



South East Lincolnshire Joint Strategic Planning Committee

Report To:	South East Lincolnshire Joint Strategic Planning Committee
Date:	27 th May 2026
Subject:	Update on progress of Heritage documents – Boston, Holbeach and Spalding Conservation Area Appraisal and Management Plans, Spalding Heritage Strategy and the SELCP Design Guide
Purpose:	To provide feedback on consultation and the amendments made as a result, and present final documents to be taken to Cabinet in June
Key Decision:	No
Report Of:	Pranali Parikh, Executive Director – Economic Development
Report Author:	Emilie Wales, Heritage Manager
Ward(s) Affected:	Spalding St. John, Spalding St. Mary's, Spalding St. Pauls and Spalding Castle and Holbeach Town, Holbeach Town, Witham, Fenside, Station, Trinity, Skirbeck
Exempt Report:	No

Summary

Presented are the final versions of four Conservation Area Appraisals and Management Plans being taken to Exec board in June for Adoption. One appraisal document has been produced for each area; Boston, Holbeach and Spalding. All 3 documents recommend boundary changes to ensure the Conservation Areas are of special architectural and historic interest. The documents have undergone full public consultation, where possible in line with Legislation (Section 69-72 of the Planning (Listed Buildings and Conservation Areas) Act 1990) and Planning Policy (National Planning Policy Framework paragraph 204) the comments received during consultation have been considered and incorporated into the final documents.

Also presented is the South East Lincolnshire Council Partnership, Traditional Building Design Guide. Unlike the appraisals, this is not a statutory document but is instead a guide to encourage thoughtful design when dealing with the historic environment. It can

be used to show the councils intent and provide direction, as a placeholder while we consider a future local plan and possibility of design codes. It highlights topics such as: Design Principles, Building Elements such as; Windows, Doors, Walls, Roofs, Rain water goods, Finishes, Renewables, Biodiversity, Lighting, Extensions, New Builds and Shopfronts as well as a chapter on how to submit an Application.

Finally, The Spalding Heritage Strategy outlines high-level themes and priorities for Spalding's heritage over the next 10 years. The practical ways to achieve those goals are detailed in the Action Plan for Transformative Change. These documents aim to show how a focus on heritage across Spalding will create an environment for local people to be proud of with an improved healthy high street, spaces for improving wellbeing and connecting with nature and each other.

A summary of the comments made during consultation and changes made as a result are included within this report.

Documents provided:

- Boston Conservation Area Appraisal and Management Plan
- Holbeach Conservation Area Appraisal and Management Plan
- Spalding Conservation Area Appraisal and Management Plan
- South East Lincolnshire Council Partnership (SELCP) Traditional Building Design Guide
- Spalding Heritage Strategy and Action Plan for Transformative Change

Recommendations

Recommendation is for Committee to note the documents and provide comments, recognising the need to assess our historic areas and make changes to them to ensure they retain their special interest.

Reasons for Recommendations

These documents help to highlight the importance of heritage, and once adopted/published can be used to support and inform future planning decisions in the areas. They can be used as evidence in future Local Plan reviews and all aim to support enhancement of our historic areas in line with our statutory duties through Section 69 of The Planning (Listed Building and Conservation Areas) Act 1990.

These documents can also be used to inform future investment and applications for funding. They show why heritage should form a huge part of our future vision but also recognise that there are opportunities to compliment and capitalise on momentum and processes to deliver investment elsewhere in the partnership by targeting additional funding to champion heritage in our Town Centres.

Consultation took place from November 2025 through to March 2026, included in person events, an online questionnaire, writing to addresses affected, press and site notices. Overwhelmingly responses supported the need to preserve our shared heritage, and consultation has been a great opportunity to increase awareness and public participation in heritage. The conservation area appraisals have also been to Policy Development Panel and Spalding Town Board on two occasions. Adopting or agreeing to publish these at Cabinet will show that that council are acting upon this desire and fulfils its statutory duty.

Public consultation is a statutory requirement for any proposal to designate or amend conservation areas under Sections 70 and 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990. It is also necessary for the resulting documents to carry weight in the planning process. Where possible, and in accordance with relevant policy and legislation, the documents before Committee today have been amended following this consultation to reflect the comments received.

Other Options Considered

Not to adopt these documents and keep the conservation area boundary as it is now,

or

To recommend a different boundary, not taking public consultation responses on board and against specialist advice.

