Online Comment

Application	H16-0104-20
Location	Springfields Outlet Centre Camel Gate Spalding PE12 6EU
Proposal	Proposed Extension of Springfields Outlet Shopping & Leisure, to comprise demolition of the existing NFU Mutual offices and provision of comparison retail floorspace (Class A1), flexible retail and/or coffee shops/restaurants floorspace (Class A1/A3), access, revised car parking, landscaping and associated works.

Name	Ian Marshman - Historic Environment Officer
Address	Historic Environment Officer Lincolnshire County Council Lancaster House LN1 1XX
Date Submitted	09-03-20
For/Against	Comments

The original Springfields development took place prior to the formal consideration of archaeology within planning. However, when previous expansion of the retail offer took place 20 years ago a number of archaeological evaluations were carried out to inform development, in light of the evidence for Roman salt making nearby. The evaluations were conducted only in areas that were then scheduled for development, meaning that much of the area of the current proposals was not investigated.

The previous evaluations revealed evidence for Saxon and early medieval settlement edge activity, agriculture, water management and a range of preserved palaeoenvironmental remains. The greatest concentrations of activity focused on a roddon (silt filled a former water channel) that crossed the western part of the site in a southeast-northwest alignment broadly parallel with the modern Coronation Channel.

The north and western parts of the proposed development (Area 2 and 3 in the developer's Heritage Assessment) do not justify further archaeological work on the basis that the proposed development would only have a limited ground impact, and Area 3 (main car park) was investigated during previous evaluation in the early 2000s.

However, in the southern part of the site, the previous evaluations revealed an 11th century trackway with associated enclosures to the south of the NFU offices (Area 2 in excavation reports) that was on north south alignment that would logically extend into the area of the proposed extension of retail provision. This trackway was maintained into the medieval period, with new ditches dug in the 12th century. Excavation in Area 2 was completely within the roddon, so there is currently no evidence as to where it ended in the north. Evaluation Trench 1 to the north of the proposed extension of retail provision also produced evidence for Saxon activity. There is therefore potential for archaeological remains between the two previously investigated areas (Area 2 and Trench 1) to survive, with the trackway and associated evidence for settlement edge activity adjacent likely to continue across the area that will be impacted by the proposed retail development.

This area is currently in use as a car park on the site, but aside from any drainage this is unlikely to have had a particularly deep ground impact, meaning that there is potential for archaeological remains of cut features such as the trackway to survive outside the footprint of the present NFU building.

This office therefore does not agree with the conclusion reached in the Heritage Assessment that no further archaeological work should be required.

It is therefore recommended that the developer should be required to commission a Scheme of Archaeological Works (on the lines of 4.8.1 in the Lincolnshire Archaeological Handbook). This should be secured by South Holland District Councils Standard Conditions AR01, 02 and 03. Initially, it is envisaged that this would involve a phased approach, with a programme of post-determination trial trench evaluation in the area of the proposed expansion of retail provision (carried out after area's present use ceases but prior to development commencing), to inform, if necessary, the production of a mitigation strategy to ensure that any remains revealed are either preserved in situ, or adequately recorded prior to their destruction.

"They [The local planning authority] should .... require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part), in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publically accessible" NPPF, 189.