



Report To: Cabinet

Date: 30th June 2026

Subject: The Spalding Heritage Strategy, and South and East Lincolnshire Traditional Buildings Design Guide.

Purpose: To consider the Spalding Heritage Strategy 2026-2035 and South and East Lincolnshire Traditional Buildings Design Guide.

Key Decision: No

Portfolio Holder: Councillor Henry Bingham, Portfolio Holder for Assets and Strategic Planning

Report Of: Philp Norman, Service Director for Planning

Report Author: Emilie Wales, Heritage Manager

Ward(s) Affected: N/A

Exempt Report: No

Summary

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.

The South and East Lincolnshire Traditional Buildings Design Guide is not a statutory document, nor is it Planning Policy, it 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, Rainwater Goods, Finishes, Renewables, Biodiversity, Lighting, Extensions, New Builds and Shopfronts as well as a chapter on how to submit an application. This document is also being taken through approvals at Boston Borough Council and East Lindsey District Council as this is a shared document.

Recommendations

1. That Cabinet approves the Spalding Heritage Strategy 2026-2035, Action Plan and Theory of Change attached at Appendices 3, 4 and 5.
2. That Cabinet approves the South and East Lincolnshire Traditional Buildings Design Guide attached as Appendix 1.

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.
- All of the documents can be used to guide building owners, developers, investors, planning applicants, agents and consultants in making informed decisions.
- 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.
- Agreeing to publish South and East Lincolnshire Traditional Buildings Design Guide will support the local planning authority's statutory duty and provides an opportunity across the partnership to provide informed and consistent advice to building owners and occupiers championing the proper repair and maintenance of historic fabric.

Other Options Considered

Spalding Heritage Strategy:

- Do nothing / do not approve – this would result in all works to date being abortive, although this document has already been used as evidence to inform Spalding’s Plan for Pride in Place.

South and East Lincolnshire Traditional Buildings Design Guide:

- Do nothing / do not approve – would result in all works to date being abortive.
- To produce a design code – not part of this project or budget but the principles set out in this Design Guide can be used to inform a future Local Plan making and design code.

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 The production of The South and East Lincolnshire Traditional Design Guide not only meets the above duties but is also an action identified within Holbeach and Spalding Conservation Area Appraisals and Management Plans also presented at this Cabinet but subject to a separate report as well as within the Spalding Heritage Strategy. All of the documents share an objective to ensure the design of new development is of high quality and complementary to the areas character.

2. Report

Spalding Heritage Strategy

- 2.1 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.
- 2.2 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 opportunity arises.
- 2.3 This document was produced in time to be used as evidence to inform 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.

- 2.4 While the action plan highlights a number of potential and existing projects many of these if taken forward would require further development should the opportunity become available.
- 2.5 Some of the actions included such as Townscape Assessment and Building Improvements have already been actioned by the production of the Spalding Conservation Area Appraisal and two Design Guides. These also share objectives of Spalding's Plan for Pride in Place.

South and East Lincolnshire Traditional Buildings Design Guide

- 2.6 The need to improve design was not just an outcome of the Holbeach and Spalding Conservation Area Appraisal and Management Plan but were also objectives for appraisal carried out in East Lindsey and Boston. Thus, it made sense to produce a SELCP wide Design Guide to address this need. While the combination of heritage assets may be unique to an area, they share common problems as well as construction methods. The conservation team for the partnership has since March 2025 been shared, so efforts are being made to ensure the advice provided by the team is consistent.
- 2.7 Unlike the appraisals the South and East Lincolnshire Traditional Buildings 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.. 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 consistent and informed advice to building owners and occupiers championing proper repair and maintenance of historic fabric.
- 2.8 It includes topics such as: Design Principles, Building Elements such as Windows, Doors, Walls, Roofs, Rainwater 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'.
- 2.9 Historic buildings exist throughout our area, not just inside our conservation areas. For this reason, the design guides focus is on traditional buildings not just properties within conservation areas so that it can be of assistance to the largest possible audience.
- 2.10 The South and East Lincolnshire Traditional Design Guide has been created with the National Design Guide (2019) principles in mind and mimics its circular approach. Traditional buildings and areas are increasingly coming under pressure of development, for example changes to our highstreets and the recent drive for energy efficiency often requiring careful consideration to avoid harm. In part the speed of change has also resulted in the loss of traditional knowledge and skills needed to preserve historic fabric. This design guide seeks to provide a basic level of understanding in the hope that these features can be conserved, so that they can be

enjoyed for their contribution to the quality of life of existing and future generations, a notion championed in paragraph 202 of the National Planning Policy Framework.

Public consultation

2.11 The documents were initially sent to Spalding Town Board in July 21st 2025 who were at that time coordinating Spalding Pride in Place. It was important to 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 for all of the 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 24th November 2025 and 28th January 2026 the second targeting business through the Spalding Business Improvement District. An event was also held in Holbeach in the Methodist Church on 24th 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 21st July 2025 and 9th February 2026, and at Policy Development Panel on 3rd 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 27th May 2026, where the documents received support.

2.12 All responses received were considered for incorporation into the final versions of the documents. A redacted version of comments and changes to the South and East Lincolnshire Traditional Buildings Design Guide made can be found in Appendix 2.

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 is in line with paragraph 206 of the National Planning Policy Framework to make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.

Implications

South and East Lincolnshire Councils Partnership

Approval of the Design Guide will be sought from East Lindsey District and Boston Borough Councils.

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

None.

Data Protection

None

Financial

None.

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 began on the 20th 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 the councils 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 24th November 2025 and 28th January 2026 the second targeting business through the Spalding Business Improvement District. An event was also held in Holbeach Methodist Church on 24th 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 2025. 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 27th May 2026. As a Cabinet Decision the item has also been included on the forward plan.

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	South and East Lincolnshire Traditional Buildings Design Guide
Appendix 2	SELDG Summary of Changes
Appendix 3	Spalding Heritage Strategy
Appendix 4	Spalding Heritage Strategy – Action Plan
Appendix 5	Spalding Heritage Strategy – Theory of Change

Please note that Appendix 1 can be accessed via the link provided which is taken from the council's consultation webpages where the full suite of Heritage Consultations are viewable - [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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