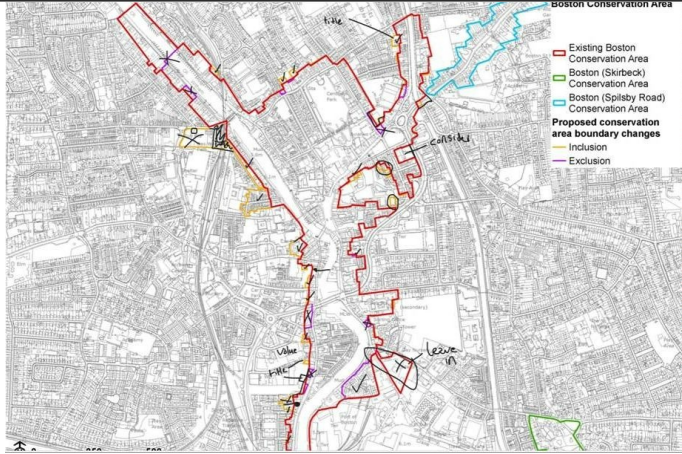


Boston CAA/MP Review of Public Consultation Feedback March 2026

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)
D Braddy, Witham Fourth District Drainage Board	Letter	Other	As a Board we fully support the careful and considerate management of Conservation areas in Boston. At the same time, we ask that consideration is made to the management of surface water discharges and the effect of any work on the network of watercourses within Boston Borough. We ask that each individual case of any alteration or work there is consideration given to the management of flood risk and water level management and that contact is made with the Board so we can assess the impact of any proposals	Thank you for your feedback. The comment falls outside the scope of Conservation Area Appraisals.	No change to the document.
Resident/Owner/Occupier (outside the Conservation Area)	Excel	Other	Details of flood map would be useful with expected sea level rise. Additionally historic flooding would be interesting.	Thank you for your feedback. Conservation Area Appraisals do not cover flood risk and historical flood records.	No change to the document.
Cllr Mike Gilbert		Other	I think people might be concerned about the risk of retro fitting appropriate windows etc. This would be something that would cause some anxiety but could be a longer-term issue of no current concern to residents. Overall though I'm really keen that this iconic street (Tower Street) is given as much protection as possible.	Thank you for your feedback. The dwellings along both sides of Tower Street have been proposed for inclusion in the Conservation Area Appraisal.	No change to the document.
Chris Young Emma Young	Email/word	Other	Asking for more details about the conservation area plan	Thank you for your feedback.	No change to the document.

Emilie	Image	Boundary	 <p data-bbox="875 616 1554 671">Various amendments to the boundary are suggested on a copy of the building map.</p>	Thank you for your feedback.	The feedback has been included in the updated boundary.
Boston Preservation Trust Civic Group	pdf	Boundary	It was noted that Friar Court & Lindis Court were being excluded. Whilst these buildings are modern, they should not be excluded so that the integrity of the area is maintained.	Thank you for your feedback.	Following the review of the boundary based on all consultation responses, Lindis Court is to remain in the conservation area, and the small portion of Friary Court that was in the conservation area is to be excluded.
		Boundary	18-21 Witham Gardens which do back onto the river and 28-50 Witham Bank West were being excluded.	Thank you for your feedback.	.Following the review of the boundary based on all consultation responses, these addresses are to remain in the conservation area.

		text	It was agreed whilst we understood the need to review some minor alterations, these would potentially change the look of the area and what was the reasoning behind all the proposed changes.	Thank you for your feedback.	Rationale for the boundary changes to be included in the Appraisals boundary review section.
		Boundary	We are surprised and concerned for some proposed changes to the boundary, and we felt that by being included there would be more planning control of the area.	Thank you for your feedback.	No change to the document, but please see responses to specific boundary comments above.
		Boundary	Town centre car parks must be retained and within the Conservation Area.	Thank you for your feedback. No town centre car parks are proposed to be removed from the conservation area.	No change to the document.
		Boundary	The cemetery is not included, and we recommend that it should due to its historic nature and the Victorian buildings.	Thank you for your feedback. Boston Cemetery is some 600m outside of the conservation area. Given this distance, it should be considered for conservation area designation in its own right. The original (1854) Cemetery is a Registered Historic Park and Garden and is therefore already	No change to the document.

