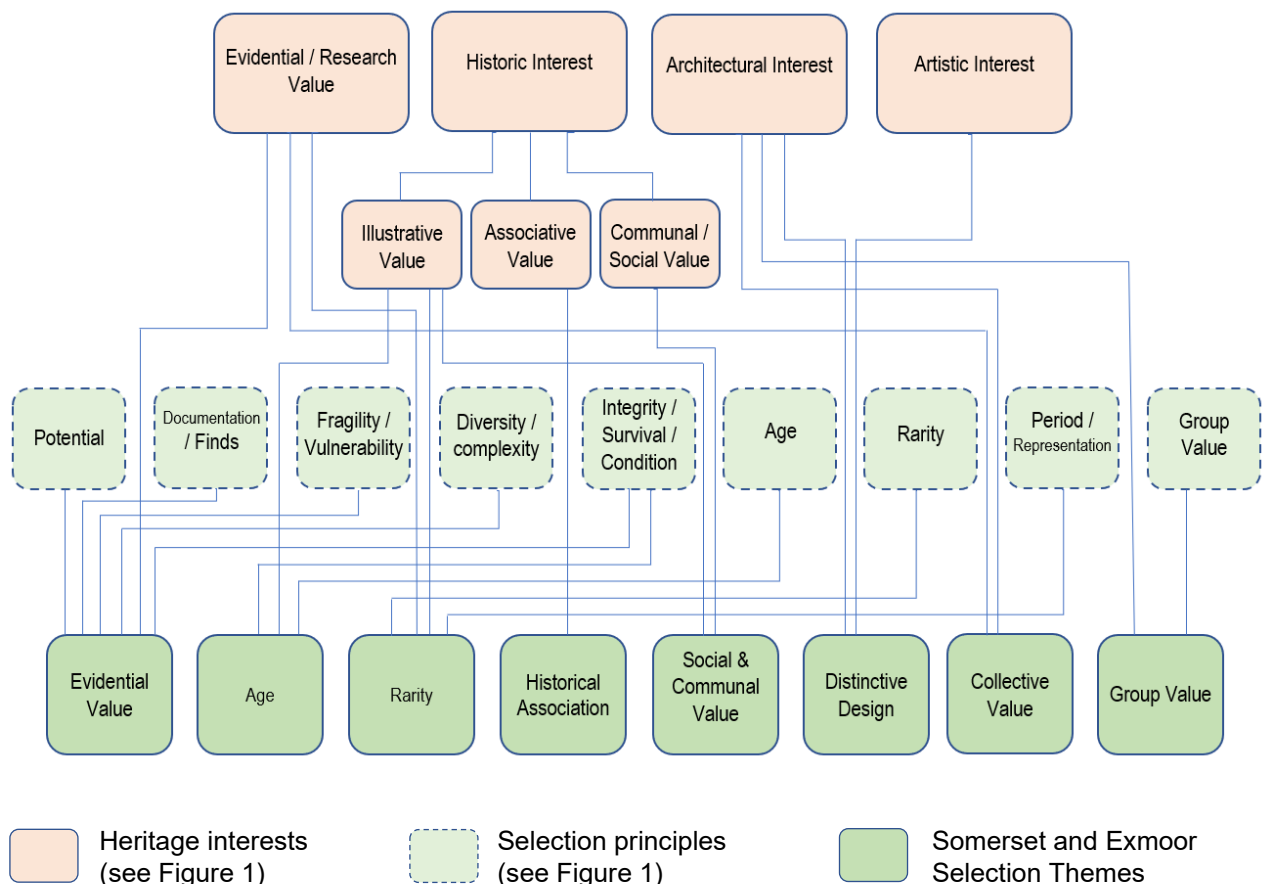


Development of the Selection Themes

As identified in [Chapter 4](#), a heritage asset of local interest is one that makes a positive contribution to the historic character of the locality. In 2012 English Heritage published its first guide on local heritage listing. This included an example selection criteria with ten themes to help assess assets for local listing.²⁴ The themes were a mix of key principle, sub-heritage values, and monument types from various national designation guidance: age; rarity; aesthetic value; group value; evidential value; historic association; archaeological interest; designed landscapes; landmark status; and social & communal value. They were carried through with modest adjustments to the 2016 and 2021 editions of Historic England’s *Advice Note 7* (see Figure 2).²⁵

The Somerset and Exmoor List has adapted the Historic England selection criteria under eight themes considered relevant to the local character and distinctiveness of Somerset and Exmoor (see Figure 3). This provides broad consistency with national and neighbouring local heritage listing, it takes account of the Overarching Statement, and it strengthens the relevance of each theme to the appropriate heritage interests, values and selection principles applied variously in national designation guidance, the NPPF, and Historic England’s 2017 draft Conservation Principles.

Figure 3. The composition of the Selection Themes for the Somerset and Exmoor list.



²⁴ English Heritage (2012). p. 16.

²⁵ Historic England (2016). p. 9; Historic England (2021). p 11.

Selection Themes

A description of the Selection Themes is set out below, including summary points to consider when assessing the scale of heritage value:²⁶

a) Age

A heritage asset is most commonly valued for the way in which it illustrates the story of past events, people, and aspects of life.²⁷ This aids our interpretation of earlier periods and important aspects of Somerset and Exmoor's social, economic, cultural or military history. Age, visibility and integrity (completeness) are important attributes. They bestow authenticity and a tangible connection ('time-turner') to our past.

Variations in form, function, and style often align with the development of ideas, technology, or significant events over time; by understanding the age of an asset, we can appreciate its historic context and cherish its surviving characteristics.

The degree of connectivity will be proportionate to the extent that it survives.

Aspects to consider: Degree of illustration and insight into the past, depth of time for the asset type, characterisation of a period, surviving proportion of its original or significant form(s).

b) Rarity

In general, the more unusual an asset is – either nationally or within the Somerset and Exmoor context – the more likely it will hold valuable evidence of the past and be of greater interest for illustrating the past. For example, the first, the only, or the best surviving examples of an asset type. Furthermore, it is likely to be a curiosity due to its uniqueness.

It is also important to recognise the typical and commonplace; the legacy of local economic activities or traditions; historical trends; or the developments of notable patrons and architects.

Aspects to consider: Scarcity of surviving examples of its kind, contemporary innovation, portrayal of the typical and commonplace, vulnerability to threats.

c) Distinctive Design

This value describes the sensory and intellectual stimulation evoked by an asset on account of its conscious design, artistry, or fortuitous attributes; its collective aesthetic value.²⁸

Architectural, engineering or design interest lies in the art and science of the composition, decoration, detailing, construction, and craftsmanship of buildings, structures and places of all types. The form, plan, proportions, massing, space, materials, and views and vistas will all affect the design interest – be they the outcome of contemporary style, innovation, or vernacular tradition.

²⁶ English Heritage (2008). pp. 28-32; DCMS (2010). pp. 4-5.; DCMS (2013). pp. 10-11; DCMS (2018). Historic England (2017). pp. 7-11; Historic England (2021). p. 11; ICOMOS (2011). pp. 14-16.

²⁷ Historic England (2017). p. 7.

²⁸ Historic England (2017). pp. 10-11.

Artistic interest lies in the use of human imagination and skill to convey meaning through creative expression, including decorative building elements, sculpture and public art.

There will often be an overlap between design and artistry. A distinction can be made between that which is created through instruction and that which is created directly. Both design and artistic interests are generally reliant on maintaining the integrity of the concept or product, and will be proportionate to the level of its completeness.

Fortuitous outcomes can arise from the way a place has evolved over time or has been used – from human intervention beyond the control of the designer, or from natural occurrences. It could be the organic form of a settlement or place, contrasting juxtapositions, the relationship of vernacular forms and materials, or embellishment from the patina of time.

Aesthetic value can also be derived from an asset's contribution to the character of its local surroundings (setting or scene), although it may not necessarily be a landmark feature or part of a group.

Aspects to consider: Architectural or artistic distinction and innovation, level of completeness and alteration, level of diversity of component features, representation of regional or local vernacular tradition or variation, fortuitous attributes, contribution to the local scene.

d) Historical Association

The value of a heritage asset may be due to an historical association of local or national note. This could be with a significant person, group, patron or designer, with an important event, or from the collective experience of a place.

Aspects to consider: Strength of connection, importance or complexity of the historical association, strength of resemblance to the time of the association.

e) Evidential Value

Heritage assets will likely provide evidence about past human activity. This evidence may be archaeological (buried remains), but might also be identified in standing structures and in our manmade landscapes. The information is part of the primary record for the development and people of a place. Evidential value is of great importance for poorly documented and underrepresented aspects of our past, normally associated with age, but it can be relevant to assets of any period. The level of evidential value is proportionate to the potential to contribute to the understanding of the past.

Aspects to consider: Level of preservation and completeness, contribution to regional research (including in the light of scarce other evidence or contribution of complementary documentation or artifacts), evidential potential of hidden attributes.

f) Social and Communal Value

Social and communal value is reflected in those assets that are treasured by a community. Social value reflects the meaning of a place from shared activities, memory, spiritual belief or inspiration. Communal value is associated with assets that are important to cultural identity, with those that commemorate an important

event, or are visually striking and symbolic of the identity of a community and its neighbourhood.

All communities and groups are encouraged to nominate assets which reflect their identity.

Aspects to consider: Landmark visibility and representation, social activity, shared memory, spiritual belief or inspiration, illustration of community identity or commemoration of significant past events.

g) **Group Value**

Group value occurs when heritage assets with a visual, design, or historic relationship are clustered together. The grouping may illustrate the historic, economic, industrial and/or social development of a place – or be simply visually pleasing. The clustering of individual assets can enhance their heritage significance and their contribution to the local scene.

Aspects to consider: Extent of the cluster, contribution to the character and appearance of the place.

h) **Collective Value**

Collective value occurs when an asset is part of a related collection of heritage assets that are widely dispersed, e.g., county highway guideposts, the milestones of a turnpike road, the defences of the Taunton Stop Line, or railway line infrastructure.

