



DEPARTMENT FOR INFRASTRUCTURE | JERSEY PROPERTY HOLDINGS

Public Inquiry into P/2016/0870 (January 2017)

Proposed School, Les Quennevais

Construct secondary school with associated external facilities, parking, landscaping and sports field. 3D Model Available. AMENDED ADDRESS. ADDITIONAL PLANS energy centre drawings AMENDED PLANS revised vehicular exit, widening of La Rue Carree.

Field No. 80, 84, 85, 86, 86A, 87, 87A, 88 & 88A
La Rue Carree, St. Brelade,

Rebuttal Proof

Richard Glover BA DipTP Dip UD MRTPI

1. It is not ideal to submit rebuttal proofs to public inquiries but the exchange of proofs of evidence was the first time the Department of the Environment had offered any substantive comment on the application for planning permission since its submission in July 2016. This has put the applicant at a significant disadvantage. Whereas the Department of the Environment has had 6 months to consider the information accompanying the application and the applicant has had just over 1 week to consider the Department of Environment's position.
2. The inspector has been extremely accommodating with regard to deadlines for submissions and the timetabling of the inquiry seeking to avoid any delay to the process and the applicant is very grateful for this accommodation. However it will assist the inspector if some of the issues raised in the Department of Environment's proof of evidence are set out formally rather than verbally at the hearing. As such below is a short rebuttal proof that seeks to formally address some of the points contained within the DoE proof.

Need for the School

3. The DoE proof (para 5.5) raises the issue of review catchment area for the school and why this cannot be managed to address any pressures on school places. This is as envisaged in the supporting text to Policy SC01 of the Revised Island plan 2011. Attached at Appendix RG5 are details of the school roll forecasts which supplement Table 7.1 in the EIS. This information indicates that the school roll as a whole is increasing across Jersey. This means that there is additional pressure on all individual schools and the result is that there is no opportunity to manage admissions through catchment area management
4. The Minister for Education and the Headteacher of the school will refer to these figures appropriately during the presentation of their evidence

Consideration of alternatives

5. In regard to the sequential test submitted to accompany the application it is comforting for confirmation that the approach adopted represents a familiar framework which is accepted as robust. (DoE proof para 6.2) Up until the exchange of proofs of evidence the applicant did not know whether the approach was considered appropriate. As to the approach being familiar, it would have been useful if this had been indicated in pre-application correspondence.

Consideration of alternatives – Longlist Option 2 (Chapter 6 para 6.42 of the EIS)

6. Para 6.5 of the Doe proof of evidence indicates that there seems to have been little consideration of considering flexibility of the format of the proposal in discounting this Option. This is not the case, in fact it clearly demonstrates that consideration was given to flexibility in the format by considering whether the new school could be delivered differently. The idea of splitting the school across 2 different sites, close together but separated by a well-established pedestrian / cycle thoroughfare does not reflect the criteria adopted for the design of schools but it was considered. In the end significant concerns over safeguarding of pupils along with the considerable disturbance there would be on the existing school site during the construction period – as the option included redevelopment and decanting of facilities to allow rebuild on the existing site to provide some of the required accommodation – resulted in the conclusion that the option was not suitable or viable

Consideration of alternatives – Shortlist Option 1 (Chapter 6 para 6.60)

7. Discussion over the potential of the school being located on the current Les Quennevais sports fields raises some issues that are best addressed in this rebuttal proof (DoE proof paras 6.8 to 6.11). Para 6.9 contradicts the advice given in the pre-application advice contained in Mr Pilley’s letter of 20 October 2015 (DoE proof of evidence Appendix D). Whilst that letter accepts the literal interpretation of Policy SC04 it emphasises the role of the sports fields as being one of the Island’s premier sports venues for a range of sports. The letter makes it clear that there may be an expectation for mitigation or compensation for any facilities prejudiced by the use of that particular site. Policy SC04 requires the replacement provision to be of the same or better extent, quality and accessibility as the facilities that would be lost.
8. Advice within “Assessment of Natural Turf Playing Fields” Briefing Note (Sport England 2015) (Appendix RG 6) expands on what should be considered the same (equivalent) or better extent, quality and accessibility when considering replacing playing field facilities. The briefing note describes replacement facilities as being laid out, drained and provided with the necessary ancillary facilities so as to have the capability to provide for a similar number of matches being played and of producing playing characteristics which allow the same level of competitive play. For a playing field to be of equivalent quality it must be capable of providing playing pitches on which matches can be played to the same competitive standard – without any additional maintenance input. For instance, if it is proposed to provide a playing field of equivalent quality to one on which a pitch is used by a (UK) senior county league club then the replacement must also be capable of providing for this standard of play without any additional costs being incurred over and above those which are required on the existing site.

