

Holbeach CAA/MP Review of Public Consultation Feedback March 2026

Respondent Name (if given)	Method of Response (e.g in-person, e-mail, letter)	Nature of comment (e.g. boundary, text, other)	Summary of Comment	LUC response	Changes to the document (include page / para / figure number)
	Word doc	Text	Summary of Interest, fine, but shorten bullet point. Too many words on page.	Amended	Bullets in first section on page 3 shortened using AI and then reviewed by LUC.
	Word doc	Text	Page 4 – Introduction – simplify first sentence. Second sentence is missing a word.. 'an' area..	Amended	Shortened on page 4
			Page 5 – “The positive role heritage assets play in defining local identity and character was is recognised by within the South East Lincolnshire Local Plan, which was adopted in March 2019 and superseded the 2006 South Holland Local Plan 3.”	Amended	Amended as requested
	Word doc	Text	Change can be is managed though planning decisions and by using the information about the conservation area and its character in the appraisal, and by carrying out the some of the tools and actions identified in the management plan.	Amended	Amended as requested
	Word doc	Boundary	Boundaries amended as per the map page 6 and 7.	Amended	Map boundaries updated with amendments to inclusions/exclusion
	Word doc	Text	Page 8 - Assessing the special interest - The character of an area starts to form long before human interventions of buildings, streets, fields and towns are established; it starts with the geology and topography of a place. This section considers what it is about the location and context of Holbeach that made it suitable for successful occupation....	Amended	Amended as requested

	Word doc	Text	Non designated heritage assets are buildings or places that are not nationally designated but contribute positively to townscape and the special interest of Holbeach's conservation an area. While South Holland does not currently have a published list of locally important buildings are recognised although locally important buildings have previously been identified as part of the planning process. It is not possible to identify all non-designated assets within the scope of this assessment.	Amended	Amended as requested
	Word doc	Text	Pages 10-14 - History and development – can these pages be condensed?	Agreed	Condensed using AI, then reviewed by LUC.
	Word doc	Text	Page 15 – can extensions be included within the character areas to which they belong please.	Amended	Map boundaries updated with amendments to inclusions.
	Word doc	Ordering	Page 16 – seems weird having this page after a map without views and some pages away from views.	Agreed	Fits better after Public realm section - this also means we don't have to repeat it in each CA section.
	Word doc	Photo	Page 19 – only need photos of green space	Other photos relate to earlier sections	New photos of open green space added
	Word doc	Photo	Page 20 – pull 2 right hand photos from page above.	Need a third photo?	New photo of phone box added.
	Word doc	Figure	Page 21 – provide map of character area more zoomed in. also make key more legible.	Agreed	Map is now more zoomed in to character area and in A3.
	Word doc	Photos	Pages 22-26 – condense, could lose some of the less relevant photos.	Agreed	Photos removed
	Word doc	Photos	Page 32 – photos of the wall and entrance are very similar...	Agreed	Photo moved
	Word doc	Photos	Page 33 – has no photo perhaps merge or split photos.	Agreed	Photo moved

	Word doc	Figure	it seems odd the green polygon for the cemetery is solid. Can it somehow delineate the pathway or trees so people can recognise it better? Will ask for TPO data.	Agreed	Green polygon now more transparent and layout of cemetery visible.
	Word doc	Photo/text	Page 38 - nice photos just seem to be in an odd location. Next to a description of condition. Condition needs amending to reflect the conservation area now being registered as at risk. Condition: Very bad Vulnerability: High Trend: Deteriorating significantly	Agreed	Separate section added with photos
	Word doc	Ordering	Page 39 -40 – I think the description of what an article 4 direction is needs to come before the map.	Agreed	Written description now at front.
	Word doc	Management plan – check with Boston update ?	Page 41 onwards - Management Plan – as with Boston we need a clear distinction between the two documents. Needs an introduction what is a management plan? Why have we got these objectives? What happens next? Include the objectives clearly, number them. It needs to be explained that these are actions which can be considered as part of the future management of the conservation area but inclusion in this document makes no obligation. Each action will be looked at and considered for its effectiveness in achieving the council's statutory duty to preserve or enhance the character and appearance of the conservation area. That actions such as the article 4 direction require separate consultation, if taken forward.	It could have its own cover page as a clear break from the CAA, and then its own intro and other alts in line with Emilie's feedback. We will need to have a standard intro text, style and numbering approach across the management plans for Boston, Holbeach and Spalding, so best to have one person draft this and apply it across the three. See the Draft CAAMPs recently	Intro section added from Boston CAA, but edited to 'Holbeach'.