The asset both derives and contributes heritage value from being a part of the collection and may contribute to the wider area's character and distinctiveness.

Aspects to consider: Contribution to the historic character and distinctiveness of the region, level of historical, evidential or communal value, contribution to regional research.

Threshold of Importance

The threshold of importance is a framework to guide reasoned professional judgement on the level of significance required to warrant inclusion on the Local Heritage List. It helps to determine if the heritage asset contains adequate heritage interest, and assists with providing an account of its merits.

For selection, nominations must be deemed 'locally significant' either for their contribution to the local character or for a strong degree of heritage value.

Nominated assets are normally included if they achieve:

- a) a **strong** assessment for **one** selection theme
- or
- b) a **moderate** assessment for **three or more** selection themes, and thus judged to hold cumulative heritage interest.

The assessment of heritage value is in the context of the local heritage list area, on the regional and local scale. The Overarching Statement and supporting research assist with assessments, see [Chapter 10: Assessment Considerations](#).

The assessment of overall heritage value for local heritage list assets is set against a national scale derived from the ICOMOS *Guidance on the Heritage Impact Assessments for Cultural World Heritage Properties* and Highways England's *Design Manual for Roads and Bridges*, as set out in columns one and two of Table 2.²⁹

Column 3 illustrates the relationship of local heritage list values against the national scale. The terms applied to local heritage listing of 'strong', 'moderate', and 'limited' are chosen to emphasise the difference to that of 'very high', 'high', 'medium', and 'low' applied in the national scale.

Table 3 provides examples of the Selection Criteria being applied to ten nominations.

Table 2. Relative importance of heritage assets³⁰

National Scale	Assessment considerations	Local Scale
Very High (international)	Extremely well-preserved or coherent assets of recognised international importance, with exceptional time-depth or other critical factors. Can contribute significantly to acknowledged international research objectives. Associations with particular innovations, technical or scientific developments, movements, or individuals of global importance.	
High (national)	Well-preserved assets with exceptional qualities in their fabric, exhibiting considerable coherence, time-depth or other critical factors, of demonstrable national value. Can contribute significantly to acknowledged national research objectives. Associations with particular innovations, technical or scientific developments, movements, or individuals of national importance.	
Medium (regional)	Averagely well-preserved assets of regional value, with reasonable coherence, time-depth or other critical factors. Can contribute significantly to regional research objectives. Association with intangible cultural heritage activities, particular innovations or developments, or individuals of regional or local significance.	Strong
		Moderate
Low (local)	Assets of modest quality in their fabric or historical associations, or compromised by poor preservation and/or poor survival of contextual associations. Potential to contribute to local research objectives.	Limited
Negligible/ none	Assets with little or no surviving historical interest or merit, and with few associations or intangible cultural heritage vestiges surviving.	Negligible/ None
Unknown	Structures or places with some potential for historic significance but which may be hidden or not ascertained.	Unknown

²⁹ ICOMOS (2011). p. 14-16; Highways England (2019); Highways England (2007). Annex 5; Highways England (2020).

³⁰ ICOMOS (2011). pp. 14-16; Highways England (2019); Highways England (2007). Annex 5; Highways England (2020).

Table 3. Illustrative assessments

Level of Significance									
● Strong value					● Limited value				
● Moderate value					○ Negligible, unknown, or not applicable				
Nominated Asset	Assessment								
	Age	Rarity	Distinctive Design	Historic Association	Evidential Value	Social & Communal Value	Group Value	Collective Value	Add to Local Heritage List
Ornamental main gates, Jordans Park, Ashill	●	●	●	●	●	●	●	○	✓
Weir on the River Barle, Dulverton	●	●	●	●	●	●	●	●	✓
Former fire station, Christchurch Street West, Frome	●	●	●	○	○	●	●	○	✓
Building B, former Morlands Factory, Glastonbury	●	○	●	○	○	●	●	○	✓
Ilminster Gas Works, Listers Hill, Ilminster	●	●	○	○	●	●	●	○	✓
Ley Hill deserted medieval settlement, Luccombe	●	●	●	○	●	○	●	●	✓
Theale Village Hall and former school, Panborough	●	●	●	○	○	●	●	○	✓
ROC observation post, Camel Hill, Queen Camel	●	●	●	○	●	○	○	●	✓
Battle of Marshall's Elm, Street	●	●	○	●	●	○	○	○	✓
Remains of Hurlstone Point coastguard station, Selworthy	●	●	●	●	●	●	●	●	✓
Phillip King sculptures, Hindhayes Lane, Street	●	●	●	○	●	●	●	○	✓
Debenhams, North Street, Taunton	●	●	●	●	○	●	●	○	✓
1930s Moderne house, Highlands, Taunton	●	●	●	●	●	○	●	○	✓
Library & former lifeboat station, The Esplanade, Watchet	●	●	●	○	●	●	●	●	✓
Fingerpost, West End, Wedmore	●	●	●	●	●	●	●	●	✓
Hockholler Bridge, West Buckland	●	●	●	○	●	●	○	●	✓

8. Identification of Nominations

Nominations for the Local Heritage List for Somerset and Exmoor are drawn from a pool of existing and potential NDHAs. These can be identified in a number of ways:

- a) NDHAs recorded in the Somerset and Exmoor National Park HERs
- b) NDHAs identified in local and neighbourhood plans or village design statements
- c) NDHAs of particular local architectural or historic merit recorded in conservation area appraisals or reviews
- d) NDHAs identified by the local planning authority in its decision-making function on planning applications
- e) public nomination from local knowledge or research
- f) research by the Local Heritage List Partner organisations.

Public nominations can be made by individuals or groups, including: local residents, property owners, town and parish councils, ward members, neighbourhood planning groups, and local amenity groups. Comprehensive surveys by local or regional groups are also welcomed.

Research, Categories, and Themes

The Overarching Statement, setting out the local historic significance, helps to set the context for identifying potential items for the Local Heritage List.

Useful sources of information for researching and assessing nominations are presented in [Appendix B](#). A fuller list is provided in the live document which accompanies this Guide, titled 'Research and Survey Guide', which is available on the South West Heritage Trust website (<https://swheritage.org.uk/local-heritage-list/>). This document endeavours to catalogue the types and categories of heritage assets that have been extensively researched to date for the local heritage list area.

Historic England's thematically-based designation Selection Guides, Research Reports, and archive photos in its Architectural Red Box Collection, are particularly useful.³¹

Whilst the designation Selection Guides are concerned with the test for national designations, they also identify thematic types, the current understanding of their history and development, national examples, and a bibliography for further reading. The themes are set out in [Appendix C](#). These studies are supported by Historic England's Introductions to Heritage Assets (IHAs): short guides on specific building and asset types.³²

³¹ Historic England. *How We Determine Whether a Historic Building or Site Should be Recommended for Protection*. Available at: <https://historicengland.org.uk/listing/selection-criteria/> (Accessed 18/01/2022); ICOMOS (2011); Historic England. *Research Reports*. Available at <https://historicengland.org.uk/research/results/reports/> (Accessed 21/09/2023); Historic England. *England's Places*. Available at <https://historicengland.org.uk/images-books/photos/englands-places/> (Accessed 21/09/2023).

³² Historic England. *Introduction to Heritage Assets (IHAs)*.

In reality, heritage assets are often complex. They may have been created with a relationship to an earlier site or monument, survived through a depth of time with modifications to adopt new functions, and be associated with varying intangible meanings. They will likely span more than one category or theme.

The experience of local experts, voluntary organisations, and other specialist advice is helpful in collating and verifying information and assessing whether assets meet the criteria set out in this document.

South West Archaeological Research Framework

The South West Archaeological Research Framework (SWARF) was produced in 2008 to set out a structure for decision-making on archaeological research. It offers a useful resource for identifying and assessing local heritage assets.³³ The volume is in two parts:

- a) an overview of the current state of knowledge of the archaeological resource for the South West region (Resource Assessment)
- b) the major gaps in current knowledge, where the region's archaeological resource has most to contribute to national research questions, and research priorities (Research Agenda).

Chapter 14 on the Post-Medieval, Industrial and Modern period is useful for identifying potential themes and categories of local heritage assets and for the assessment of individual assets.³⁴



Buscombe Beeches enclosure, Lanacombe. Exmoor HER reference MSO6899.
© Exmoor National Park Authority.

³³ Webster (2008). pp. xiv and 1.

³⁴ Webster (2008). pp. 229-68.

9. Nomination Procedure

Information on how to submit a nomination for the Local Heritage List is available at the South West Heritage Trust website (<https://swheritage.org.uk/historic-environment-service/local-heritage-list/nominations/>).

Public Nomination Options

The four methods for the public nomination of heritage assets are set out below. The format of the applications forms and spreadsheets are not fixed and will be updated and adapted from time-to-time. They may also be substituted by alternative documents of a similar nature.

1. Single Nomination Form

For those wishing to nominate a single or limited number of heritage assets at a time. The form provides space for a detailed application (see [Appendix D](#)). the form can be downloaded on the Local Heritage List website under the 'Resources' tab: <https://swheritage.org.uk/historic-environment-service/local-heritage-list/resources/>. It should be emailed to lhl@swheritage.org.uk on completion.

2. Spreadsheet

Those wishing to nominate more than one asset, and to supply substantial detail, may use the nomination spreadsheet. This method is useful for local societies and interest groups. The spreadsheet can be downloaded from the Local Heritage List website under the 'Resources' tab: <https://swheritage.org.uk/historic-environment-service/local-heritage-list/resources/> and emailed to lhl@swheritage.org.uk when complete. A guide to the spreadsheet is also available for download.

3. Know Your Place

Know Your Place: West of England is a digital mapping website established by Bristol City Council (kypwest.org.uk/). It can be used to e-post a Local Heritage List nomination by interacting with the relevant Somerset and Devon maps. This method is only suitable for simple nominations or when the heritage asset already has an entry in the HER and the entry is accompanied by adequate information for a local heritage list assessment.