				a designated heritage asset.	
		Boundary	There are many green spaces in Boston not mentioned.	Thank you for your feedback. The CAA/MP is not an exhaustive description of the conservation area, but a brief statement of its special architectural or historic interest.	No change to the document.
		Boundary	Historic bridges over the Maud Foster Drain should be included.	Thank you for your feedback. Hospital Bridge and Bargate Bridge are both proposed for inclusion in the conservation area.	No change to the document.
		Boundary	We are particularly disappointed to see that the list of removals includes St. John's recreation ground and part of Witham Bank West including the bank of the Witham. Removing areas that are green spaces and are, no doubt, currently protected against development because of their conservation area status seems a backward step and indeed seems contrary to your objective on preserving Green/Open spaces on p.58.	Thank you for your feedback. Following the review of the boundary and all consultation comments, this area is to remain within the Conservation area boundary.	References to this area being excluded from the conservation area have been deleted.
		Boundary	While the Civic Group welcome the proposal to include even more of the town in the Conservation area's boundary, we are rather surprised that almost as many areas are proposed for exclusion.	Thank you for your feedback. We have revised the boundary in line with the public	The feedback has been incorporated.

				consultation and officer's comments.	
		Other	In fact, we really cannot see why any of the areas would be removed at all.	Thank you for your feedback.	No change to the document, though please see responses above concerning specific boundary changes.
		Boundary	A commitment to maintaining the historic core of Boston as a whole is essential.	Thank you for your feedback.	No change to the document.
Mr. David Richard Barton		Text	This is a proforma that makes no mention of Boston Conservation Area.	Thank you for your feedback. No action needed.	No change to the document.
Angela Puiy		Other	review on shop front policies	Thank you for your feedback	No change to the document.
Rose Thompson Historic Places Adviser (Historic England)		text	It would be useful to have a rationale/ justification within the document for the proposed boundary changes within the section on Page 9. Some are self-explanatory but others aren't - for example a section to the north of the Riverside Character Area is proposed for removal. This area appears verdant in nature and its proposed removal may weaken controls in relation to trees. Therefore, an explanation within the appraisal as to why this area no longer contributes to the character and appearance of the conservation area and is proposed for removal would be useful.	Thank you for your feedback.	The feedback has been included on page 7.
In person comments		Boundary	Northern area along the river is down to remove but queries that these properties have large gardens and a decent number of trees that this would then negatively affect by leaving them unprotected.	Thank you for your feedback.	.Following the review of the boundary based on all consultation responses, these addresses are to remain in the conservation area.

		Other	General assumption that the CA was more restrictive than it actually is and why can't we make people do things... that would require an article 4 direction.	Thank you for your feedback.	Rationale for the boundary changes to be included in the Appraisals boundary review section.
		Other	Cllr Gilbert asked about its impact on the public realm, could we then ask for better quality street furniture - specific reference to streetlamps on Tower Street which he hand painted.	Thank you for your feedback. Conservation Area designation should be a tool for enhancing the public realm. Improving the public realm is a proposal of the Management Plan.	No change to the document.
		Boundary	Area around the skate park, contains a large number of trees; to remove it would put those at risk. Alternatively, there is a nice villa on the corner of the park not in the CA which contributes positively which could do with being added.	Thank you for your feedback. The villa is already in the conservation area.	Following the review of the boundary based on all consultation responses, these addresses are to remain in the conservation area.
LUC - Boston comments from client	Word doc	text	Page 1 – add - Boston Town Centre Conservation Area Consistently refer to it as Boston Town Centre Conservation Area throughout the document. Change date to April 2026	Thank you for your feedback.	Page 1 in the title and throughout the document.
		text	Page 3 – Replace sentence with - Boston has a unique history, and it is from this that it draws its individual character.	Thank you for your feedback.	Page 3 in the first sentence
		text	Pages 3 and 4 – can we get these on the same page (to match Spalding?)	Thank you for your feedback.	Both on page 3 and the pictures were removed.