1. Background

- 1.1 Sections 66 and 71 of the Planning (Listed Building and Conservation Areas) Act 1990 require the council to, from time to time, assess our conservation areas and publish proposals for their preservation and enhancement. While all these areas were assessed previously Spalding (2007) and Holbeach (2009), Boston (2016), more than 10 years has passed since. It should also be noted that the previous appraisals were not adopted, thus their recommendations not actioned, and their assessments have little weight in the planning process. No assessment has been made during the current Local Plan (2019) period, National Planning Policy Framework (2012 latest version 2024 (as amended) nor against the latest Historic England guidance Conservation Area Appraisal, Designation and Management (2019).
- 1.2 These towns have also seen a lot of change over recent years so there is now an acute need to assess these areas. All are also now included on the Historic England National at Risk Register.
- 1.3 The SELCP Design Guide was born from a desire across the partnership to provide advice to building owners and occupiers championing proper repair and maintenance of historic fabric. It can be used to show the councils intent and provide direction, as a placeholder while we consider a future local plan and possibility of design codes. It highlights topics such as: Design Principles, Building Elements such as; Windows,

Doors, Walls, Roofs, Rain water goods, Finishes, Renewables, Biodiversity, Lighting, Extensions, New Builds and Shopfronts as well as a chapter on how to submit an Application. The document is long, it is not designed to be printed or read all together its created online in a way that you would open it and go straight to the section you required such as 'windows' or 'shopfronts'.

- 1.4 Spalding Reconnected (2022-2025) was a Lottery Funded Project which proved the power of collaboration across arts, heritage, environmental and wayfinding initiatives in celebrating the historic market town of Spalding. The project was developed and delivered by South Holland District Council, Heritage Lincolnshire, Transported, East Mercia Rivers Trust and Landmark with expertise from Lincolnshire County Council. The project team worked closely with local people at heritage workshops, free arts activities, and enriching volunteering opportunities, all of which helped inform the exciting outputs. Which as well as improved wayfinding, planting, artwork and education programme, produced the Spalding Heritage Strategy - which envisions the future of heritage in the town over the next 10 years.

2. Report

Boston

- 2.1 Within the Boston Conservation Area Appraisal, the area is described in four character areas, Central Park, Commercial Centre, Maud Foster Drain and Riverside. Initially suggested the addition of; Hospital Bridge (currently bisected by the boundary); Bargate Bridge NHLE ref: 1388837 (currently bisected by the boundary); 51 and 53 Pen Street; Army Cadet Force Building Main Ridge West; 1 to 41 (odds) and 2-42 (evens) Tower Street; 13-19a (odds) West Lane and the land to the north; The settled carriageway of Spain Lane; 1-12 (consecutive) Threadneedle Street; The Warehouse Apartments, Threadneedle Street; Gasworks buildings, Fydell Street; 2-16 (evens) Fydell Street; 18, 20, 22 Lamb's Row (no. 18 is bisected by the current boundary). The appraisal also suggested the following exclusions; SE of Boston Shopping Park, west of Horncastle Road; 38a Wide Bargate (Iceland); 1 Norfolk Place; 43 Norfolk Street; Forecourt of Toyota car dealership on Tawney Street; Friary Court, Spain Lane; St John's Recreation Ground and St John's Close, Skirbeck Road; Royal Mail Sorting Office and associated landscaping, South End; 1-26 (consecutive) Bath Gardens; 11-36 (consecutive) South Terrace; The former granary (now the Granary Apartments) and 2-6 (evens) Stells Lane; Lindis Court, High Street; 28-50 (evens) Witham Bank West and the adjacent stretch and bank of the River Witham; 18-21 (consecutive) Witham Gardens.
- 2.2 Changes made as a result of consultation are as follows - no longer excluding; St. Johns Recreation Ground, 38a Wide Bargate (Iceland), Witham Bank and Gardens. In addition, the boundary along High Street will be tidied up and Lindis Court shall be retained in order to control future development of this site. See Map in Appendix 2 for final proposed Conservation Area boundary for adoption. The area of extension around the station has also been reduced. While Bath Gardens is still proposed for removal from the conservation area works has progress separately to consider TPOs in this area to provide continued protection to the trees in this area.
- 2.3 The Management Plan for Boston includes seven objectives (paraphrased); to tackle at risk buildings, control loss of architectural features, preserve open spaces and views, take appropriate enforcement action, traffic management, and encourage high

quality design. Inclusion within the Management Plan does not obligate the Council to carry out these actions, many fall outside the District Councils control. Instead, it provides a framework of options available, and can be used as evidence to support future actions, should the opportunity arise.