9. So as to fully understand the implications of development as indicated in Option 1 and to establish what would need to be compensated for or mitigated a Playing Field Equivalence Study was commissioned (Appendix II of the EIS) to undertake a robust assessment to determine what would need to be provided in practice for equivalent quality replacement playing fields.
10. The study indicated that there would need to be a significant site area available to compensate for the loss of the playing fields and the supporting infrastructure (para 6.62 & 6.77 – 6.78 of Chapter 6 of the EIS). The report also gives an indication of the cost of establishing the equivalent pitches.
11. Alternative provision of facilities in a disaggregated format would fail to provide the same or better extent, quality and accessibility of facilities as there would be a lack of flexibility that exists on the current facilities. The ability of the site to be utilised flexibly, often with different pitch arrangements on a year by year basis, is a strong characteristic of the facility and that characteristic would have to be replicated for a true equivalence. Added to this the loss of such a large proportion of the existing facilities would have an effect on how the remaining playing fields would function.
12. The suggestion that different building / developed site orientation (DoE proof para 6.20 – 6.21) should have been explored is not valid as it is the loss of space and facilities that needs to be compensated for not the loss of a particular pitch as currently laid out. The land as currently utilised involves re-orientation and relocation of pitches on a year to year basis and it is this ability, which is of significant value to the functioning of the playing pitch area, that would be lost if the site were to be developed.
13. The conclusion of the Playing Field Equivalence Study is that the reduction and relocation of a significant unified site for Jersey could have significant implications with critical mass of sports facilities provision.
14. Policy EN7 does not limit proper assessment of alternatives to other policies and requirements in the Revised Island plan 2011. The extensive public consultation exercise to identify a site constitutes a material consideration in assessing alternatives and there would have been no point to the consultation if the outcome had no influence on the process. It was clear from the public consultation that concerns over the effect on facilities at Les Quennevais by pursuing Option 1 were significant. This was reflected by the fact that the matter attracted by far the most comments (EIS Appendix X). Whilst not a determining factor in itself the outcome of the consultation is wholly appropriate in making proper assessment of alternatives.

15. The issues of providing equivalent facilities and the obvious strength of feeling over the loss of the facilities led to a decision that the site was not, on further consideration following shortlisting, suitable for a new school.
16. The DoE proof suggests (para 6.23) that it may represent a more efficient use of resources for the school to continue to utilise the public Les Quennevais Sports Centre. Representations received from the Sports Centre in connection with the proposed relocation of the school (the public consultation) (Appendix RG 7) indicate that whilst the school currently use their facilities this occurs at the expense of other potential users of the facilities. This prejudices the sports centre offering full and inclusive facilities to the wider public. Added to this UK Department for Education (DfE) standards (Revised Island plan 2011 para 7.7) - "Guidelines for Secondary Schools (Building Bulletin 98)" (Department for Education and Skills) – recognised in the Revised Island Plan 2011 as the appropriate standards for new schools – states

In new schools over 450 places, the total area (zone Q for any secondary school) should include:

*a 'four-court' sports hall, which should be designed to Sport England's specifications, including the critical minimum dimensions for four badminton courts of 18m x 33m x 7.6m high³;
an activity studio of at least 145m², with a minimum internal width of 10m and height of 3.5m and a sprung floor⁴, for some gymnastic activities, dance⁵ and examinations if required.*

17. In accordance with the standards these are facilities to be provided within the school, not at a remote location. First and foremost schools should have their own sports facilities that, subject to appropriate management, could be used by the public at the convenience of the school.

