

## Spalding 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	Layout	Page 2 – images to the right vertically.	Layout issue to be addressed on the online version of the document	Client to address
	Word doc	Text	Page 3 - Summary of Special interest need condensing. (see Holbeach)	Amendments made	Pg 2 – Summary of Special interest, Edits to bullet points 4, 5 and 6.
	Word doc	text	Page 4 – second sentence missing ‘an’ area... Economic benefits condense	Amendments made	Pg 4 – ‘an’ added as requested, Edits made to bullet 3. Bullet 6 deleted.
	Word doc	Text	Page 5 - The special interest of Spalding and the desire to celebrate and preserve its historical importance was recognised <del>Spalding became a designated area of special architectural or historic interest</del> in 1970 when it was first designated as an area of special architectural or historic interest. The conservation area was then extended in 1975 and 2007. Further extensions are proposed as part of this appraisal.	Amendments made	Page 5 paragraphs amended as requested.
	Word doc	text	“The positive role heritage assets play in defining local identity and character <del>was is</del> recognised by <del>within the</del> South East Lincolnshire Local Plan, <del>which was adopted in March 2019 and superseded the 2006 South Holland Local Plan 3.</del> ”	Amendments made	Page 5 paragraphs amended as requested.
	Word doc	Figure	Page 6 and 7 – amend to reflect proposed boundary changes.	Amendments made	1-12 Kings Road + detached building added. Exclusion of Kwik fir removed. Photo of

					Kwik fit deleted and other photos adjusted to fit space,
	Word doc	Photos	Page 8 – I think there are 2 Grade I listed buildings. Nice photo of one of them would be nice.	Amendments made	Amended to three grade I listed buildings. Photo and caption for Ayscoughfee Hall added.
	Word doc	Photos	Page 9 - Non designated heritage assets are buildings <b>or places</b> that are not nationally designated but contribute positively to townscape and the special interest of <del>Spalding's conservation an</del> area. <b>While</b> South Holland does not currently have a published list of locally important buildings <b>are recognised</b> <del>although locally important buildings have previously been identified as part of the</del> <b>planning process. Although</b> it is not possible to identify all non-designated assets <del>within the scope</del> <b>as part</b> of this assessment <del>However, a selection of buildings that have been identified through the process of creating this report, have been identified on the spatial map of the conservation area. some have been shown on the maps which follow.</del>	Amendments made	Page 9 paragraphs amended as requested.
		text	Pages 11-17 – need condensing – consider civic societies comments.	Amendments made	Sections of text summarised using AI and reviewed by LUC.
		formatting	Page 14 - very odd formatting.	The formatting issue is on the online version of the document	Client to address
		text	Page 18 – to include extension within character area to which it belongs .. or indeed a new character area?	Part of Priory Road, Spalding Grammar School and St Thomas's Road CA	This will be addressed in the updated boundary and maps.
		layout	Page 19 - seems weird having this page after a map without views and some pages away from views.	Agreed	Moved to after Public Realm section.
		photo	Page 20 – can we have picture of white horse following repairs.	Client to provide	Client to address

		Figure	Page 23 – is there a way to zoom in on the map, maybe as the civic society suggest have a north and south map side by side or next to their 'Important details and features' from page 25/26?	Updated to portrait orientation to allow zoom in to character area.	Figure updated to portrait orientation.
		Figure	Page 33 – zoom in a little more.	Updated. And other character areas shaded grey to make area under discussion clearer.	Figures updated.
		Boundary	Page 36 as noted for page 18 is the extension here part of the priory road character area or is it its own area?	Part of Priory Road, Spalding Grammar School and St Thomas's Road CA	This is addressed in the updated boundary and maps.
		text	Page 39 – reformatting or shortening of text to get this page to feel finished	The layout issue is on the online version of the document	Client to address - shortening the text does not seem to be a viable option, as each subsection is concise. Suggest pages 37 to 39 are more generously spaced so there is more content on page 39
		text	Condition of the Conservation Area I do wonder if it needs its own page, with photograph examples. Put for examples to be zoomed in so they cannot be easily located. Given they requested a shop front guide we need reference to the fact that there is a specific concern for shop fronts. Perhaps historically large units being created removing individual shop fronts, shutters, vinyl's and other methods of 'blanking out' and boxed out or illuminated non-traditional signage.	Agreed	Condition page created, and more information and photos added.
			Page 44 – Management Plan – as with Boston and Holbeach 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	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	Text copied from Boston and updated to refer to Spalding not Boston.

