

# Planning Application

Ref: P/24/028/FUL

## Consultation: Cornwall Archaeological Advice Request

### Consultee:

**Date:** 23rd May 2024**Ref:** P/24/028/FUL**Site:** Ex-Secondary School Site, Carn Thomas, Hugh Town, St Mary's.**Proposal:** Construction of 27 new homes including landscaping, surface water management, renewable energy, on-site road access and footpaths, vehicle parking, refuse and cycle provision, provision of public open space and single point of vehicular access off Telegraph Road (Major Development).

You are being consulted on this application as archaeological input is required to inform the decision. Please complete the response form below and return to [planning@scilly.gov.uk](mailto:planning@scilly.gov.uk) as soon as possible and no later than **14th June 2024** or by post to the Planning Department, Town Hall, The Parade, Hugh Town, St Mary's, Isles of Scilly TR21 0LW.

I look forward to receiving your comments in due course.

Link - <https://scilly.gov.uk/planning-application/planning-application-p24028ful>

### Comments: Cornwall Archaeological Unit

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Thank you for consulting us on this application.

We have consulted the proposed plan (External works plan, dated 30/04/24), the Geotechnical Investigation (GI) summary report (Wheal Jane Consultancy 2020) and the Heritage Assessment (HA) (AC Archaeology October 2022), together with the information held by the Cornwall and Isles of Scilly Historic Environment Record (HER).

The northern part of the application site has been previously developed as a school, now demolished. The central and southern part of the application site is formed by a prominent ridge of relatively high ground, now largely scrubbed over except for the small area of the former games area.

The c1880 and c1907 Ordnance Survey (OS) maps shows the site as an area of rough ground, crossed by a network of paths, helping to gain access to a network of small plots on the edge of Lower Moors. The area is recorded as 'Downderry' (MCO64413), referring to the location of a former

# Planning Application

Ref: P/24/028/FUL

settlement, located off the exposed rocky ridge but with activity potentially extending on to the higher ground.

We concur with Section 7 of the HA that as a prominent ridge above Lower Moors, it is possible that the application site has been the focus of prehistoric funerary activity and/or temporary, seasonal occupation. These features could be of high importance for the evidence they contain to further our understanding of the Isles of Scilly and SW Britain in prehistory.

The previous ground disturbance on the northern end of the application site will have removed any archaeological potential here, and the geotechnical works undertaken to date demonstrate the extent of the ground disturbance here (Wheal Jane Consultancy April 2020).

Therefore, any archaeological potential lies in the previously undisturbed ground, that is the land proposed for the five dwellings in the upper middle of the site (Units 23 to 27 incl.), their terraced gardens, service trenches and potentially, the seating area and paths.

We therefore consider it prudent that archaeological monitoring and recording (in the areas outlined above) should be carried out during the early stages of groundworks, undertaken by a suitably qualified organisation or individual and to the guidance provided by the Chartered Institute for Archaeologists (CIfA) and where relevant, Historic England.

We 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:

- A) No development shall take place until a programme of archaeological recording work including a Written Scheme of Investigation (WSI) has been submitted to and approved by the local planning authority in writing. The WSI 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 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 only be discharged when all elements of the WSI including on site works, analysis, report, publication (where applicable) and archive work has been completed, and a final report has been submitted to, and approved by, the Local Planning Authority.

# Planning Application

Ref: [P/24/028/FUL](#)

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 (2023) Chapter 16, paragraph 211 and the Isles of Scilly Local Plan policy OE7.

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<b>Completed By</b>	<b>Time Spent</b>	<b>Date</b>
<b>Peter Dudley</b>	<b>1.5</b>	<b>05/06/2024</b>
<a href="#">P/24/028/FUL</a>		