Holbeach

- 2.4 In summary the appraisal states Holbeach can be described in four distinct character areas: Market Hill, Albert Street, Stukeley Park, Holbeach Cemetery (and Park Road). Suggested boundary changes for consultation include the addition of; 12-40 (evens) Spalding Road, 14-26 (evens) Fleet Street, Dragon Pearl Restaurant St John Street and adjacent car park, 4-10 (evens) Victoria Street, 1-9 (odds) Victoria Street, 1, 1a, 1b, 2, 2a, 2b Green Lane, Tonwood Home Hardware Chapel Street, 8 – 26 (evens) Barrington Gate, 21-35 (odds) Barrington Gate, 1, 3 and 21a Albert Walk. There are no suggested exclusions.
- 2.5 Changes made as a result of Public Consultation slightly reduced the extensions along Spalding Road and Barrington Gate. See Map in Appendix 4 for final proposed Conservation Area boundary for adoption.
- 2.6 The management plan includes a number of recommendations using seven objectives (paraphrased); to tackle at risk buildings, control loss of architectural features, preserve open spaces and views, take appropriate enforcement action, better understand non-designated heritage assets, and encourage high quality design. including a desire to improve design, prevent loss of historic fabric. Inclusion within the Management Plan does not obligate the Council to carry out these actions, many fall outside the District Councils control. Instead, it provides a framework of options available, and can be used as evidence to support future actions, should the opportunity arise.

Spalding

- 2.7 Spalding Conservation Area Appraisal describes Spalding in five distinct character areas; Riverside, Historic Commercial Centre, Church Street and Ayscoughfee Hall, Priory Road Grammer School and St Thomas's Road, Pinchbeck Road. Suggested boundary changes for consultation include the addition of; small outbuilding in the grounds of 1 Holland Road; 74 to 80 (evens) Pinchbeck Road; 6 and 7 Priory Road; 1 to 39 (consecutive) Spring Street; 25 to 59 (odds) St Thomas' Road; 52 to 78 (evens) St Thomas's Road, The Immaculate Conception & St Norbert Catholic Church and former non-conformist chapel corner of Green Lane, 1 to 50 (consecutive) Cross Street, 1 to 9 (odds) South Parade, Willow Villa, 10 Green Lane, 13a, 15 and 17 Green Lane, 1 to 11 Henrietta Street, 4 to 35c (consecutive) Spring Gardens including CC41 Motors. Exclusions for consultation are; 10 New Road (Mark Forth), 6 Swan Street (Ark Property), Kwik Fit Tyre Swan Street.
- 2.8 Comments received for Spalding mainly focused on the presumed restrictions that extending the conservation area may have to building owners, and discussions focused on the General Permitted Development Order. Residents also asked about grants should they find themselves required to comply with restrictions due to the conservation area. The Civic Trust made a number of suggestions for further extensions including Kings Street. As a result further consultation was carried out in March here to allow for this to be actioned. No responses were received as a result

of letters sent to these addresses so these have now been incorporated into the final revised boundary. This will include Station House owned by South Holland District Council and, once included within the conservation area Planning Permission will be required for demolition, this can currently be done by Prior Approval.

- 2.9 The management plan includes a number of recommendations using five objectives (paraphrased); encourage high quality design, better understand non-designated heritage assets, identify opportunities for investment, preserve spaces between buildings, and take appropriate enforcement action. Inclusion within the Management Plan does not obligate the Council to carry out these actions, many fall outside the District Councils control. Instead, it provides a framework of options available and can be used as evidence to support future actions, should the opportunity arise. These echo those included in the Spalding Heritage Strategy.
- 2.10 As a result, a Spalding Shop Front Design Guide has been created and appended to this document. The Spalding Shop Front Design Guide includes advice on retaining historic features, carrying out proper maintenance and repair as well as advice on appropriate signage, lighting, security and awnings. There is also a section of when and when not to use window vinyl's. As an appendix to the Appraisal it can be adopted and will have weight in the planning process.