			area. That actions such as the article 4 direction require separate consultation, if taken forward.	best to have one person draft this and apply it across the three. See the Draft CAAMPs recently drafted by Emilie for East Lindsey District as a guide: <a href="https://www.e-lindsey.gov.uk/article/29249/Heritage-Consultation-Documents">https://www.e-lindsey.gov.uk/article/29249/Heritage-Consultation-Documents</a>	
	Map	Boundary changes suggestions	Various amendments to the boundary are suggested on a copy of the building map	Agreed	LUC have updated CA boundary and map figures
	Seminar	Engagement etc	<p>Suggests:</p> <ul style="list-style-type: none"> <li>not been enough engagement with residents and businesses throughout the process.</li> <li>unable to enforce against existing unlawful works within the CA? people don't want to invest in the CA because of its condition.</li> <li>Should look at engaging more with business owners directly and face to face – knocking on doors and talking to owners about issues, concerns and broader conservation matters.</li> <li>Should conduct monthly walks of each conservation areas to understand change and spot unlawful works to enforce against.</li> <li>One suggestion was that when documents such as the shopfront design guide gets adopted is that there should be some retrospective aspect – without retrospective action change for the positive is too slow/gradual and outweighed by negative design.</li> </ul>	Comments noted. Do not relate directly to content of the CAA.	No LUC action needed.
	In person event	General comments	<ul style="list-style-type: none"> <li>what would happen as a result of the documents, if it meant more funding, more enforcement etc.</li> <li>Residents on London Road (welland terrace) raised need for a residents parking scheme, a grant scheme to reinstate railings and the need to prevent conversion to HMOs.</li> <li>Landlord suggested an extension to the CA when we cant look after what we've got already was futile. She</li> </ul>	Thank you for your feedback, Noted. These comments do not directly relate to the conservation area appraisal or management plan. The exception is the final point; the management plan proposals are proposals rather than	No action needed.

			<p>also didn't agree with the principle of owners then having to spend more on the properties as a result. Although it was explained most of these changes are based on a perceived restriction, in reality the GPDO no longer restricts these things, but acknowledge that someone wanting to make a better choice such as timber or better alternative would pay more than the bog standard.</p> <ul style="list-style-type: none"> <li>Two residents disagreed with the consultation approach, wanting the resident letters to include a snapshot of what this means for them rather than directing them to a number of documents when in reality they are only interested in a few pages - not sure how we could know in advance which bits each person was interested in. Although acknowledge that the documents are long. They also raised that the management plan looks and sounds like it is a given, that these things will happen. Agree this could be better explained, that these are things that could not happen in the future and that these themselves would also have a level of consultation before being implemented.</li> </ul>	definitive actions. The reworded introduction to the Management Plan (in line with SHDC comment above) will make this clearer.	
	Email	Text	TYPOS Pg 4 of Holbeach & Spalding documents - INTRO - should be 'why we designate AREAS.	Amended to 'an area'	Amendment made
	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?	Original PDFs of figures are higher quality and available. The resolution may have been altered when PDFs published in the report	Refer to original PDFs.
	Email	Content	<p><b>Spalding:</b> No reference to EUS or HER.</p> <p>Transported have created public art which in my opinion enhances the Conservation Area, such as the Flos Pompa mosaic, the stone carved sheep and cattle in the Market Place, and the Riverside enhancements that were part of the NLHF funded Spalding Reconnected (aiming to reconnect the river and the historic core of the town). There is also the way marking that was part of Spalding Reconnected. Transported are really keen to work with councils more on the enhancement of public realm in Boston and South Holland - not necessarily always with public art but with</p>	Public Art reference noted. Agreed to add to reference to EUS and HER.	Links added 'Key References' on last page.