The South West Heritage Trust's site contains a step-by-step guide to completing this process: <https://swheritage.org.uk/historic-environment-service/local-heritage-list/know-your-place/>.

4. Send a Postcard

This lighter means of nomination allows for only a small amount of information about an asset. It is only appropriate when the heritage asset already has an entry in the HER and the entry is accompanied by adequate information for a local heritage list assessment. The building's name, address, type, and notable features should still be recorded on the postcard. It can be posted (stamp required) to:

Local Heritage List, Somerset Heritage Centre, Brunel Way,
Norton Fitzwarren, Taunton
TA2 6SF

We encourage nomination via the nomination form or spreadsheet as these proformas set out the scope and depth of the information required in an application, and suitable layout, for the nomination to be assessed in a timely manner.

Use of Nomination Data

The description, historic account, statement of significance, referenced information and photos submitted with a nomination will assist with creating the local list records. The information may be edited and expanded at any stage. All contributions will be referenced unless the author has requested anonymity (see the Data Protection Policy at <https://swheritage.org.uk/historic-environment-service/local-heritage-list/lhl-dpp/>).

Legacy Candidate Nominations

Heritage assets recognised to potentially hold appropriate heritage significance under another credible assessment procedure will be automatically migrated to 'Legacy Candidate' status. There is no requirement to complete a detailed assessment of their heritage values under the Selection Criteria before they are considered by the Assessment Panel.

Examples of credible assessments include:

- conservation area appraisals
- neighbourhood plans
- Historic England statutory listing request advice reports (where identified as NDHAs)
- *The Buildings of England* series³⁵
- parks and gardens identified by the Devon Gardens Trust or the Somerset Gardens Trust as being of local historic interest
- *A Guide to the Industrial Archaeology of Somerset*³⁶
- HER data for certain categories of heritage asset
- Draft Local Heritage List for Mendip
- Draft Local Heritage List for Exmoor National Park

Terminology

The following nomenclature is applied to assets as they progress through the nomination and assessment procedure:

- **Proposed asset:** assets put forward for local heritage listing, but not yet checked for eligibility (see [Chapter 6](#)).

³⁵ Foyle and Pevsner (2011); Orbach and Pevsner (2014).

³⁶ Daniel (2019).

- **Legacy candidate asset:** assets migrated from credible sources of heritage significance, that move straight to the full assessment stage.
- **Candidate asset:** assets put forward which have been validated (see [Chapter 6](#)) but not assessed for inclusion ([see Chapter 10](#)).
- **Recommended for local listing:** assets that have been assessed by the Assessment Panel and deemed suitable to add to the Local Heritage List.
- **Local heritage list asset:** assets that have been assessed and ratified and added to the Local Heritage List.
- **Rejected asset:** assets that have been assessed and deemed not suitable for addition to the Local Heritage List.

For the purpose of this guide, they are referred to collectively as ‘nominations’.

Nomination Publication

Nominated heritage assets are published on the HERs as ‘candidate’ heritage assets pending assessment. They also appear on the Know Your Place map (<https://maps.bristol.gov.uk/kyp/?edition=som/>) as proposals for the Somerset HER area, but not for the Exmoor National Park HER area until accepted as locally listed assets.³⁷



1970-72 Somerset College of Art, Taunton. Somerset HER reference 42639.
© South West Heritage Trust.

³⁷ The Local List layer for Exmoor on Know Your Place map does not contain a separate layer for proposed assets.

10. Assessment and Ratification Procedure

The nominator is responsible for gathering the evidence to support their nomination, including photographs and investigation into its history and historic development, as set out in [Chapter 9](#).

The South West Heritage Trust and the Exmoor National Park Authority manage the assessment and ratification procedures for the Somerset HER and Exmoor National Park HER areas, respectively, and consider an asset's merits for inclusion on the Local Heritage List in line with the adopted Selection Criteria.

Variations in the procedure for the two HER areas are outlined in the paragraphs below.

Assessment Considerations

Nominations are judged against the Overarching Statement, the Selection Criteria, and the supporting information, using professional judgement. An initial appraisal is made by an officer of the South West Heritage Trust or the Exmoor National Park Authority and the findings presented to the relevant Assessment Panel for consideration.

The Overarching Statement (see [Chapter 5](#)) sets out the regional context for the assessment in terms of its contribution to the character and distinctiveness of the area and the biographical significant developments in its history.

The Selection Criteria (see [Chapter 7](#)) set out the values and the benchmark to be achieved for local listing. The description of the eight Selection Themes includes a breakdown of the aspects that contribute to each theme. These aspects can be complemented by other considerations relevant to specific asset types if they fit within one or more of the Selection Themes. Examples include the 'further' and 'specific considerations' in the Historic England Selection Guides, and local selection criteria. An example of the latter being the Devon Gardens Trust's criteria for the Devon Local List of Parks and Gardens of Special Historic Interest.³⁸

Where national criteria considerations are used to inform the Selection Themes, the judgement should be moderated in line with the regional / local context of local listing.

The supporting information is augmented by details in the relevant HER and can be further supplemented with additional research by the appraising officer, as set out in Chapter 8 ([Research](#) and [SWARF](#)).

Assessment Forms

Assessment forms are used in both HER area procedures to help guide the initial appraisal, to guide the deliberations of the Panel members, and to record the Panel

³⁸ Devon Gardens Trust (no date). The criterion is available at <https://www.devongardenstrust.org.uk/parks-and-gardens>. The neighbouring Dorset Gardens Trust also has a useful Local List Selection Criteria in its 2019 Gazetteer, which is available on its website at <https://www.dorsetgardenstrust.co.uk/research-recording>.

findings. Either a full or light version is used depending on the complexity of the nomination and its heritage asset.

The forms are a good guide to nominators on the type and depth of information required for an assessment of an asset's local heritage significance. Examples are included in [Appendix F](#) and can be downloaded from the Local Heritage List website under the 'Resources' tab: <https://swheritage.org.uk/historic-environment-service/local-heritage-list/resources/>.

Assessment Panel for the Somerset HER Area

Nominations for inclusion on the Local Heritage List for the Somerset HER area are assessed by an Assessment Panel established by the South West Heritage Trust. The Panel comprises:

- a lead officer from the Trust's Historic Environment Service
- two or more representatives from the Trust's Historic Environment Service or from any of the Partner bodies (see [Appendix A](#))
- an invitation to an officer from the Exmoor National Park Authority's Historic Environment Team as an observer to promote consistency, unless attending as a voting Partner representative.

Panel members are to hold relevant experience in archaeology, built heritage, landscape design and other aspects of cultural heritage in order to facilitate an evidence-based decision. The Panel can be supplemented by non-voting external advisors and local representatives.

All Partner bodies are consulted on the nominations prior to the Assessment Panel's deliberation, and their observations taken into account.

The Panel convenes twice a year, or at more regular intervals as required.

Assessment Panel for the Exmoor National Park HER Area

Nominations for inclusion on the Local Heritage List for the Exmoor HER area are assessed by an Assessment Panel established by the Exmoor National Park Authority. The Panel comprises:

- one or more officers from the Authority's Historic Environment Team
- one officer from the Authority's Planning Team
- one Authority Member
- one panel member from the Historic Environment Partnership Panel Group.
- an invitation to a representative of the Exmoor Society as a voting member of the Panel
- an invitation to an officer from the South West Heritage Trust's Historic Environment Service as an observer to promote consistency.

Code of Conduct

All members of the Assessment Panels are to adhere to the codes of conduct, standards of conduct or policies of the body they represent. Pecuniary or personal interests are to be declared and recorded in the minutes of the meeting, and the representative is to stand down for that item.

Members of the Assessment Panels are to avoid potential conflict with technical advice related to the administration of planning applications and other decision-making processes, or any grounds for accusations of favouritism.

Assessment Findings

The findings of the Assessment Panels are minuted and the recommendations forwarded to Somerset Council and the Exmoor National Park Authority for ratification under their schemes of delegation.



Late nineteenth century direction post, Tynning's Gate, Mendip Hills. Somerset HER reference 48617. © South West Heritage Trust.

11. Publication of the List

The Local Heritage List for Somerset and Exmoor is maintained on the two HERs. Once ratified/approved, the status of candidate assets is updated to 'Local Heritage List', 'Locally Listed' or 'Local List' in the relevant HER and includes the date of local listing.³⁹

Definitive List

A definitive list of ratified local heritage assets can be viewed on the Somerset and Exmoor HERs via respective 'searches'.

To draw down the list heritage list from the Somerset HER:

- Visit <https://www.somersetheritage.org.uk/>
- Under 'Detailed query', select all 'site type or activity' entries using the Ctrl+A keys
- Leave the 'Period' and 'Parish' entries as 'Any'
- Click the 'Limit search to Locally Listed sites' tick box
- Click the 'Search' button
- A comprehensive list of all locally listed heritage assets is produced, which can be reproduced into a report by clicking the 'Make Report' button.

To draw down the local heritage list from the Exmoor HER:

- Visit <https://www.exmoorher.co.uk/>
- Click the 'text search' link in the second paragraph
- Click the 'Advanced Search' link in the last paragraph
- Tick the 'Designation' button, type 'local list' in the text box, select the magnifying glass return button
- A comprehensive list of all locally listed heritage assets is produced.

Somerset HER Configuration and Records

The Somerset HER contains a 'Monument Record' and a 'Local Listing Record' for each nomination. They normally exist in a one-to-one relationship, with the Local Listing Record attached to the associated Monument Record. On occasion, a Local Listing HER Configuration and Records Record is attached to multiple associated Monument Records in response to the nature of the nominated heritage asset.

The records are populated by a HEROS heritage data management system, which maintains the baseline data for the administration of the Local Heritage List.⁴⁰ The published HER data for each record is listed below.

³⁹ In the Somerset HER, the ratified date is recorded on the Local Listing Record but displayed in a data field on the parent Monument Record. In the Exmoor HER, the date of approval is recorded and displayed in the Designation Record, which is linked to the parent Monument Record. See 'HER Configuration and Records'.

