

Council of the Isles of Scilly Planning Application

Ref: P/20/016/FUL

Consultation Response

Consultee: Cornwall Archaeological Unit

Date: 3rd April 2020

Ref: P/20/016/FUL

Site: Amaryllis, Buzza Hill, St Mary's, Isles Of Scilly.

Proposal: Conversion and extension of existing garage to create retirement bungalow.

You are being consulted on this application as you may wish to make comments before a decision is made. Should you wish to make any comments on this application, please complete the response form below and return to planning@scilly.gov.uk by 27th April 2020 or by post to the Planning Department, Town Hall, The Parade, Hugh Town, St Mary's, Isles of Scilly TR21 0LW.

Link to application: <https://www.scilly.gov.uk/planning-application/planning-application-p20016>

I look forward to receiving your comments in due course. If I have not heard back from you by the 27th April 2020 then I will assume you have no comments to make.

Comments:

Thank you for consulting us on this application. We have consulted the Cornwall & Isles of Scilly Historic Environment Record and note that a number of known heritage assets are located nearby, including a Scheduled Bronze Age entrance grave (DCO554, MCO30225), a previously excavated entrance grave (MCO30226), a Scheduled Bronze Age cairn (DCO515, MCO30721), and a Grade II Listed windmill (DCO14359, MCO30230). An additional cairn is mentioned in the Scheduling for the entrance grave as having been on Buzza Hill.

While we welcome the inclusion of a Heritage Statement it does not adequately explore the potential for buried archaeological remains. It is also unclear why there will be 'negligible impact [by this development] on the ...Archaeological Constraint Area as a result of the surrounding modern development providing a modern street scape, and disturbing/destroying any below-ground archaeological remains through extensive construction work.' It is the impact of this proposal that should be measured, not previous development. Given the important prehistoric monuments in the immediate vicinity there is a high potential for significant buried archaeology.

We would therefore consider it prudent that an archaeological watching should be carried out during the early stages of groundworks, undertaken by a suitably qualified organisation or individual. We

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would advise, for the above reasons, that any consent issued should carry the condition as worded below of sections A-D inclusive (please do not split into separate Conditions or treat separately), which includes words recommended by the Association of Local Government Archaeological Officers (ALGAO), as follows:

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- A) No demolition/development shall take place until a programme of archaeological recording work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions, and:
1. The programme and methodology of site investigation and recording
 2. The programme for post investigation assessment
 3. Provision to be made for analysis of the site investigation and recording
 4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
 5. Provision to be made for archive deposition of the analysis and records of the site investigation
 6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation
- B) No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).
- C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.
- D) The archaeological recording condition will normally only be discharged when all elements of the WSI including on site works, analysis, report, publication (where applicable) and archive work has been completed.

A pre-commencement condition is necessary in this instance due to the need to ensure that a programme and methodology of site investigation and recording of archaeological features is undertaken before physical works commence on site. This is in accordance with the provisions of NPPF (2019) Chapter 16, paragraph 199 and Isles of Scilly Local Plan policy 1(B).

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Name: Sean Taylor

Date: 16/4/2020