SELCP Traditional Building Design Guide

- 2.11 This desire to improve design and prevent the loss of historic fabric is an objective which has also come out of all of the Conservation Area Appraisals, East Lindsey, Boston and South Holland. Thus, a SELCP wide Design Guide has been created to start to address this. The SELCP Design Guide will come to a future Exec Board Meeting.
- 2.12 Unlike the appraisals the SELCP Design Guide is not a planning document for adoption but can be used by the council to steer and support of future development and investment. While there is no formal route to adopt it, this is not abortive work. It can be used to provide direction, and as a placeholder while we consider future local plan and design codes. It was born from a desire across the partnership to provide advice to building owners and occupiers championing proper repair and maintenance of historic fabric.
- 2.13 It includes topics such as: Design Principles, Building Elements such as Windows, Doors, Walls, Roofs, Rain water goods, Finishes, Renewables, Biodiversity, Lighting, Extensions, New Builds and Shopfronts as well as a chapter on Submitting an Application. The document is long, it is not designed to be printed or read all together it is created online in a way that you would open it and go straight to the section you require such as 'windows' or 'shopfronts'. Following public consultation the text has been simplified and images of local examples added. The Spalding Town Board commissioned a specific Spalding Shop Front Guide after the consultation draft of the Traditional Design Guide had been produced. This content created originally for Spalding, has now been incorporated into the wider SELCP guide as its purpose to discourage the 'blanking out' of shopfronts is a problem all our town centres face.

Spalding Heritage Strategy

- 2.14 The Spalding Heritage Strategy outlines high-level themes and priorities for Spalding's heritage over the next 10 years developed through co-production with the local community and heritage organisations. The practical ways to achieve those goals are detailed in the Action Plan for Transformative Change. These documents aim to show how a focus on heritage across Spalding will create an environment for local people to be proud of with an improved healthy high street, spaces for improving wellbeing and connecting with nature and each other.
- 2.15 This is not a planning document but purely a document which can be used in support of future funding bids for Spalding Town Centre. The document was produced following Spalding Reconnected with The National Lottery Fund in mind, however it has been written in such a way that it can be used to support a number of other town centre focused funds as and when they come along.
- 2.16 This document comes along at the same time as the Spalding Pride in Place, an endowment-style fund to invest £20m over the next decade. The documents referred to in this report highlight why heritage should form a huge part of the vision. But also recognises there are opportunities to compliment and capitalise on the momentum this initial funding provides by targeting additional funding.
- 2.17 While the action plan highlights a number of potential and existing projects many of these if taken forward would require further development should opportunity or funding become available.
- 2.18 Actions included such as Townscape Assessment and Building Improvements have already been actioned by the production of the Conservation Area Appraisals and Design Guides, and also share objectives of both Spalding and Boston's Plans for Pride in Place.

Additional Comments as a result of Consultation

- 2.19 Although all of the Conservation Area Appraisals and Management Plans include recommendations to introduce or amend existing Article 4 directions, if members wished to implement these actions this would need to form part of a future consultation process. At this stage the recommendations included in the Management plans simply show what is possible. Article 4 Directions are not being considered at this stage, with the exception of the Granary in Horncastle as they require a deeper level of public consultation and legal input before implementing, especially when covering large areas. The formatting of the final documents have been amended since consultation to make this clear when reading.
- 2.20 The documents were initially sent to Spalding Town Board in July 21st 2025 who were at the time coordinating Spalding Pride in Place. It important to highlight share the documents (especially the Heritage Strategy) at that early stage to ensure heritage featured within Spalding's Plan for Pride in Place. Public consultation on the Conservation Area Appraisals began in Boston on 5th November and South Holland on 20th November, included writing to the addresses considered for boundary changes (addition and exclusion from the conservation area). Providing Site Notices around each of the areas (minimum of 4 per area) and a local Press Notice. All of the documents are available to view online on each of the councils consultation pages

and on the planning search pages under references H16-1094-25, H09-1095-25 and B/25/0428. A hard copy of each document was available on request. At least 1 in person public event was held in each area, invites were included within the letters sent, within the planning application documents online, on social media and emails to ward councillors with officers direct contact details shared should anyone be unable to attend and/or wish to discuss them separately. They then went to PDP on 3rd February and returned to Town Board on 9th February requesting any final comments by the end of the month, this concluded the consultation, and all responses were sent to the consultants to incorporate into the final versions of the documents.