⁴⁰ The HEROS Data Management System was developed by the Welsh Archaeological Trusts for the recording and analysis of traditional data alongside digital mapping, images and documents.

Monument Record Published Data Fields:

- HER Primary Record Number
- Name
- Address
- National Grid Reference
- Parish
- Details
- Date of the Record.

Local Listing Record Data Fields:

- Stage (Proposed, Legacy Candidate, Candidate, Recommended, Listed, Rejected)
- Stage Date.

Details of the Selection Criteria scoring, nominator or owner details are not published. The scoring data is available on request. The personal data is held in line with the Trust's Data Protection, Privacy and Security Policy (see [Chapter 11: Privacy and Data Protection](#)).

Advanced search queries for Local Heritage List assets can be undertaken in the HER with the 'Detailed Query' for a combination of asset type, period, and parish.

The addition of local heritage list assets to the Somerset HER is under delegated authority between Somerset Council and the South West Heritage Trust.⁴¹

An example of an HER Record is provided in [Appendix F](#). The Somerset HER website can be accessed at: <https://www.somersetheritage.org.uk/>.

Exmoor National Park HER Configuration and Records

The Exmoor National Park HER is hosted and maintained using HBSMR.⁴² Each heritage asset is recorded in an individual 'Monument Record'. Published Monument record data includes a Unique Identifier (UID), information on the heritage asset's name, date and type, its designation status, and referenced information on its known provenance, condition and form. A 'Local List Status' (recorded under 'Other Statuses/References') records the stage of the nomination: Unassessed, Proposed, Require Info, Candidate, Legacy Candidate, Listed, or Rejected.

A Local List tab within the Monument Record details specific information about the Record's Local Heritage List status. The relevant published HER data relating to this is as below:

- confirmation of whether the nomination is a Legacy Candidate
OR

⁴¹ The Somerset HER is maintained by Somerset County Council for the benefit of the County and District Councils of the administrative county of Somerset. It is managed by the South West Heritage Trust on behalf of the County Council under the agreement between the Trust and the County Council.

⁴² HBSMR is a database and GIS platform developed by Exegesis in partnership with English Heritage / Historic England and the Association of Local Government Archaeological Officers.

- a score, recorded against the 8 published Selection Themes (see [Chapter 7](#))
- a result: Candidate, Listed, Rejected, Require Info
- date assigned.

HBSMR permits parent and child relationships to be recorded between Monument Records. In some circumstances, child records gain Local Heritage List Status with their parent record. Nominations that are accepted onto the Local Heritage List are assigned a Designation Record detailing basic information on its designation status; each Record is linked to the relevant parent and child Monument Records as applicable.

Search queries can be undertaken on Monument and Designation Records on the Exmoor National Park HER website using the search functions (<https://www.exmoorher.co.uk/search/> and <https://www.exmoorher.co.uk/advanced-search/>).

An example of an HER Record is provided in [Appendix F](#). The Exmoor HER website can be accessed at: <https://www.exmoorher.co.uk/>.

Somerset HER Mapping and Annotation

The local list nominations are identified on the HER digital map in the Local Heritage List layer, and have distinct symbology depending on their respective listing stage.

The symbol is either a 'point' or 'polygon' annotation depending on the characteristics of the heritage asset:

- Points are used where the boundary of the asset is not definable, i.e. where its exact placement is not clear, its full extent is not known, or it is too small to clearly polygonise. This does not encompass the extent of the heritage asset.
- Points are also used where a large batch of nominations are uploaded simultaneously. This does not encompass the extent of the heritage asset and differs to the polygon annotation for other mapped built heritage assets on the Somerset HER. There is an aspiration to transfer all such point annotations to polygons in due course.
- Lines are used where the boundary of the asset is not definable, but its linear expression is known.
- Polygons are used where the boundary of the asset is definable, either as a contemporary or historic extent. In relation to the built heritage, a polygon will cover the extent of the principal building or structure. It is not a formal expression of curtilage (see [Chapter 12: Curtilage](#)).

All mapped nominations include a 'boxout' with a summary of the Monument and Local Listing Records. The Monument Record includes a hyperlink to the full details associated with that particular HER record.

An example of the HER map interface and annotation is provided in [Appendix F](#).

Exmoor National Park HER Mapping and Annotation

Monument Records are identified on the HER digital website map under the 'Monuments' layer. Their symbology is dependent on the known extent and location of the heritage asset, and is described below:

- Points are used where the boundary of the asset is not definable, i.e. where its exact placement is not clear, its full extent is not known, or it is too small to clearly polygonise. This does not encompass the extent of the heritage asset.
- Lines are used where the boundary of the asset is not definable, but its linear expression is known.
- Polygons are used where the boundary of the asset is definable, either as a contemporary or historic extent. It is not a formal expression of curtilage (see Chapter 12: Curtilage).

Local List Designation Records mirror the mapping used by the respective Monument Record unless specific circumstances require otherwise.

All mapped Monument Records and Local List Designation Records on the website include a 'boxout' with a record UID and Name. These labels include a hyperlink to the full details associated with that particular HER record.

An example of the HER map interface and annotation is provided in [Appendix F](#).

Privacy, Data Protection and Photography

Data provided by contributors and used in the management of the Local Heritage List is held in accordance with the UK General Data Protection Regulation (UK GDPR). South West Heritage Trust and Exmoor National Park Authority may collect and process personal data, including the name and contact details of nominators, personal information provided in descriptions or photographs of nominated assets, and the contact details of asset owners.

This data may be used to gain further information about an asset, or to notify owners that their property has been listed. With permission, data such as names and photographs may be used for publicity on the South West Heritage Trust and Exmoor National Park Authority websites, the relevant HER, and in social media channels.

Personal data will only be processed to the extent that it is necessary for the specific purposes notified to contributors. It will not be stored for longer than is necessary.

The South West Heritage Trust has in place procedures and technologies to maintain the security of all personal data from the point of collection to the point of destruction.

The Exmoor National Park Authority ensures that personal nominator or owner details are not retained or published on the Monument Record unless by prior agreement as a source of information on that heritage asset, under 'Sources/Archives'. The Exmoor National Park Authority Privacy Policy can be viewed online at <https://www.exmoor-nationalpark.gov.uk/home/privacy/>.

For further information about how data is used in the Local Heritage List, consult the Data Protection Policy, which can be downloaded from the Local Heritage List website: <https://swheritage.org.uk/historic-environment-service/local-heritage-list/lhl-dpp/>.

Information regarding the policy on photographing assets can be found in [Appendix G](#) or downloaded from the Local Heritage List website under the 'Resources' tab: <https://swheritage.org.uk/historic-environment-service/local-heritage-list/resources/>.

Notifications

If a property added to the Local Heritage List has a postal address, the South West Heritage Trust and Exmoor National Park Authority will endeavour to notify its owner by means of a letter. The notification will include details of the supporting information.

Notifications are not posted for additions identified from conservation area appraisals, village design statements or adopted neighbourhood plans, as these have already been the subject of public consultations.

Appeals, Amendments, Challenges, and Delisting Requests

Requests from owners, occupiers, or other interested parties, for locally listed assets to be removed from the list, or amended, should be based on evidence that they fail to meet the requirements of the Selection Criteria, or evidence that the background information requires updating.

Appeals will be heard at the next meeting of the relevant Somerset HER or Exmoor National Park HER Assessment Panel to which a representative of the other HER Assessment Panel will attend.

The Local Heritage List will be reviewed periodically, which may result in the removal of assets that no longer meet the Selection Criteria, have been demolished, or have undergone changes that undermine their significance.

Resubmissions

Where an item has already been assessed and rejected, it will only be reconsidered for inclusion if the submission is accompanied by new information, if there has been a substantive change in the heritage asset, or after a period of 5 years.

12. Development Management

Coverage of Local Heritage Assets

The Local Heritage List is an accumulate record of significant local heritage assets. Its initial coverage will be limited and its expansion dependent on local research and public and Partner nominations.

Only those assets with an HER 'Local Heritage List', 'Locally Listed' or 'Local List' status are covered by local heritage listing (see [Chapters 9: Terminology](#) and [11](#)). Only those assets identified in this status as 'Rejected' can be deemed to hold insufficient heritage significance for the List. However, they may remain an NDHA or unratified NDHA (see below).

All other heritage assets, whether identified on the HERs or not, are considered to be unassessed heritage assets with potential for local heritage significance.

Non-Designated Heritage Asset Identification and Assessment

As noted in [Chapter 4](#), local heritage list assets are a sub-set of NDHAs, NDHAs are to be identified by the local planning authority, and the Government wishes to see all NDHAs recorded on the HER. There are approximately 17,000 records of currently unratified NDHAs on the Somerset and Exmoor National Park HERs, of which a substantial proportion will hold potential for local heritage listing.

The practicalities and procedure for ratifying the 'undesigned' heritage assets outside of local listing is outside of this Technical Guide. Forthcoming guidance on the means to identify and record NDHAs on HERs is expected from the Department for Levelling Up, Housing & Communities.⁴³

The assessment of HER undesigned heritage asset records for potential 'candidate assets' and 'legacy candidate assets' for the Local Heritage List is an ongoing task. As discussed above, the inclusion of a heritage asset on an HER, but not on the Local Heritage List, does not necessarily indicate insufficient heritage significance for local heritage listing unless specifically recorded.

Early Assessment

One function of local heritage listing is to bring clarity to the planning decision-making process, in both guiding development proposals and in their assessment. Situations will arise where the Local Heritage List status of a planning application site, or of a feature within the site, has not been assessed, is therefore unknown, and the normal timeframe for a nomination would be outside of the decision-making process.

In these circumstances an early assessment can be requested via the following means:

- a) at the pre-application stage via the relevant local planning authority's pre-planning advice services (a charging policy will apply)
- b) at the application stage.

⁴³ Historic England (2022).

Requests under (b) need to be made within the consultation period and in writing on the local planning authority planning portal. The request must include the same information required for a nomination under [Chapter 9](#).