				drafted by Emilie for East Lindsey District as a guide: https://www.e-lindsey.gov.uk/article/29249/Heritage-Consultation-Documents	
	Map	Boundary changes suggestions	Various amendments to the boundary are suggested on a copy of the building map	Agreed	Map and text updated to exclude parts of Barington Gate as advised.
	UK & Ireland planning consultation		Doc page 9 – Section 2: Designated and non-designated heritage assets. <i>Enhancement of historic areas to remove modern street furniture with the integration of classical style timepieces should be encouraged and pursued wherever possible with clear preferred guides set out for each part of the city.</i>	None of the feedback is specific to Holbeach Conservation Area or the CAAMP, therefore no change to the document.	No action required
	UK & Ireland planning consultation		Doc page 11 – Section 3: Conservation areas Highways & Street Furniture should be duly supported across the whole of an area to enhance its historic appeal to the commercial community as much to its indigenous community; as this is supported greatly in equivalent Public Realm Strategy SPDs- where any and all guidance and support must and should be provided, with key at risk projects being an exceptional anecdote that may be cited in future documents or versions of this and other consultations to stimulate economic construction and restoration across other designated Conservation Areas, etc or otherwise.		
	UK & Ireland planning consultation		Doc page 11 – Section 3: Conservation areas Provide incentives for the return of lost adornments and decorative features, such as roof fixtures like Chimney Stacks once again with an approved contractor directory to make Old Builds practical to own, live and work in the 2020s onwards. If a Directory cannot be provided then specific wording and guides on esoteric restoration and new traditional building styles that would see modern-day use of decorative features must be provided by the Local Council.		

	UK & Ireland planning consultation		Doc page 11 – Section 3: Conservation areas Permissions for authentic replica and more durable materials, such as reproduction sash windows must be supported to prevent exorbitant high costs through procuring these, limited longevity and economic climates being unstable. This must be assessed on a case by case basis.		
	UK & Ireland planning consultation		Doc page 11 – Section 3: Conservation areas No more deliberate manipulation and selective misinterpretation of using contemporary modern designs using old-style fabric raw materials, such as stone cladding for new housing where the design and shape clearly undermine the concept of blending within or around a Conservation Area.		
	Email	Text	Page 38 refers to the conservation area not being at risk? I am assuming it was written prior to its addition to the 'at risk' register this year- at the LPA's request. I suggest this is amended to reflect the current position. Also suggest a short paragraph in the management plan outlining why it is at risk and a strategy to tackle its at risk status.	Agreed	New condition of conservation area section added. Objective also added as first point in CAMP.
	Email	General comments	All looks good. As this is in South Holland, Transported would be keen to collaborate on CA enhancements in the form of public art, and/or on design to give new perspectives and support with community engagement.	Noted	No action required for CAA
	Email	Text	TYPOS Pg 4 of Holbeach & Spalding documents - INTRO - should be 'why we designate AREAS.	Amended	Amended to 'designate an area'
	Email	Text	Bottom of Pg 5 on Holbeach - should be 'Holbeach does not CURRENTLY have a Neighbourhood Plan.	Amended as requested	Changed to 'currently' on page 5
	Email	Figures	Would have been better to have included higher definition versions of the maps with changes so could see more detail when zooming. Can this be sent to members in case they wish to provide additional feedback?	Agreed	Maps in report as A3, and PDs to be issued to client.

