

INTERNAL MEMORANDUM

To: Alistair Coates

From: Jayne Fawdry HET

D C Reference: P/2011/1673

Date: 11 January 2012

Historic Environment Consultation Response

Address: Plemont Bay Holiday Village, La Route de Plemont, St. Ouen, JE3 2BY

Grade: Potential Listed Building, Listed Place

Further to your request dated 11/01/2012 my comments are as follows:

The HET comments are as previously given on the original scheme(ref P/2009/2108) (27/11/2009 & 14/01/2010) as the proposed revisions in the current scheme would not affect the original advice.

As MOLAS have carried out an Archaeological Desk Based Assessment I am content to use the conclusions of this document to guide the level of information needed in the EIS. It is unlikely there is a strong archeological presence on this site. However there is some possibility of a pre-historic flint site. MOLAS's proposed mitigation, which is by evaluation forming part of an agreed Archeological Project Design would need to be included in any arising EIS.

There is a German WWII observation bunker on the site. On other such sites in Jersey there have been remains of associated structures and tunnels discovered on commencement of works. There are refurbishments proposed as part of this application. The mitigation measures to deal with hidden features should form part of the EIS.

The Archaeological Adviser to the Department made the following comments on the archeological assessment report of the site undertaken by MOLAS which accompanied the original application;

"The archaeological desk-based assessment prepared by MOLAS in 2006 is slightly outdated by changes to the scheme and new discoveries of possible German 1940s defence features but is essentially a useful assessment, and I agree with the principal findings of this report.

The proposed development site is recorded as including AS 12, and is in proximity to several other protected sites. The report indicates that the site includes, or has the potential to include, archaeological deposits of the Neolithic period (Flint working site and a possible former megalithic grave), remains associated with the undated promontory fort to the north (AS 128), a number of boundaries and banks of possible medieval origin, the possible location of a Post-Medieval beacon and associated structures, the remains of a 19th century hotel building, and the remains of the 1930s holiday camp. Whilst the report notes the presence of the German 1940s bunker within the site, further information in the Strata Surveys Ltd report (site conditions and ground contamination) suggest there may be other previously unidentified 1940s defence sites within the proposed development site.

The proposals as set out in the cd (and summarised in the BDK Architects Design Statement) would result in impacts to both known and potential archaeological remains within the site. These remains vary in significance from low (eg the remains of the 19th century hotel) to potentially high (eg the Neolithic flint working site and possible megalithic grave). Accordingly I would recommend that the applicant is required to undertake an archaeological field evaluation of the proposed development site, with the objective of clarifying the extent, form and significance of archaeological remains that may be affected by the proposals in order to enable an informed planning decision to be made and, potentially, to devise a suitable mitigation strategy.

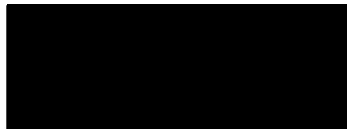
N.B. A brief for the Archaeological field evaluation was attached to the original comments.

The applicant will need to commission an approved archaeological contractor to prepare and submit a Project Design in response to the brief. Once the Project Design is approved, then the field evaluation may go ahead. I think it is worth pointing out at this stage that the field evaluation may show the presence of significant archaeological remains within the site and that further archaeological intervention may be necessary as a condition of any consent.

The process of field evaluation is basically a test to establish the presence and nature of any remains that may be present and is not in itself a substitute for a full excavation. Further intervention may include full excavation or an archaeological watching-brief, for example”.

Policy considerations are Policy SP4,HE1 and HE5 of the Jersey Island Plan 2011.

Please note that this response only deals with the Historic Environment aspects of the proposal. There may be other issues to be considered. To assist both applicants and agents any further comment or discussion on issues arising from the above should always be addressed to the Planning Case Officer.



Historic Environment Team