Loss of agricultural land

18. Policy ERE 1 seeks to safeguard agricultural land and where exceptions are proposed there are bullet point tests within the Policy that should be taken into account
- *The impact on the viability of an agricultural holding*
19. The current occupants of the fields do not actively engage in agriculture beyond hay / silage production which generate relatively small amounts of income to anyone cultivating the field. The last active agricultural tenant of Fields 80 & 84 had their tenancy terminated at Christmas 2015 for reasons unconnected with the proposed development. As such there will be no impact on the viability of any current agricultural holding.

- *The nature of the proposed use*

Providing a first class education service is a goal of the Strategic plan

- *In the case of a dwelling.....*

20. The proposal does not involve the provision of a dwelling

- *The visual impact*

21. This issue is discussed elsewhere

- *The recommendations contained in the Countryside Character Appraisal*

22. This issue is discussed elsewhere

Island Plan Review

23. Para 2.8 of the DoE proof echoes the EIS that at the time of the Island plan Review (2013 / 2014) discussions did revolve around the application site – identified as a potential site for a new school – but that no conclusion was drawn to specifically identify the site (EIS Chapter 6 paras. 6.16 – 6.22). It is appropriate to note the suggestion for the site as a potential location was made by the then Minister for Planning and Environment and officers of the Department of the Environment in discussions around a site for the new school. A file note reflecting the meeting is attached (Appendix RG8)

RICHARD GLOVER REBUTTAL PROOF - APPENDIX RG 5

Secondary school pupil numbers – Les Quennevais

School population predictions	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Les Quennevais	691	687	695	691	697	695	710	727	727	727
Grainville	578	629	698	766	790	810	821	858	863	862
Le Rocquier	825	803	792	773	743	738	738	749	771	772
Haute Vallee	615	615	627	645	649	663	665	709	769	788
Hautlieu (Y10 & Y11)	271	273	287	291	293	300	305	304	294	301
Total	2979	3007	3099	3166	3173	3206	3240	3347	3424	3450
Current capacity	3410	3410	3410	3410	3410	3410	3410	3410	3410	3410
Spaces available (additional operating resources needed)	431	403	311	244	237	204	170	63	-14	-40
Spaces available as a % of capacity	13%	12%	9%	7%	7%	6%	5%	2%	0%	-1%
Total cohort Y7 - Y11	4971	5007	5161	5263	5258	5321	5386	5546	5601	5633

We could potentially change catchment boundaries to reduce Grainville and increase LQS. Ideally we operate within a minimum of 5 % capacity - to allow for in year admissions, fluctuations in catchment sizes (new housing developments, people moving house)

If Les Quennevais School (LQS) was closed the impact would be as below:

	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Number of students to be redistributed	691	687	695	691	697	695	710	727	727	727
Grainville	578	629	698	766	790	810	821	858	863	862
Le Rocquier	825	803	792	773	743	738	738	749	771	772
Haute Vallee	615	615	627	645	649	663	665	709	769	788
Hautlieu (Y10 & Y11)	271	273	287	291	293	300	305	304	294	301
Total	2980	3007	3099	3166	3172	3206	3239	3347	3424	3450
Stretch capacity (Fig 1) minus LQS	2875	2875	2875	2875	2875	2875	2875	2875	2875	2875
Extra spaces needed	-105	-132	-224	-291	-297	-331	-364	-472	-549	-575
Spaces available as % of capacity	-4%	-5%	-8%	-10%	-10%	-12%	-13%	-16%	-19%	-20%

If we closed LQ today and re-distributed the students across other non-fee paying schools then we would be 105 places short. This number increases year on year to 575 places by 2025.

It would also have a significant impact on traffic. The map below shows the location of just the Y7 students as an example – all these children + Y8, Y9, Y10 & Y11 would need to travel to St Helier.