Under both (a) and (b) the local planning authority will liaise with the South West Heritage Trust, or internally for the Exmoor National Park Authority, on convening an early Local Heritage List assessment.

However, a full assessment will not always be necessary. Nominations are flagged up on the HERs shortly after submission as Proposed Assets (see [Chapter 9](#)) and local planning authorities can identify NDHAs under their own procedures, including through the decision-making process.

The Scope of Local Heritage List Assets

The Local Heritage List can include any feature or place that meets the NPPF's definition of a 'heritage asset' and the conditions set out in Chapter 6 (see [Chapter 4: Heritage Assets](#) and [Chapter 6](#)).

A heritage asset is defined 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'.⁴⁴ The interpretation of the nature and character of the varying types of assets is assisted by guidance from Government departments, Historic England, UNESCO, related legislation and related case law. Respective definitions for the asset types are reproduced in the [Glossary](#) to this publication. 'Area' and 'landscape' are not defined in this context, so are considered to apply their ordinary meaning.

Fortunately, the breadth of heritage asset types under local heritage listing enables it to be inclusive, but there are some features of heritage interest that require clarification.

Artwork, memorials, monuments, statues and sculptures: When considered under the definition of a 'building' and in its own right, it should have the characteristics of a permanent structure in terms of its size (normally built on site), permanence, and the degree of physical attachment to the land on which it stands, i.e. judged on the basis of the Skerritts three-fold test.⁴⁵ The heritage interest held by a standalone 'building' of a decorative or commemorative nature should in part relate to its place, and not merely in the object itself.⁴⁶

⁴⁴ MHCLG (2023) Annex 2: Glossary.

⁴⁵ The Skerritts three-fold test was reconfirmed as the guide for the meaning of a 'building' in relation to listed building and planning legislation by the Dill case. The implications for the classification of modest, transferred, and preformed structures as built heritage assets would be on a case-by-case basis. *Dill v Secretary of State for Housing, Communities and Local Government and another* [2020] UKSC.

⁴⁶ *Dill v Secretary of State for Housing, Communities and Local Government and another* [2020] UKSC. para. 54.

When considered as part of a building or structure, it should be affixed to the building or structure, or be within its curtilage and have formed part of the land since before 1st July 1948.⁴⁷ Later curtilage objects or structures would need to be explicitly included on the Local Heritage List and can be of any age (see [Chapter 7: Age](#)).

When considered as a ‘monument’, it should be a structure or work, whether above or below the surface of the land.⁴⁸

Artwork, memorials, monuments, statues, sculpture and other features or installations can also be included as part of a site, place, area or landscape.

The Historic England listing Selection Guides on Commemorative Structures and Garden and Park Structures provide examples of the type and range of features considered to be heritage assets. Although the examples are designated heritage assets, they are relevant for local listing.⁴⁹

Street furniture: As defined for standalone artwork, memorials, monuments, statues or sculptures. The Historic England listing selection guide for Street Furniture provides examples of the type and range of features considered to be heritage assets, although these are designated heritage assets.⁵⁰

Machinery: When considered under the definition of a ‘building’, the machinery should be affixed to a building.⁵¹ When considered as a ‘monument’, the machinery should be a structure or work, whether above or below the surface of the land, or attached to a monument.⁵²

Vehicles: When considered as a ‘monument’, vehicles should be part of a site, whether in whole or comprising of its remains.⁵³

Objects: When considered under the definition of a ‘building’, objects should consist of a feature fixed to a building or forming part of the land.⁵⁴

These interpretations are helpful to the selection process, but the definitive interpretation of an asset type will be subject to current case law and is only imperative if the local heritage asset is the subject of planning control.

⁴⁷ In line with sections 1(3)(b) and 1(5)(b) of the Planning (Listed Building and Conservation Areas) Act 1990.

⁴⁸ Section (61)(7) of the Ancient Monuments and Archaeological Areas Act 1979.

⁴⁹ Historic England (2017a); Historic England (2017c).

⁵⁰ Historic England (2017e).

⁵¹ In line with s1(3)(b) and section 1(5)(a) of the Planning (Listed Building and Conservation Areas) Act 1990.

⁵² In line with section (61)(7) of the Ancient Monuments and Archaeological Areas Act 1979.

⁵³ In line with section (61)(7) of the Ancient Monuments and Archaeological Areas Act 1979.

⁵⁴ In line with sections 1(3)(b) and 1(5)(a) of the Planning (Listed Building and Conservation Areas) Act 1990.

Curtilage

In accordance with national listing, the local heritage listing of a building or structure will include any object or structure within its curtilage which, although not fixed to the building, has formed part of the land since before 1st July 1948.⁵⁵ Advice on the interpretation of curtilage issues is provided by Historic England in its guidance *Historic England Advice Note 10: Listed Buildings and Curtilage* (2018).⁵⁶



Early 1970s geometric sculpture 'Diamond' by Phillip King, Street. Somerset HER reference 42639. © South West Heritage Trust.

⁵⁵ In line with section 1(5)(b) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

⁵⁶ Historic England (2018).

13. What Does Inclusion Mean?

Local heritage listing is different to statutory designations and does not impose, in itself, additional legal restrictions or responsibilities. The main intention is to celebrate local culture, encourage good management, and inform decisions by owners and public bodies.

Decision-Making in the Planning System

The objectives of national planning policy in the NPPF include the conservation and enjoyment of the historic environment, including heritage assets and their setting.⁵⁷ A comprehensive local heritage list helps to provide open and consistent information on the heritage constraints for the development and management of land through the planning process, to the benefit of owners, developers, and local communities.⁵⁸

Early recognition of the heritage interest of a building, monument, site, place, area, or landscape is important for submitting and determining the outcome of a planning application. The NPPF requires applicants to describe the significance of heritage assets affected by development proposals and, equally, for local planning authorities to identify and assess the impact of development on these heritage assets.⁵⁹ Local Heritage Lists assist with highlighting the presence and significance of local heritage assets, thus helping to avoid late interventions and delays in the decision-making process.

Article 4 Directions

‘Article 4s’ are sometimes associated with local heritage lists. These directions are occasionally made by a local planning authority to limit the alterations allowed to land or buildings under ‘permitted development rights’, without the need for a planning application. They are only applied in exceptional circumstances, to specific buildings, and are not restricted to local heritage list assets.

National and Local Planning Policy

Local heritage lists, in line with the NPPF, assist with the preparation of strategic, local and neighbourhood plans in setting out positive strategies for the conservation and enjoyment of the historic environment, including heritage assets.⁶⁰ This includes guiding the pattern of future development.

As mentioned, the inclusion of a heritage asset on a local heritage list does not directly impose additional planning controls, but it will bring to bear national and local planning policies for the conservation and enhancement of the historic environment and local heritage assets. The imposition of these policies should arise, regardless, through the recognition of heritage interest in the decision-making process, albeit potentially delayed.

⁵⁷ MHCLG (2023). para. 196.

⁵⁸ Historic England (2021). Summary.

⁵⁹ MHCLG (2023). paras. 200 and 201.

⁶⁰ MHCLG (2023). para. 196.

The relevant local plan policies for the Local Heritage List area are set out in [Appendix H](#).

Local Land Charges

Inclusion on a local heritage list does not change the legal status of the land or property or impose any direct restrictions. It is not normally registered as a land charge and, therefore, will not necessarily feature in a solicitor's property search.

Building Control

A locally listed building would qualify for special consideration in relation to Approved Documents L1B and L2B of the Building Regulations. This effectively means that its heritage significance can be taken into account when considering the requirement under the building regulations for the conservation of fuel and power in existing homes and other buildings.



Ashcombe Gardens and White Rock Cottage, Simonsbath. Exmoor HER reference MEM22434. © Exmoor National Park Authority.

14. Further Information

The Local Heritage List for Somerset and Exmoor is managed by the Historic Environment Services at the South West Heritage Trust and by the Historic Environment Team at the Exmoor National Park Authority (for their respective HER areas). If you have any questions or need further information, please be in touch. Enquiries relating to the Exmoor HER area will be forwarded.

Email: hl@swheritage.org.uk

Address: Local Heritage List, South West Heritage Trust, Somerset Heritage Centre, Brunel Way, Norton Fitzwarren, Taunton, TA2 6SF

Further general guidance on local heritage listing is available in Historic England's *Advice Note 7* and *Historic Environment Good Practice Advice in Planning: 2*, which are available at <https://historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/> and <https://historicengland.org.uk/images-books/publications/gpa2-managing-significance-in-decision-taking/>.⁶¹



Lynchets to the landmark of Glastonbury Tor. Somerset HER reference 22946.
© South West Heritage Trust.

⁶¹ Historic England (2021); Historic England (2015).

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Appendices

Appendix A: Partner Organisations

Statutory Planning Authorities

Exmoor National Park Authority

Somerset Council

Significant Cultural Heritage Bodies in Somerset and Exmoor

Blackdown Hills National Landscape Partnership

Cranborne Chase National Landscape Partnership

Mendip Hills Area National Landscape Unit

Quantock Hills National Landscape Service

Somerset Archaeological and Natural History Society

Somerset Building Preservation Trust

Somerset Gardens Trust

Somerset Industrial Archaeological Society

South West Heritage Trust

Appendix B: Key Nomination Research Sources

Useful sources of information for researching and assessing nominations include:

- Books, pamphlets, maps, journals, articles and other published works on local history and building types held at the Somerset Local Studies Library, Somerset Heritage Centre (<https://swheritage.org.uk/somerset-archives/visit/the-local-studies-library/>).
- Catalogues available at <http://library-cat.swheritage.org.uk/home/> and the Devon Heritage Centre, Great Moor House, Bittern Road, Exeter, EX2 7NL. See <https://swheritage.org.uk/devon-archives/visit/> and the North Devon Record Office in Barnstaple: <https://swheritage.org.uk/devon-archives/visit/north-devon-records-office/> for Exmoor.
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- Somerset and Exmoor National Park Historic Environment Records. Available at: <https://www.somersetheritage.org.uk/> and <https://www.exmoorher.co.uk/>.
- Somerset Urban Archaeological Surveys (EUS). Available at: <https://www.somersetheritage.org.uk/eus/>.
- The *Buildings of England* series. Somerset: North and Bristol, Somerset: South and West, and Devon.⁶²
- The newsletters, bulletins and pamphlets of national cultural heritage and archaeological groups and societies, such as the Grace's Guide to British Industrial History, The Letter Box Study Group, UK Modern House Index, The Milestone Society, The Telegraph Appreciation Society, etc. Available online.
- The newsletters, bulletins and pamphlets of Somerset and Exmoor cultural heritage and archaeological groups and societies, such as the Somerset Industrial Archaeological Society. Available online or at the Somerset Local Studies Library (<https://swheritage.org.uk/somerset-archives/visit/the-local-studies-library/>).
- Victoria County History (VCH) Available at: <https://www.victoriacountyhistory.ac.uk/counties/somerset/>.

