



<b>Report To:</b>	Cabinet
<b>Date:</b>	30 <sup>th</sup> June 2026
<b>Subject:</b>	Holbeach and Spalding Conservation Area Appraisals and Management Plans
<b>Purpose:</b>	Adopt the Holbeach and Spalding Conservation Area Appraisals and Management Plans
<b>Key Decision:</b>	Yes
<b>Portfolio Holder:</b>	Councillor Henry Bingham, Portfolio Holder for Assets and Strategic Planning
<b>Report Of:</b>	Philp Norman, Service Director for Planning
<b>Report Author:</b>	Emilie Wales, Heritage Manager
<b>Ward(s) Affected:</b>	Spalding St. John, Spalding St. Mary's, Spalding St. Pauls and Spalding Castle and Holbeach Town, Holbeach Town
<b>Exempt Report:</b>	No

### **Summary**

Presented are the final versions of the Holbeach and Spalding Conservation Area Appraisals and Management Plans. The Appraisals recommend boundary changes to ensure the conservation areas retain their 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. If adopted, as required by law in the Planning (Listed Building and Conservation Areas) Act 1990 (as amended), the decision will then be published in both the local press and The London Gazette, and updates made to the land charges register.

### **Recommendations**

1. That Cabinet approves the adoption of the Holbeach Conservation Area Appraisal and Management Plan (Attached at Appendix 1), including the revised Holbeach Conservation Area boundary (Attached at Appendix 2)
2. That Cabinet approves the adoption of Spalding Conservation Area Appraisal and Management Plan (Attached at Appendix 4), including the revised Spalding Conservation Area boundary (Attached at Appendix 5).
3. That Cabinet approves the Spalding Shop Front Design Guide (Attached in Appendix 6) to be published as an appendix to the Spalding Conservation Area Appraisal and Management Plan.

### **Reasons for Recommendations**

- These documents demonstrate the Council's commitment to protect and enhance the built environment of the District.
- They can be used as evidence in future Local Plan Plans and aim to support enhancement of our historic areas in line with our statutory duties through The Planning (Listed Building and Conservation Areas) Act 1990 and in line with the National Planning Policy Framework and National Planning Policy Guidance.
- Once adopted the Conservation Area Appraisals and Management Plans can be used to support and inform future planning decisions in the area, as a material planning consideration.
- Appending the Spalding Shopfront Design Guide to the Conservation Area Appraisal once adopted will make it a material planning consideration.
- All of the documents can be used to guide building owners, developers, investors, planning applicants, agents and consultants in making informed decisions while considering alterations, additions or demolition of heritage assets.
- These documents show why heritage should form a huge part of our future vision of our places and recognises that there are opportunities to compliment and capitalise on existing momentum and processes to deliver investment by championing heritage in our Town Centre.
- Consultation took place from November 2025 through to February 2026. It included in person events, an online questionnaire, writing to addresses affected by conservation area boundary changes, 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.
- Formal approvals are necessary for the resulting documents to carry weight in the planning process.

## Other Options Considered

- Not to adopt and keep the conservation area boundary as it is now;
- To recommend a different boundary, not taking public consultation responses on board and going against specialist advice.

## 1. Background

- 1.1 The Planning (Listed Building and Conservation Areas) Act 1990 (as amended) requires the council to publish proposals to preserve and enhance its areas of special interest and pay special regard to its listed buildings and their setting. Paragraph 203 of the National Planning Policy Framework (NPPF) requires the council to set out a positive strategy for the conservation and enjoyment of the historic environment, and paragraph 206 requires any evidence gathered towards that aim to be made publicly accessible.
- 1.2 Sections 69 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 both areas were assessed previously Spalding in 2007 and Holbeach in 2009, more than 15 years has passed since. It should also be noted that the previous appraisals were not adopted, thus its recommendations not actioned, and its assessment has little weight in the planning process. No assessment has been made during the current *Local Plan* (2019) period, National Planning Policy Framework (2012 (as amended)) nor against the latest Historic England guidance *Conservation Area Appraisal, Designation and Management* (2019).
- 1.3 Our Town Centres have also seen a lot of change over recent years. Thus, there is now an acute need to assess these areas. Holbeach Conservation Area is also included on the Historic England [National Heritage at Risk 2025 Register](#). An appraisal is the evidence needed to monitor condition and provide evidence to update this.

## 2. Report

### Holbeach Conservation Area Appraisal and Management Plan

- 2.1 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.

- 2.2 Changes made as a result of Public Consultation slightly reduced the extensions along Spalding Road and Barrington Gate. See Map in Appendix 2 for final conservation area boundary proposed for adoption.
- 2.3 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. 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 action, should the opportunity arise.

#### Spalding Conservation Area Appraisal and Management Plan

- 2.4 Spalding Conservation Area Appraisal describes Spalding in five distinct character areas; Riverside, Historic Commercial Centre, Church Street and Ayscoughfee Hall, Priory Road Grammar 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 recommended as part of the consultation were; 10 New Road (Mark Forth), 6 Swan Street (Ark Property), Kwik Fit Tyre Swan Street.
- 2.5 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 imposed for being inside a conservation area. The Civic Trust made a number of suggestions for further extensions including Kings Road. As a result further consultation was carried out in March to allow for these proposals to be considered. 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. Once included within the conservation area Planning Permission will be required for demolition, this can currently be done by Prior Approval. See Map in Appendix 5 for final conservation area boundary proposed for adoption.
- 2.6 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 action, should the opportunity arise. These echo actions identified within the Spalding Heritage Strategy.