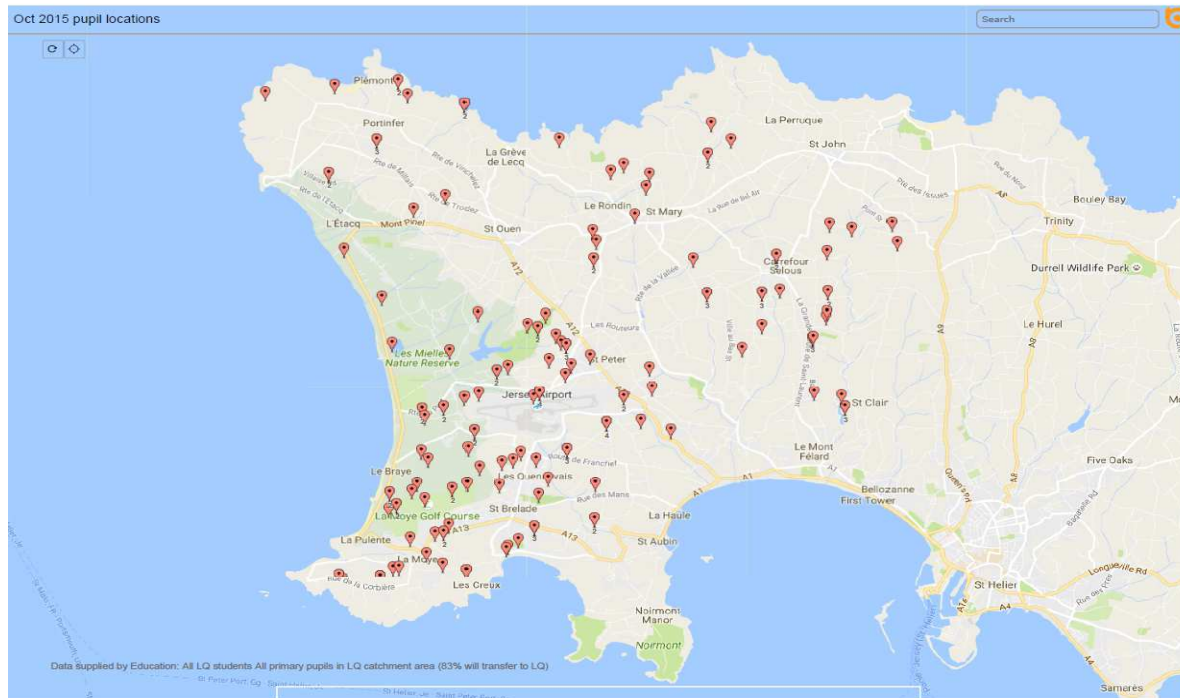


Fig 1.	Capacity	Stretch Capacity	No LQ
Les Quennevais	750	850	0
Grainville	750	825	825
Le Rocquier	900	925	925
Haute Vallee	750	825	825
Hautlieu Y10,11	260	300	300
	3410	3725	2875

Demographic increases

Y7 2024	Y7	No. of forms	Students per form	Y7 (no LQ)	Students per form	Forms of entry kept at 25
Les Quennevais	161	7	23			
Grainville	214	8	27	267	33	11
Le Rocquier	174	7	25	228	33	9
Haute Vallee	185	8	23	239	30	10
	733					

The current Reception cohort has 1168 pupils. These children will be starting Secondary school in 2024. If LQ is closed and (if) each of the Secondary schools somehow manage to accommodate 200 pupils within Y7, then there will still be a further 133 children requiring places.

To accommodate these 133 children would mean increasing form sizes in Y7 to up to 33 children per form in classes designed for 25.



Establishing the quality of existing playing fields to be lost and their proposed replacements of 'Equivalent Quality'

Introduction

The Government's *National Planning Policy Framework* (NPPF) ¹ paragraph 74 states that existing playing fields should not be built on unless certain criteria can be met. One of these is where the loss resulting from a proposed development would be replaced by 'equivalent or better provision in terms of quantity and quality in a suitable location'.

The Sport England (SE) policy to protect playing fields as set out in *A Sporting Future for the Playing Fields of England* ² is consistent with Government policy. It is used to determine SE's position on planning applications affecting playing fields including those where SE are a statutory consultee. Essentially, SE will oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of, all or part of a playing field(s) unless one of five exceptions (E1 - E5) applies. One of these exceptions, E4, states that:

'The playing field lost would be replaced by a playing field or playing fields of an equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of development.'

