

King, Andrew

From: Ratcliffe Daniel [dratcliffe@cornwall.gov.uk]
Sent: 16 June 2015 22:54
To: King, Andrew
Cc: Walton, Lisa
Subject: RE: P/15/045: Demolition of two chalets and replacement with dwelling at Borough Farm, Tresco

Thanks for consulting me on the proposals for this site.

The Cornwall and Scilly Historic Environment Record (CSHER) (MCO30203) records that the settlement of Borough is likely to be on the site of the settlement *Cheyncruk juxta Senicola*, a Cornish placename meaning 'house of the mound of St Nicholas'. The current placename is thought to derive from 'burrow' (mound); a probable Bronze Age cairn (MCO30196) survives just to the immediate west of the settlement. Further prehistoric activity is recorded within 50-100m of the development site by records MCO30197 and MCO30205 both of which relate to finds of prehistoric stone tools. Most significantly CSHER MCO30198 records the top half of a prehistoric rotary quern in the boundary of the current development site, which was first discovered when the foundations for the current chalets were dug.

Rotary querns are a typical technology of the Romano British period, normally associated with domestic sites. That one was found during excavation of the limited foundations likely to have been required for the current timber structures indicates that the more extensive foundations that will be required for the proposed development have a clear potential to disturb significant archaeological remains.

P128 of the NPPF states

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

P129 of the NPPF states

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

P141 of the NPPF states

Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also 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) publicly accessible.³⁰ However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

Policy 1 of the IoS Local Plan states

To ensure that all relevant future development proposals respect and protect the recognised quality of the islands' natural, archaeological, historic and built environment, they will be permitted only where, as applicable, they:

- (a) Conserve or enhance the natural beauty, wildlife and cultural heritage of the Area of Outstanding Natural Beauty and protect the unspoilt character and good appearance of the Heritage Coast;
- (b) Preserve nationally important archaeological remains and their settings;

In accordance with P128 of the NPPF it is recommended that the applicants seek the advice of a professional archaeologist, who should prepare a report to inform the close design of the construction programme. The report, should assess and/or evaluate the potential of the site, observing and reporting on any geotechnical testing or slab removal done in advance of construction works, or undertaking, if the applicant chooses some specifically archaeologically designed evaluation trenches. The applicants should be advised on ways to minimise the ground disturbance involved in the proposals.

In accordance with the approach indicated by P129 these steps are intended to provide information to the LPA, and the applicant with the opportunity to minimise the risks to potential archaeological remains on the site, however, regardless of the extent to which the applicant takes this opportunity the LPA would be advised in accordance with P141 of the NPPF to ensure that any consent is accompanied by the following archaeological conditions, which will secure archaeological monitoring of the development, and appropriate recording of any findings (including deposit of archives with the Isles of Scilly Museum), at the expense of the developer.

The overall approach recommended would inform the application of Policy 1 of the Local Plan.

Conditions should read,

"A) No development shall commence until a programme of archaeological 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 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. "

I hope the above is clear and straightforward, but please don't hesitate to contact me if any clarification is required.

Daniel Ratcliffe MA MCIFA

Historic Environment Strategy Lead

Cornwall Council

External tel: 01726 223463 (internal x423463)

Mobile: 07876 266 043

dratcliffe@cornwall.gov.uk

From: King, Andrew [mailto:AKing@scilly.gov.uk]

Sent: 16 June 2015 13:56

To: Ratcliffe Daniel

Cc: Walton, Lisa

Subject: P/15/045: Demolition of two chalets and replacement with dwelling at Borough Farm, Tresco

Dear Consultee,

CONSULTATION ON PLANNING APPLICATION

PLANNING REFERENCE

P/15/045/FUL

DEVELOPMENT PROPOSED:

Application for the demolition of two existing holiday chalets and replacement with one dwelling (as approved under P/07/124/FUL)

LOCATION:

Borough Chalets, Borough, Tresco

The Local Planning Authority would like to consult with you on the above application. Should you wish to make any comments on this application, please make them in writing by **7th July 2015** to the Planning Department, the Town Hall, The Parade, Hugh Town, St Marys, Isles of Scilly TR21 0LW or by email to planning@scilly.gov.uk. All forms, details and plans submitted with the application are available online here: <http://www.scilly.gov.uk/planning-application/planning-application-p15045>

If you are having trouble viewing this or any of the attachments on the website please contact us.

I look forward to receiving your comments in due course. If I have not heard from you by the **7th July** I will assume you have no comments to make on this application.

Regards,

Andrew King

Officer: Planning & Development Management

Council of the Isles of Scilly, Town Hall, The Parade, St Mary's, Isles of Scilly, TR21 0LW

Direct Line: 01720 424313 | Planning: 01720 424350 | Reception: 01720 424000 | aking@scilly.gov.uk | planning@scilly.gov.uk |

www.scilly.gov.uk

Please note that the Council may need to disclose this e-mail under the Freedom of Information Act 2000 or the Environmental Information Regulations 2004. The information in this e-mail and any attachments is confidential and may be legally privileged. It is intended for the attention and use of the named addressee(s) and must not be disclosed to any other person without our authority.

If you are not the intended recipient, or a person responsible for delivering it to the intended recipient or are aware that this e-mail has been sent to you in error, you are not authorised to and must not disclose, copy, distribute, or retain this message or any part of it. This email is not (nor forms any part of) a legally binding contract. E & OE. If you have received this e-mail in error please inform postmaster@scilly.gov.uk

The statements and opinions expressed in this message are those of the author and do not necessarily reflect those of the organisations within the Council of the Isles of Scilly or any of its Committees.

This e-mail and attachments are intended for above named only and may be confidential. If they have come to you in error you must take no action based on them, nor must you copy or show them to anyone; please e-mail us immediately at enquiries@cornwall.gov.uk.

Please note that this e-mail may be subject to recording and/or monitoring in accordance with the relevant legislation and may need to be disclosed under the Freedom of Information Act 2000 or the Environmental Information Regulations 2004.

Security Warning: It is the responsibility of the recipient to ensure that this e-mail and any attachments are virus free. The Authority will not accept liability for any damage caused by a virus.