

P/17/080 Erection of a new dwelling for staff accommodation, to include 3 ensuite bedrooms and shared lounge/kitchen facilities. Land Adj To Adam's Fish & Chips Higher Town St Martin's Isles Of Scilly

Thank you for consulting us on this application. We have consulted the Cornwall & Isles of Scilly Historic Environment Record and note that the site lies close to a possible prehistoric hut circle (MCO30661) and around 100m north of a cluster of prehistoric to Roman sites on the shoreline of Higher Town Bay.

We note the applicant's statement concerning the construction methodology and the absence of deep footings. However, we feel that given the concentration of sites in the vicinity that a watching brief should be carried out during the early stages of groundworks, undertaken by a suitably qualified organisation or individual, and subject to a Condition attached to planning consent. This is in accordance with the provisions of NPPF Section 12, paragraph 141.

We recommend, if consent is given, a single archaeological recording condition of sections A-C 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 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.

[Note: 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.]