

Application number: P/17/113

Application type: Full

Applicant name: Mr Tom Smith

Site address: Land At Downs Farm Downs St Agnes Isles Of Scilly

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Thank you for consulting us on this application. We have consulted the Cornwall & Isles of Scilly Historic Environment Record and note that the proposed building lies within 100m or so of the Scheduled and Listed lighthouse (DCO620, DCO14372, MCO31432) and a Listed ancillary building (DCO14316, MCO58017). Whilst we note the comment of the Design and Access Statement that the building will be 'tucked down below the tree line' we would welcome a photo from the site in the direction of the lighthouse (and vice versa if possible) so that we can assess any potential impacts upon the setting of the lighthouse.

We also note that the proposed development lies within land characterised as Anciently Enclosed Land by the Isles of Scilly Historic Landscape Assessment and Management Strategy. This historic landscape character (HLC) type is known to be high in potential for buried archaeological remains of the medieval or earlier periods.

For this reason we consider it prudent that should permission be granted an archaeological 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.]