2.21 The public events were:

Boston – 20th November, Municipal Offices
Spalding – 24th November, Priory Road Council Office
Holbeach – 24th November, Holbeach Methodist Church
Spalding (BID) -28th January, Priory Road Council Office

All received a good number of attendees, with officers and consultants (authors) in attendance to answer questions.

3. Conclusion

- 3.1 That the committee recognises the need to assess our conservation areas and make changes to them to ensure they retain their special interest. Acknowledging the work carried out to date and the changes made as a result of public consultation to ensure the conservation area appraisals are fit for purpose/audience.
- 3.2 It is recommended that the Conservation Area Appraisals progress, as presented to Exec Board for adoption. All four documents recommend boundary changes to ensure the Conservation Areas are of special architectural and historic interest. The documents have undergone full public consultation and the comments received during consultation have been considered and where possible incorporated into the final documents. The report fulfils the council's duty under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to, from time to time review its areas of special architectural or historic interest. All four of the appraisals presented include changes to their boundaries to ensure the areas justify such status (para 204 of the NPPF).
- 3.3 In addition that the SELCP Traditional Building Design Guide and Spalding Heritage Strategy also progress to Exec Board. While there is no formal route to adopt them, if supported they can be used to provide direction and advice to building owners and occupiers championing investment in heritage. This aligns with the objectives identified within all four of the Conservation Area Appraisals and shows the is committed to championing informed design, in line with the National Planning Framework and National Design Guide.

Implications

South and East Lincolnshire Councils Partnership

Similar report will be presented in East Lindsey for approval of their respective Heritage documents.

Corporate Priorities

Support investment in our communities.

Staffing

None.

Workforce Capacity Implications

None.

Constitutional and Legal Implications

On adoption as required by law, the council is then required to publish the decision in both the local press and The London Gazette, and update the land charges register.

Data Protection

None

Financial

Small cost in publishing press notice in Local Press and London Gazette.

Legal fees to check and serve possible Article 4 Direction at the Granary Horncastle.

Considered to be part of normal Planning costs.

Risk Management

Full consultation has been undertaken and where possible comments incorporated into the final documents, see below:

Stakeholder / Consultation / Timescales

The documents were initially sent to Spalding Town Board in July 21st 2025 who were at the time coordinating Spalding Pride in Place. It is important to highlight share the documents (especially the Heritage Strategy) at that early stage to ensure heritage featured within Spalding's Plan for Pride in Place. Public consultation on the Conservation Area Appraisals began in Boston on 5th November and South Holland on 20th November, included writing to the addresses considered for boundary changes (addition and exclusion from the conservation area). Providing Site Notices around each of the areas (minimum of 4 per area) and a local Press Notice. All of the documents are available to view online on each of the councils consultation pages and on the planning search pages under references H16-1094-25, H09-1095-25 and B/25/0428. A hard copy of each document was available on request. At least 1 in person public event was held in each area, invites were included within the letters sent, within the planning application documents online, on social media and emails to ward councillors with officers direct contact details shared should anyone be unable to attend and/or wish to discuss them separately. They then went to PDP on 3rd February and returned to Town Board on 9th February requesting any final comments by the end of the month, this concluded the

consultation, and all responses were sent to the consultants to incorporate into the final versions of the documents.

Reputation

None.

Contracts

None.

Crime and Disorder

None.

Equality and Diversity / Human Rights / Safeguarding

None.

Health and Wellbeing

None.

Climate Change and Environment Impact Assessment

Not undertaken

Acronyms

None

Appendices

Appendix 1	Boston Conservation Area Appraisal and Management Plan
Appendix 2	Map of Boston Conservation Area – Proposed for Adoption
Appendix 3	Holbeach Conservation Area Appraisal and Management Plan
Appendix 4	Map of Holbeach Conservation Area – Proposed for Adoption
Appendix 5	Spalding Conservation Area Appraisal and Management Plan including Spalding Shop Front Design Guide
Appendix 6	Map of Spalding Conservation Area – Proposed for Adoption
Appendix 7	South East Lincolnshire Council Partnership (SELCP) Traditional Building Design Guide
Appendix 8	Spalding Heritage Strategy
Appendix 9	Spalding Heritage Strategy - Action Plan for Transformative Change

Background Papers

Previous CONSULTATION Versions of these documents can be found:

[Heritage Consultation Documents - South Holland District Council](#)

[Heritage Consultation Documents - Boston Borough Council](#)

Chronological History of this Report

A report on this item has not been previously considered by a Council body.

Report Approval

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