⁶² Foyle and Pevsner (2011); Orbach and Pevsner (2014); Cherry (1989).

Appendix C: Heritage Asset Themes

Themes of buildings, landscapes, sites or monuments, and ships and boats are outlined in Historic England's designation Selection Guides. The guides are complemented by its Introduction to Heritage Assets (IHAs) series of publications.

These publications are periodically updated and extended. They are available at <https://historicengland.org.uk/listing/selection-criteria/>.

Buildings	
Agricultural Buildings Commemorative Structures Commerce and Exchange Buildings Culture and Entertainment Buildings Domestic Dwellings <ul style="list-style-type: none"> - Vernacular houses - Town houses - Suburban and Country houses - Modern houses and housing Education Buildings Garden and Park Structures	Health and Welfare Buildings Industrial Buildings Infrastructure <ul style="list-style-type: none"> - Transport - Utilities & Communication Law and Government Buildings Maritime and Naval Buildings Military Structures Places of Worship Sports and Recreation Buildings Street Furniture
Archaeological Sites and Monuments	
Agriculture Commemorative and Funerary Commercial Sites Early Human Activity Cultural, Entertainment and Sport Gardens (remains) Health and Welfare Industrial Sites Law and Government Places of Learning Maritime and Navel	Maritime and Naval Military Sites <ul style="list-style-type: none"> - Pre-1500 - Post-1500 Religion and Ritual <ul style="list-style-type: none"> - Pre-AD 410 - Post- AD 410 Settlement Sites Transport Sites Utilities
Designed Landscapes	
Rural Landscapes Urban Landscapes	Industrial Landscapes Landscapes of Remembrance
Battlefields	
Battlefields	
Wrecks	
Ships and Boats: Prehistory to Present	
Other Potential Themes <i>(not part of the Historic England selection series)</i>	
Public Artwork	Technological Interest

Note: ICOMOS identifies the broad headings for heritage asset types as: archaeology, built heritage or historic urban landscape, historic landscape, and intangible cultural heritage (ICH) or associations. ⁶³

⁶³ ICOMOS (2011). pp. 14-16.

Appendix D: Nomination Form

LOCAL HERITAGE LIST FOR SOMERSET & EXMOOR Nomination Form



Click to type and add as much detail as you need.
Then email the form to hl@swheritage.org.uk.

Name of the heritage asset (building, feature, site, place):	
Address:	
Grid reference:	<i>E.g. 320306,125713.</i>
Type – what is it?	<i>I.e., School, street lamp, etc.</i>
Date or age range:	<i>An estimate is fine.</i>
Summary description of the heritage asset:	<i>For a building, consider the headings: form (i.e., plan, stories, bays); architectural style; development (additions & phases of construction); main materials; roof (i.e., form, materials, stacks); façade details (i.e., doors, windows, porch); key interior details if known; other features of interest; and curtilage buildings & structures.</i> <i>For an archaeological site or a place, consider: the physical surroundings; relationship with natural features; the site components & how they relate (i.e. appearance, shape & detailed features); and state of survival.</i> <i>For a designed landscape, consider: the location and setting; extent; boundaries; landforms; entrances & approaches; subdivisions; key structures and features.</i>

The history of the building, site or place:

Including origins, sequence of development, architect, builder & patron, etc.

The heritage asset's significance and why it needs local listing:

Tick the relevant Selection Themes:

- | | |
|---|--|
| <input type="checkbox"/> Age | <input type="checkbox"/> Evidential value |
| <input type="checkbox"/> Rarity | <input type="checkbox"/> Social & communal value |
| <input type="checkbox"/> Distinctive design | <input type="checkbox"/> Group value |
| <input type="checkbox"/> Historical association | <input type="checkbox"/> Collective value |

Add a description of why the heritage asset warrants being locally listed. Please refer to Chapter 7 of the Technical Guide.

Sources and URLs:

Please add the sources for any information included in the above boxes. I.e. book, newspaper or journal references, website URLs, personal communications, site visit observations, etc.

Current state of repair and any risks to its survival:

E.g. good, fair, poor. Derelict and without a roof. Under threat of demolition.

Survey date:

Click to enter the date you visited the site, if applicable.

Any other details: *Any other details of use to the practical assessment of the heritage asset, i.e. closed to the public.*

Photographs: *Please list details of the photographs you are attaching including the date taken.*
Photos to be in JPEG or TIFF format.
Please tell us their copyright status. Are they your photos, are they subject to copyright?

May we use the photos for publicity? *Choose Yes or No.*

Credits required: *I.e., your name or organisation.*

Your name: *This may be recorded online in the Historic Environment Record. If you wish to remain anonymous, please indicate*

Email or phone: *Optional.*

Today's date: *Click to enter the date.*

Privacy notice: your personal data will be used only with your consent, and processed in line with the UK GDPR. For more information see the Local Heritage List Data Protection Policy at <http://swheritage.org.uk/historic-environment-service/local-heritage-list/resources>. Guidance regarding photography is available at the same location.


Please email your completed form along with any images and documents attached to lhl@swheritage.org.uk.

Appendix E: Example Assessment Forms

An Assessment Form is used to recording the finding of the Assessment Panel. Full and light versions are displayed.

The forms are not a scoring matrix but an aid to professional judgement. Assets are diverse in character, and the aspects to consider will vary in type and weight.

A digital copy of the South West Heritage Trust form is available on the South West Heritage Trust website (<https://swheritage.org.uk/local-heritage-list/>).

LOCAL HERITAGE LIST FOR SOMERSET & EXMOOR Assessment Form				
Full Assessment Form Version 2.				
Asset Name		Nomination		
HER No.		Researcher		
HER Link		Panel		
Parish		Date		
Planning Area		Decision		
<i>This Form should be completed with reference to Chapter 7 of the Technical Guide</i>				
Themes	Considerations	Observations	Theme Significance	Notes
Age	Degree of illustration of the past from surviving form/fabric Depth of time for the asset type Characterisation of a period			
Rarity	Scarcity Contemporary innovation Portrayal of the typical and commonplace, or traditions Vulnerability to threats			
Design	Architectural or artistic distinction, including from completeness Complexity & diversity of features Vernacular tradition and local materials Fortuitous attributes or positive contribution to its local scene			
Historical	Strength of connection to persons or events Importance or complexity of the association(s) Level of resemblance to the time of the association			
Evidential	Level of preservation or completeness Research contribution (inc. scarcity or enrichment of other evidence) Potential of hidden attributes			
Social and Communal	Landmark visibility or symbolic for the identity of a neighbourhood Place of social activity, shared memory, spiritual belief or inspiration Illustration of community identity or commemoration of past events			
Group	Part of a cluster of neighbouring heritage assets Contribution of the cluster to the character of the place			
Collective	Part of a dispersed collection of heritage assets Contribution to regional character or distinctiveness Collective contribution to historical, evidential or communal value			
<i>Sections below are in addition to the HER entry.</i>				
Assessment References				
Additional Assessment Information				
Additional HER Information				
Decision Summary				
Other Comments				

LOCAL HERITAGE LIST FOR SOMERSET & EXMOOR Assessment Form



Exmoor National Park Authority Assessment Form

Monument UID(s):			
Name:			
Summary:			
HER website link:			
Age:		Rarity:	
Distinctive Design:		Historical Association:	
Evidential Value:		Social Communal Value:	
Group Value:		Collective Value:	
Result:			
Designation Candidate:			
Comments:			
Decision:			

Appendix F: HER Records and Map Interface

Example 1. Exmoor HER Record and map interface for Burgundy Chapel on North Hill, Minehead Without.

The Historic Environment Record for Exmoor National Park

 **EXMOOR**
NATIONAL PARK

Local List: Burgundy Chapel Print

Authority	Exmoor National Park Authority
Date assigned	12 January 2023
Date last amended	
Date revoked	

An unusual complex comprising the remains of a chapel of likely 14th century date and associated (earlier) cottage / hermitage / anchorite cell, within an enclosure (not plotted). A rare survival of a complex of this type with no subsequent later development and with high potential for further archaeological remains surviving, despite excavation of part to floor level. Some architectural features present (doorways etc). Believed to be mentioned in Luttrell household accounts in 1405 as "Bircombe Chapel" and payment of £6 13s 4d for chaplain in 1420.

External Links (0)

Sources (1)

[Unpublished document: Dove, C.. 2022. Exmoor LHL Panel Meeting. Exmoor National Park Authority. \(SEM341402\)](#)

Map



Location

Grid reference	Centred SS 9477 4815 (26m by 18m)
Map sheet	SS94NW
Civil Parish	MINEHEAD WITHOUT, WEST SOMERSET, SOMERSET

Images (0)

Documents (0)

Related Monuments/Buildings (1)

[Burgundy Chapel, Minehead \(Building\) \(MSO7576\)](#)

 **National Parks**

Contact Us
About Exmoor National Park



Website by Exegesis SDM
Powered by HBSMR WEB v6.0.0.0
& cloudscribe
Accessibility

Example 2. Somerset HER Record and map interface for the sculptures of Phillip King, Hindhayes Lane, Street.