		text	Page 4 – there is no mention of shopfronts, empties or poor signage or underused/maintained upper floors in issues yet this is included in the HAR explanation on page 5. Please add.	Thank you for your feedback.	Feedback added on page 4
		text	<p>Page 5 – first sentence is unnecessary. Might become quickly outdated due to LGR. Start with “Boston is a historic port...”</p> <p>Reword start of 2nd paragraph “The Boston Town Centre Conservation Area covers 68ha. This large and varied area includes the”</p> <p>3rd paragraph amend 2nd sentence”.and updated as part of this appraisal.”</p> <p>‘will contain’ becomes “contains”</p> <p>Replace 4th paragraph with:</p> <p>“In 2009, the Boston Town Centre Conservation Area was added to Historic England’s National Heritage at Risk Register. It remains on the list and is currently described as:</p> <p>Condition: Very bad</p> <p>Vulnerability: Medium</p> <p>Trend: Improving</p> <p>The area has been included on the Heritage At Risk Register due to a number of reasons including loss of historic architectural details, physical deterioration of buildings due to lack of investment and high levels of vacancy, as well as clutter specifically relating to signage and public realm.</p> <p>This appraisal...” [EW1.1]</p> <p>What is a conservation area on a new page. Replace it with the pictures lost on pg 3-4.</p>	Thank you for your feedback.	The feedback has been incorporated on Page 4-5
		text	Page 7 – Why are special conservation area controls necessary? Much repeated from Intro only needed the once see page annotated.	Thank you for your feedback.	The feedback has been incorporated on pg – 6-7
		text	Page 8 – hopefully now fits on page 7.	Thank you for your feedback.	The feedback has been incorporated on pg 7.

		boundary	Page 9 – inclusions and exclusions look good but needs amending to reflect annotated map. Notable differences, not to remove top of riverside areas and not to remove skate park due to trees. Not to remove s of High Street due to control of future development but to generally tidy up the boundaries here to include full plots. Tidy of boundaries elsewhere yes. Iceland keeps for future control. Area around station too large. Reduce and consider A4 for the pub.	Thank you for your feedback.	The feedback has been incorporated into the updated Conservation area boundary.
		Boundary/Image	Page 20 – map character areas to include additions. So, we know what character areas they are associated with.	Thank you for your feedback.	The feedback has been incorporated.
		text	Page 21 not over two columns.	Thank you for your feedback.	The feedback has been incorporated pg 20 in Indesign.
		text	Page 22 – same comment as page 20.	Thank you for your feedback.	The feedback has been incorporated.
		text	Page 28 – same as above	Thank you for your feedback.	The feedback has been incorporated.
		text	Page 33 – same as above.	Thank you for your feedback.	The feedback has been incorporated.
		text	Page 45 - same as above but I think due to scale this page is more difficult to see which bit riverside is referring too. So, can the character area maps grey out the areas not being discussed? Scheduled monuments need adding to the maps.	Thank you for your feedback.	The feedback has been incorporated.
		text	Page 52 – although there are not scheduled monuments in the character zone you could mention Hussy Tower being nearby.	Thank you for your feedback.	The feedback has been incorporated on Pg 57
		text	Page 53 – seems a better place to put the HAR paragraph. Boston does not have a HAZ. Do you mean PSiCA, THI or Town Deal, Heeling the High Street, Levelling Up or now the new Pride in Place?	Thank you for your feedback.	The feedback has been incorporated page - 59.
		text	Page 54 – could just be a zoomed in map of the area covered by the A4. Blank page between the two documents. Or photo.	Thank you for your feedback.	The feedback has been incorporated.

		text	Page 56 - Management Plan – needs an introduction what is a management plan? Why have we got these objectives? What happens next? Include the objectives clearly, number them.	Thank you for your feedback.	The feedback has been incorporated in the Word document on Page 61-65.
		Text	Page 6 - what is a conservation area, start new paragraph after desirable to preserve or enhance. Replace remaining text with “The legislation applies nationally to England, although conservation areas are themselves identified and designated by local authorities. The council can then use the designation as a reason to support or refuse development affecting a conservation area, to support its continued preservation or enhancement.” 2 nd bullet point Communal why is this not in Spalding’s?	Thank you for your feedback.	The feedback has been incorporated in the Word document on Page 5.
Sarah Grundy		Other	Boston: No reference to EUS or HER. Transported have created public art which in my opinion enhances the Conservation Area, such as the Boston Buoys and the Dolphin Lane mosaics. 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 artist collaboration on design to give new perspectives and support with community engagement.	Thank you for your feedback.	The feedback has been incorporated in the Word document on Page 67.