

From: Ratcliffe Daniel
Sent: 07 January 2016 10:31
To: King, Andrew
Subject: RE: P/15/107/FUL: Land at Peninnis Farm, King Edward's Road, St Mary's

Dear Andrew,

Thanks for consulting me on the above application.

Significance

The development is proposed within a historic agricultural enclosure to the rear of traditional and modern farm buildings at the landward end of the Peninnis peninsula. As with much of the islands Peninnis is an archaeologically rich locale. Prehistoric settlement is known from the Bronze Age around the coastlines, notably from the eroding cliff faces about 150m to the west of the development site, whilst the ridge of the peninsula contains evidence of a number of monumental funerary mounds (barrows) of the same period, the closest of which is a Scheduled Monument about 140m NNE of the site. As a result there is a reasonable potential for the site to contain archaeological remains.

Impact

The construction of the type of development illustrated on the supplied plans can be expected to remove ground down to periglacial *head* deposits. Stratified archaeological deposits in Scillonian agricultural land are generally cut into the periglacial deposits. Consequently development impacts including but not limited to the making of foundation levels for buildings and access ways, the installation of services and the making of cuts for the insertion of below ground installations for dealing with waste water and sewage are likely to destroy any archaeological remains present.

Policy

Policy 1 of **the IoS Local Plan 2005** states, "To ensure that all relevant 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:

b) Preserve nationally important archaeological remains and their settings

The National Planning Policy Framework states (P141) that LPAs "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."

Recommendation

We recommend that a planning condition is attached to any consent to ensure an archaeological watching brief (as defined by the Chartered Institute of Archaeologists) is undertaken on all groundworks connected to the

development. Appropriate model wording to secure this aim is provided by Historic England and supported by Government as follows,

No demolition/development shall take place/commence until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI

The applicant should be advised to work with their development team to minimise as far as possible ground disturbance associated with the development. This will minimise the risks associated with unexpected archaeological complexity being encountered

I trust the above is clear and straightforward, but please do contact me if further advice is required.

Daniel Ratcliffe MA MCIFA

Historic Environment Strategy Lead

Cornwall Council