SW
SOUTH WEST
HERITAGE TRUST
Somerset Historic Environment Record
BaNES
HER

Home
Results
Site 45777
Map
Info
More

45777: Phillip King sculptures 'Diamonds' and 'Steps', Hindhayes Lane, Street

Grid Reference	ST 485 365 (348520.136591)	Find on map	Contact us
Civil Parish	Street		
Public Access	The outside of this site should be visible from a public space. <small>(Last checked on 28th January 2022)</small>		
Local List	Recommended for Local Listing (7th September 2022)		

Details

Phillip King (1934-2021) revolutionised British sculpture from the 1960s onwards, from when he developed a profound interest in industrial materials and abstract form. In 1990 he was made professor emeritus of the Royal College of Art and was the president of the Royal Academy of Art from 1999 to 2004. In 2010 he received the International Sculpture Center's Lifetime Achievement in Contemporary Sculpture Award. {1}

King was a leading proponent of a group of young British sculptors, known as The New Generation, who under the guidance of Sir Anthony Caro came to critical and public attention in the 1960s for their bold abstract forms executed in strong, industrial colours. {2}

The two geometric sculptures were commissioned by Messrs. C & J. Clark of Street in the early 1970s and stood at its Westway (Street by-pass) entrance until being relocated to the Hindhayes Lane site in circa 2015. The silver 'Diamond' stands 24 feet high and the brown and silver 'Steps' 12 feet high. {3}

It was recommended to add the heritage asset to the Local Heritage List during a meeting of the Assessment Panel on 7 September 2022.

Justification: A pair of bold monumental abstract sculptures by an international and leading sculpture from a movement in the 1960s. They hold a lifelong association with Street, albeit relocated to a less prominent position. {4}

Record first compiled on 28th January 2022, last significant edit on 19th September 2023.

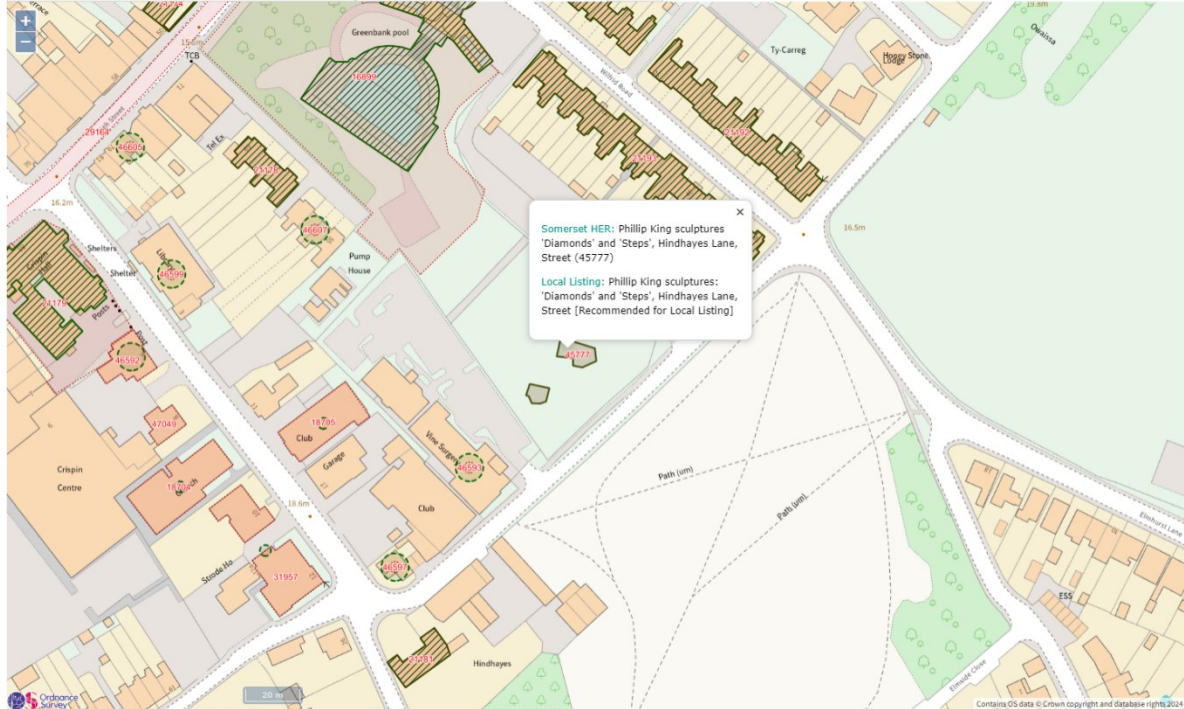
References

- 1 Online information [Art Review: Phillip King, who revolutionised British sculpture, 1934-2021](#) Accessed 27/01/2022. Original article 2021.
- 2 Online information [Sotheby's: Beyond Limits: A Selling Exhibition](#) Accessed 27/01/2022. Original article 2014.
- 3 Online information [Christies: Post War Auction](#) Accessed 27/01/2022. Original article 1997.
- 4 Unpublished: Wall, Nicholas. *Local Heritage List for Somerset & Exmoor - Assessment Form. 45777* (2023). Copy in HER file. [Available online.](#)

SW
SOUTH WEST
HERITAGE TRUST
Somerset Historic Environment Record
BaNES
HER

Home
Results
Site 45777
Map
Info
More

Place, postcode, ngr, w.3.w etc Search Here Choose maps Centre: ST 4853 3659



Somerset HER: Phillip King sculptures 'Diamonds' and 'Steps', Hindhayes Lane, Street (45777)

Local Listing: Phillip King sculptures: 'Diamonds' and 'Steps', Hindhayes Lane, Street [Recommended for Local Listing]

Base maps: © Crown copyright and database rights 2024 Ordnance Survey 100023366. HER mapping: copyright Somerset Council.

Appendix G: Photography Policy

Both Partner representatives and members of the public who wish to contribute photographs to the Local Heritage List must abide by the law in relation to taking and reproducing images. The permission of property owners and copyright holders may be necessary before images are accepted by the South West Heritage Trust and the Exmoor National Park Authority.

1. Taking photographs from public land and property (such as public roads, footpaths, rights of way and beach areas) does not require the owner's permission.
2. Taking photographs while standing on private property requires the owner's permission, and photos cannot be published without this.
3. Those submitting photographs must ensure that permission to share and publish the image has been granted (or is legally unnecessary), and must state any conditions attached to this reuse. Examples of acceptable copyright status include rights held by the submitter over their own photos; a Creative Commons license or public domain status; or explicit permission from the photographer. The appropriate credits and conditions for publication should be indicated during the submission process. Otherwise, they cannot be used in the Local Heritage List.
4. The South West Heritage Trust and the Exmoor National Park Authority will endeavour to respect the wishes of asset owners. If the property owner prefers a photograph to be removed (from social media, the Historic Environment Record, etc.), both bodies will aim to comply.

Please contact the South West Heritage Trust to discuss published photographs further.

Email: lh1@swheritage.org.uk

Appendix H: Adopted Local Plan Policies

Below are the relevant parts of the local plan policies adopted by the local planning authorities in Somerset and Exmoor relating to non-designated heritage assets or local heritage list assets.

The Sedgemoor Local Plan 2011-2032 (adopted 2019)

Policy D26 Historic Environment

Non-designated heritage assets include buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions. The weight given to the conservation of non-designated heritage assets during the determination of the planning applications will be based on the asset's significance and the magnitude of any harm. Harm or loss will only be permitted where it is judged that the benefits of the development outweigh the local significance of the asset and the scale of harm caused.

Non-designated heritage assets should be identified early in the design process to ensure that the impact on their significance is addressed in any development proposal. The retention, repair and re-use of non-designated heritage assets will be encouraged.

Mendip Local Plan Part I: 2006-2029 (adopted 2016)

DP3: Heritage Conservation

Proposals and initiatives will be supported which preserve and, where appropriate, enhance the significance and setting of the district's Heritage Assets, whether statutorily or locally identified, especially those elements which contribute to the distinct identity of Mendip.

1. Proposals affecting a Heritage Asset in Mendip will be required to:
 - a) Demonstrate an understanding of the significance of the Heritage Asset and/or its setting by describing it in sufficient detail to determine its historic, archaeological, architectural or artistic interest to a level proportionate with its importance.
 - b) Justify any harm to a Heritage Asset and demonstrate the overriding public benefits which would outweigh the damage to that Asset or its setting. The greater the harm to the significance of the Heritage Asset, the greater justification and public benefit that will be required before the application could gain support.

Exmoor National Park Local Plan 2011-2031 (adopted 2017)

CE-D3 Conserving Heritage Assets

3. Heritage Assets and their Settings Development proposals affecting a heritage asset and its setting should demonstrate:
 - a) a positive contribution to the setting through sensitive design and siting;

- b) the promotion of the understanding and enjoyment of the heritage asset and its setting or better reveal its significance and appreciation of the setting; and
 - c) avoidance of unacceptable adverse effects and cumulative visual effects that would impact on the setting.
6. Adverse impacts on locally important heritage assets and/or their settings should be avoided.

Taunton Deane Local Plan (adopted 2004)

Policies relate to conservation areas, listed buildings, special parks and gardens, and buried archaeology.

Taunton Deane Core Strategy 2011-2028

Policy CP 8 ENVIRONMENT

The Borough Council will conserve and enhance the natural and historic environment, and will not permit development proposals that would harm these interests . . .

South Somerset Local Plan 2006-2028 (adopted 2015)

POLICY EQ3: HISTORIC ENVIRONMENT

Heritage assets will be conserved and where appropriate enhanced for their historic significance and important contribution to local distinctiveness, character, and sense of place. Their potential to contribute towards the economy, tourism, education, and local identity will be exploited. All new development proposals relating to the historic environment will be expected to:

- Safeguard or where appropriate enhance the significance, character, setting and local distinctiveness of heritage assets;
- Make a positive contribution to its character through high standards of design which reflect and complement it and through the use of appropriate materials and techniques;
- Ensure alterations, including those for energy efficiency and renewable energy, are balanced alongside the need to retain the integrity of the historic environment and to respect the character and performance of buildings, adopting principles of minimum intervention and reversibility.