## Spalding Shop Front Design Guide

- 2.7 Following initial conversations with Spalding Town Board funded the Spalding Shop Front Design Guide. It is a guidance document to advise shop owners and tenants in the area to think carefully before making changes to Spalding's shop fronts. 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. It specifically discourages 'blanking out' of shopfronts and encourages high quality traditional design.
- 2.8 This guidance has since been repeated in the South and East Lincolnshire Traditional Buildings Design Guide as its lessons would benefit all our town centres, but is retained as a separate document for Spalding and is recommended to be appended to the Spalding Conservation Area Appraisal and Management Plan to give it more weight, as a material planning consideration.

## Public consultation

- 2.9 Public consultation for all of the partnership's heritage documents was combined to provide a more robust and interesting discussion, taking place over all three councils. In South Holland consultation began on the 20th November 2025 and included the following activities:
- Writing to the addresses considered for boundary changes (addition and exclusion from the conservation area) and providing Site Notices and a local Press Notice.
  - All documents were available to view online on council and partnership consultation pages during this period and on the planning search pages under references H16-1094-25 and H09-1095-25.
  - A hard copy of each document was available on request.
  - Three in person public events were held. Spalding had two events held in the Council Offices on the 24<sup>th</sup> November 2026 and 28<sup>th</sup> January 2026 the second targeting business through the Spalding Business Improvement District. An event was held in Holbeach Methodist Church on 24<sup>th</sup> November 2025. Invites were included within the letters sent, within the planning application documents online, within the press notice and on social media channels.
  - The documents were presented at two Spalding Town Board meetings on 21<sup>st</sup> July 2025 and 9<sup>th</sup> February 2026, and at Policy Development Panel on 3<sup>rd</sup> February 2026.
  - Officers direct contact details were shared with anyone who was unable to attend the events and/or wished to discuss the documents separately.
  - Most recently the final documents were taken to The Joint Strategic Planning Policy Committee on Wednesday 27<sup>th</sup> May 2026, where the documents received support.
- 2.10 All responses received were considered for incorporation into the final versions of the documents. A redacted version of comments and changes made to the Conservation Area Appraisals and Management Plans can be found in Appendices 3 and 7.

### **3. Conclusion**

- 3.1 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 documents and recommendations fulfil the council's duties under The Planning (Listed Buildings and Conservation Areas) Act 1990 and paragraph 206 of the National Planning Policy Framework to publish proposals. The appraisal includes changes to the conservation area boundary to ensure the area justifies such status in line with paragraph 204 of the National Planning Policy Framework. If adopted, 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.

### **Implications**

#### **South and East Lincolnshire Councils Partnership**

None.

#### **Corporate Priorities**

These documents support investment in our communities. They also form part of the Local Plan evidence base.

#### **Staffing**

None

#### **Workforce Capacity Implications**

None.

#### **Constitutional and Legal Implications**

Details of the relevant legislation are contained within the report. On adoption as required by Section 69-72 of The Planning (Listed Buildings and Conservation Areas) Act 1990, 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**

There will be a small cost in publishing the press notice in Local Press and London Gazette.

#### **Risk Management**

Approval of these documents reduce the risk of non-compliance to relevant legislation.

The extensive consultation and engagement with stakeholders undertaken in the process of preparing these documents has minimised the risk of lack of stakeholders buy-in.

### **Stakeholder / Consultation / Timescales**

Public consultation on the Conservation Area Appraisals began in South Holland on the 20<sup>th</sup> November 2025, included writing to the addresses considered for boundary changes (addition and exclusion from the conservation area), providing Site Notices around each of the areas and a local Press Notice. All of the documents were available to view online on each of the council's consultation pages and on the planning search pages under references H16-1094-25 and H09-1095-25. A hard copy of each document was available on request. Three in person public events were held. Spalding had two events held in the Council Offices on the 24<sup>th</sup> November 2025 and 28<sup>th</sup> January 2026 the second targeting business through the Spalding Business Improvement District. An event was held in Holbeach in the Methodist Church on 24<sup>th</sup> November 2025. Invites were included within the letters sent, within the planning application documents online, on social media and direct emails. Officers direct contact details were shared with anyone who was unable to attend the events and/or wished to discuss the documents separately. The documents were presented at two Spalding Town Board meetings on 21st July 2025 and 9th February 2026, and at Policy Development Panel on 3rd February. Following consultation amendments were made in line with comments received and the final version of the documents taken to a public meeting of the Joint Strategic Planning Policy Committee on the 27<sup>th</sup> May 2026. As a key decision for Cabinet Holbeach and Spalding Conservation Area Appraisals and Management Plans have been on the forward plan more than 28 days.

### **Reputation**

Approval of these documents are expected to enhance the Council's reputation by demonstrating commitment to protect and enhance our built heritage and environment.

### **Contracts**

None

### **Crime and Disorder**

None

### **Equality and Diversity / Human Rights / Safeguarding**

None

### **Health and Wellbeing**

None

### **Climate Change and Environment Impact Assessment**

None

## Acronyms

None

## Appendices

Appendix 1	<a href="#">Holbeach Conservation Area Appraisal and Management Plan</a>
Appendix 2	<a href="#">Map of Holbeach Conservation Area – Proposed for Adoption</a>
Appendix 3	Holbeach CAAMP Summary of Changes
Appendix 4	<a href="#">Spalding Conservation Area Appraisal and Management Plan</a>
Appendix 5	<a href="#">Map of Spalding Conservation Area – Proposed for Adoption</a>
Appendix 6	<a href="#">Spalding Shopfront Guide</a>
Appendix 7	Spalding CAAMP Summary of Changes

Please note that Appendices 1, 2, 4, 5 and 6 can be accessed via the links provided taken from the council's consultation webpages - [Heritage Consultation Documents - South Holland District Council](#)

## Chronological History of this Report

A report on this item has not been previously considered

## Report Approval

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