			artist collaboration on design to give new perspectives and support with community engagement.		
	SHDC letter template	Boundary	Additional area to be included - The area for consideration to be added to the conservation area includes 1-12 Kings Road and Station House.	Agreed	Suggested areas have been included in appraisal and added to maps.
	Letter	Boundary	Would prefer small excluded bit in historic core retained. (to ensure new development is appropriate if redeveloped).	Agreed	Kwik fit site now not excluded.
	Letter	text	Riverside – has its own six or seven character stretches as it flows through the town. It is essential that any development respects and strengthens these differences – recently undermined by the piecemeal development at High Bridge. Uniform treatment will destroy the river’s key feature, its variations, the very thing that makes a walk along its banks so attractive, and potentially even more attractive if handled according to the principle above. (The Appraisal’s two character descriptions – “residential” south of High Bridge and “industrial” north – are too loose. The six or seven character stretches have been set out and described by the Civic Society in full in a document supplied to several SHDC elected members and officers at various times. We hope the principle can be incorporated in the final version of the Appraisal. A further copy is appended to this document.	Agreed	Reference to Spalding CS added to end Riverside CA section. (pg 32 of word doc).
	Letter	Boundary	We would like to suggest an extension to include more properties on the north side of Kings Road up to and including Station House.	Included as part of EW suggested extension	Suggested areas have been included in appraisal and added to maps/
	Letter	Boundary	5. Winsover Road – We feel that an extension of the conservation area up to the railway crossing should be considered. A comparison of Westlode Street (in the conservation area) to Winsover Road (outside the conservation area) offers a good illustration of how the tighter planning controls applicable to conservation areas can prevent the kind of inappropriate shop frontages that are found on Winsover Road. By extending the conservation area it would prevent further harm to the appearance of buildings and would enable the area to benefit from heritage led regeneration and potentially unlock funding to improve this area of the town. It would also help protect the late Victorian buildings that have so far escaped the harm that has been witnessed in the area of Winsover Road between St Thomas’ Road and Station Street.	Suggesting extending CA to Winsover Road, but does not seem appropriate, as it is a distance from the existing conservation area boundary with development not of special interest in between. It may warrant consideration for designation as a conservation area in its own right, or key buildings and structures being added to the local list.	No action needed.
	Letter	text	Pg.23-43 – We should like to see a very much more prominent heading (map) page of each section, for ease of reference.	Agreed	Map headings increased to size 18.

	Letter	text	<p>And for character areas which have been altered we feel a brief summary of the reasons for the changes would be helpful at the end of each area section.</p>	The character area boundaries are largely the same as previously, with only minor changes. It is considered that these changes do not need explain, as the assessment sets out the features and characteristics of each character area in turn.	No action needed.
	Letter	text	<p>Surely the South Holland Centre and Boston College should be included. Not historic, but unquestionably prominent on both front and rear elevations, and it would be</p> <p>Page 3 of 5</p> <p>helpful to have a brief explanation for why or why not each is appropriate for the conservation area.</p>	The South Holland Centre and Boston College Spalding Campus are both already in the conservation area.	No action needed.
	Letter	Text	<p><b>Losses.</b></p> <p>Please include:-</p> <p>Riverside: Odeon Cinema, Holyrood House, warehouses north of High Bridge;</p> <p>Historic Commercial Centre: Corn Exchange, White Hart and Red Lion inn yards, United Methodist Church (Crescent), Regent Cinema (Sheepmarket); Priory Road: St.Peter's Church.</p> <p>Criteria <i>1 nmy ?</i></p>	The appraisal is an assessment of the present day conservation area rather than a record of its past. It would therefore be inappropriate for it to discuss lost buildings and spaces.	No action needed.
	Letter	Figures	<p>3. Maps – Being yellow on white, the boundaries of t effort to pick out Another colour, please.</p>	Agreed	Map boundary colours changed to be clearer.
	Letter	Text	<p>4. There is what is surely a section heading (on Markets) printed as simply text.(mid-page 13 – Markets); and the start of a new paragraph of text printed as a bullet point (p.16 The mid – 19th). See below.</p>	Issue on online doc	Client design team.
	Letter	Text	<p>mistakes, typos and spelling, punctuation and grammatical errors. For example:</p> <p>1. Factual mistakes include:- the wrong number of Grade 1 listed buildings in the conservation area (p.8), a mislabelled caption (p.10, far right), the misreading of "Market Stead" on the Grundy map as "Street" (p.14), and a single weekly market instead of two (p.30).</p>	Amendment made	Changes made to; number of grade 1 LBs, caption of photo now reads 'Market Place into Hall Place' and Street changed to Stead.
	Letter	Text	<p>2. The Church of St.Mary and St.Nicolas is spelled correctly once or twice, otherwise misspelled "Nicholas" throughout. Similarly, the heading "Areas of loss of intrusion" (instead of "or ") is also repeated throughout.</p>	Amendment made	Change to 'or loss' and St Nicolas

	Letter	Text	3. The word "the" is randomly left out or included, as if one were writing notes	Agreed	Proof read by LUC
	Letter	Text	4. Henry VIII's "disillusion" of the monasteries on p.14 (para 2).	Amendment made	Changed to dissolution
	Letter	Text	Needs overall proof read.	Agreed	Proof read by LUC