South Somerset Historic Environment Strategy (adopted 2017)

- 2.3. The HES is intended to act as a guide to the Council's approach to the overall conservation of the historic environment and the Council's expectation for the management of designated and non-designated assets in the district.
- 6.3. Historic Features of Local Historic or Cultural Interest The Council recognises that a number of undesignated features - buildings, monuments, sites, places, areas or landscapes (including parkland, gardens, ancient trees, medieval field

systems, strip lynchets and similar) have considerable historic or architectural interest and/or significance to local culture and social history. These features may be regarded as heritage assets and can have value in the contribution they make to local distinctiveness⁴³. The Council may, from time to time, identify undesignated assets it considers to be of local historic or cultural interest.

Action: The Council may support development proposals that would affect a local heritage asset or its setting, where it is demonstrated that the development proposal will not harm the historic, architectural, cultural, or landscape interest. Such interest and heritage significance must be described and evaluated and any change proposed should conserve and, where appropriate, enhance the heritage significance of the asset. Article 4 Directions to impose planning controls over alteration and demolition may be applied in the interest of protection for such assets.

West Somerset Local Plan to 2032 (adopted 2016)

POLICY NH1: HISTORIC ENVIRONMENT

Proposals for development should sustain and/or enhance the historic rural urban and coastal heritage of the district whilst contributing appropriately to the regeneration of the district's communities, particularly those elements which contribute to the areas distinctive character and sense of place:

1. Proposals will be supported where the historic environment and heritage assets and their settings are sustained and/or enhanced in line with their interest and significance. Planning decisions will have regard to the contribution heritage assets can have to the delivery of wider social, cultural, economic and environmental objectives.
2. Elements of the historic environment which contribute towards the unique identity of areas and help create a sense of place will be sustained and, where appropriate, enhanced.

Glossary of Terms

Direct quotations are included where available, and the source referenced in the footnotes.

Aesthetic value: Value deriving from the ways in which people draw sensory and intellectual stimulation from a place.⁶⁴

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.⁶⁵ Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them. These heritage assets are part of a record of the past that begins with traces of early humans and continues to be created and destroyed.

Architectural and artistic interest: These are interests in the design and construction aesthetic value 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 skills like sculpture.⁶⁶

Area: A region or piece of ground.⁶⁷

Article 4 direction: A direction made under Article 4 of the Town and Country Planning (General Permitted Development) (England) Order 2015 which withdraws permitted development rights granted by that Order.⁶⁸

Building: Includes any structure or erection, and any part of a building, as so defined, but does not include plant or machinery comprised in a building.⁶⁹

Conservation: The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.⁷⁰

Conservation area: An area which has been designated because of its special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.⁷¹

Communal value: Value deriving from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory Value.⁷²

⁶⁴ English Heritage (2008). p. 72.

⁶⁵ MHCLG (2023). Annex 2: Glossary; DLUHC (2022). Paragraph: 006 Reference ID: 18a-006-20190723.

⁶⁶ DLUHC (2022). Paragraph: 006 Reference ID: 18a-006-20190723.

⁶⁷ Oxford University Press. Oxford English Dictionary. Available at <https://www.oed.com/> (Accessed 14/03/2022).

⁶⁸ MHCLG (2023). Annex 2: Glossary.

⁶⁹ s336 Town and Country Planning Act 1990.

⁷⁰ MHCLG (2023). Annex 2: Glossary.

⁷¹ DLUHC (2022). Paragraph: 023 Reference ID: 18a-023-20190723.

⁷² English Heritage (2008). p. 72.

Curtilage: Land surrounding a building, generally but not necessarily enclosed, having a functional association to that building.

Designated heritage asset: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.⁷³

Evidential value: Value deriving from the potential of a place to yield evidence about past human activity Value, historical Value deriving from the ways in which past people, events and aspects of life can be connected through a place to the present.⁷⁴

Heritage asset: 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).⁷⁵

Historic garden: A historic garden is an architectural and horticultural composition of interest to the public from the historical or artistic point of view.⁷⁶

An architectural composition whose constituents are primarily vegetal and therefore living, which means that they are perishable and renewable. Thus its appearance reflects the perpetual balance between the cycle of the seasons, the growth and decay of nature and the desire of the artist and craftsman to keep it permanently unchanged.⁷⁷

Heritage interest: In the planning context heritage interest may be archaeological, architectural, artistic or historic.⁷⁸

Heritage value: An aspect of worth or importance attached by people to qualities of place, categorised as aesthetic, evidential, communal or historical value.⁷⁹

Historic environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.⁸⁰

Historic Environment Record (HER): Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.⁸¹ Typically, they comprise databases linked to a geographic information system (GIS), and associated reference material, together with a dedicated staffing resource.

⁷³ MHCLG (2023). Annex 2: Glossary.

⁷⁴ English Heritage (2008). p. 72.

⁷⁵ MHCLG (2023). Annex 2: Glossary.

⁷⁶ ICOMOS (1982). Articles 1.

⁷⁷ ICOMOS (1982). Articles 2.

⁷⁸ MHCLG (2023). Annex 2: Glossary (see under 'Significance'); DLUHC (2022) Paragraph: 006 Reference ID: 18a-006-20190723.

⁷⁹ English Heritage (2008). p. 72; Historic England. *Heritage Definitions*.

⁸⁰ MHCLG (2023). Annex 2: Glossary.

⁸¹ MHCLG (2023). Annex 2: Glossary.

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 an emotional meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.⁸²

Historic value: The value deriving from the ways in which past people, events and aspects of life can be connected through a place to the present.⁸³

Landscape: A tract of land with its distinguishing characteristics and features, especially considered as a product of modifying or shaping processes and agents.⁸⁴

Local heritage assets: Buildings, monuments, sites, places, areas, historic parks and gardens or other designed landscapes, that play an essential role in building and reinforcing a sense of local character and distinctiveness in the historic environment.⁸⁵

Listed building: A building which has been designated because of its special architectural or historic interest and (unless the list entry indicates otherwise) includes not only the building itself but also: any object or structure fixed to the building; and any object or structure within the curtilage of the building which, although not fixed to the building, forms part of the land and has done so since before 1 July 1948.⁸⁶

Local planning authority: The public authority whose duty it is to carry out specific planning functions for a particular area.⁸⁷

Local plan: A plan for the future development of a local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.⁸⁸

Material consideration: A matter that should be taken into account in deciding a planning application, on an appeal against a planning decision, or in other development management regimes.⁸⁹

Monument: (a) any building, structure or work, whether above or below the surface of the land, and any cave or excavation; (b) any site comprising the remains of any such building, structure or work or of any cave or excavation; and (c) any site comprising, or comprising the remains of, any vehicle, vessel, aircraft or other

⁸² DLUHC (2022); Paragraph: 006 Reference ID: 18a-006-20190723.

⁸³ English Heritage (2008). p. 72; Historic England. *Heritage Definitions*.

⁸⁴ Oxford University Press. Oxford English Dictionary. Available at <https://www.oed.com/> (Accessed 14/03/2022).

⁸⁵ Historic England (2021). Summary page.

⁸⁶ DLUHC (2022). Paragraph: 023 Reference ID: 18a-023-20190723.

⁸⁷ MHCLG (2023). Annex 2: Glossary.

⁸⁸ MHCLG (2023). Annex 2: Glossary.

⁸⁹ MHCLG and TerraQuest Ltd. *Frequently asked questions*; DLUHC (2022). Paragraph: 008 Reference ID: 21b-008-20140306.

movable structure or part thereof which neither constitutes nor forms part of any work which is a monument within paragraph (a) above; and any machinery attached to a monument shall be regarded as part of the monument if it could not be detached without being dismantled.⁹⁰

Neighbourhood plan: A plan prepared by a parish council or neighbourhood forum for a designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004.⁹¹

Non-designated heritage asset (NDHA): 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.⁹²

Place: Any part of the historic environment, of any scale, that has a distinctive identity perceived by people.⁹³

Protected wreck site: The site of a vessel lying wrecked on or in the sea bed, designated because of the historical, archaeological or artistic importance of the vessel, or of any objects contained or formerly contained in it.⁹⁴

Registered battlefield: A battlefield which has been designated because of its special historic interest.⁹⁵

Registered park or garden: A designed landscape which has been designated because of its special historic interest.⁹⁶

Scheduled monument: A monument which has been designated because of its national importance.⁹⁷

Setting: 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.⁹⁸

Significance: The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.⁹⁹

⁹⁰ Historic England. *Heritage Definitions*; Section 61(7) Ancient Monuments and Archaeological Areas Act 1979. This definition applies to scheduled monuments, ancient monuments and protected monuments referred to under the Act. There are three exclusions from the definition: ecclesiastical buildings in use ecclesiastical purposes, any object or its remains unless its situation in that particular site is a matter of public interest, and protected wrecks.

⁹¹ MHCLG (2023). Annex 2: Glossary.

⁹² DLUHC (2022). Paragraph: 039 Reference ID: 18a-039-20190723.

⁹³ English Heritage (2008) p.72.

⁹⁴ DLUHC (2022). Paragraph: 023 Reference ID: 18a-023-20190723.

⁹⁵ DLUHC (2022). Paragraph: 023 Reference ID: 18a-023-20190723.

⁹⁶ DLUHC (2022). Paragraph: 023 Reference ID: 18a-023-20190723.

⁹⁷ DLUHC (2022). Paragraph: 023 Reference ID: 18a-023-20190723.

⁹⁸ MHCLG (2023). Annex 2: Glossary.

⁹⁹ MHCLG (2023). Annex 2: Glossary.

Site: Works of man or the combined works of nature and man.¹⁰⁰

World Heritage Site: A cultural and/or natural heritage site inscribed because of its outstanding universal value.¹⁰¹

¹⁰⁰ UNESCO (1972) p.2.

¹⁰¹ DLUHC (2022). Paragraph: 023 Reference ID: 18a-023-20190723.