An essential part of assessing replacement playing field proposals against the NPPF and Exception E4 criteria is demonstrating equivalent (or better) quality. SE will not accept inferior quality replacement playing fields as they are unlikely to be able to meet the current or future needs of the existing playing field users.

Sport England exception policy E4 applies where an existing playing field would be replaced by a playing field or playing fields of an equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of development.

¹ See <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

² See <http://www.sportengland.org/facilities-planning/planning-for-sport/development-management/planning-applications/playing-field-land/>

Purpose of this briefing note

In the context of Government and Sport England planning policies, the purpose of this briefing note is therefore to provide technical guidance on how the quality of playing fields should be assessed. It describes a robust assessment process to determine whether proposals will in practice provide the 'equivalent quality' replacement playing fields that are required.

Proposals which follow this guidance and undertake an equivalent quality assessment (EQA) report offer greater potential to accord with the above policies.

Section D5 of Sport England's playing fields policy states that 'equivalent quality' is interpreted as:



...being laid out, drained and provided with the necessary ancillary facilities so as to have the capability to provide for a similar number of matches being played and of producing playing characteristics which allow the same level of competitive play. For a playing field to be of equivalent quality it must be capable of providing playing pitches on which matches can be played to the same competitive standard – without any additional maintenance input. For instance, if it is proposed to provide a playing field of equivalent quality to one on which a pitch is used by a senior county league club then the replacement must also be capable of providing for this standard of play without any additional costs being incurred over and above those which are required on the existing site.



The purpose of this briefing note is to provide technical guidance on how to undertake a robust assessment to determine whether proposals will provide, in practice, at least equivalent quality replacement playing fields.

Scope of an Equivalent Quality Assessment (EQA) Report

An EQA report needs to cover **three** critical stages to be undertaken by a suitably qualified professional before making a decision on the overall strategy and the appropriate specifications. These include assessments of:

1. The performance of the existing playing field(s) based on detailed site analysis
2. The proposed performance of the replacement playing field(s) including the impact of any improvement works
3. Whether the proposed replacement playing field(s) performance will be at least equivalent to or better than the existing playing field(s) in the short, medium and long term.

Commissioning an EQA Report

Only suitably qualified and experienced sports turf consultants should be commissioned who meet the selection criteria stipulated in Appendix 1 of Sport England's *Natural Turf for Sport* Design Guidance Note - see text extract included in Appendix 1 of this briefing note for ease of reference.

Minimum Criteria

As a minimum, the following criteria must be included respectively for the three stages:

Stage 1 - Assessment of the existing playing field(s) performance, based on detailed site analysis

This must include:

- A geophysical survey (e.g. electro-magnetic inductance scans) to assist in establishing soil variability beneath the playing field(s) and to target detailed investigations
- Site location drawing including access information
- Site layout drawings including the orientation and dimensions of the playing field(s) to ascertain whether they comply with Sport England recommendations
- Excavation of test pits to characterise the underlying soil profile in terms of soil type, nutrient status, salinity, organic matter content, compactive state, rooting depth, stone content, depth to shallow rock and drainage status (including the type and condition of drainage infrastructure and depth to groundwater if encountered)
- Conducting a Performance Quality Standards (PQS) assessment to establish whether the following criteria meet minimum recommended standards:
 - Grass height
 - Ground cover
 - Presence of weeds
 - Thatch depth
 - Rate of water infiltration through the surface
 - Surface evenness
 - Playing field dimensions
 - Playing field gradients
 - Playing field orientation
 - Surface hardness
 - Soil acidity (pH values)
- A summary of the principal factors affecting the condition of the facility including usage that the playing field(s) can support, playing field(s) capacity for adult and junior play, and what works would be required to meet minimum PQS including an indicative cost of conducting the works.

Stage 2 - Assessment of the proposed replacement playing field(s) performance, including the impact of any improvement works

Generally for proposals where the existing site is reused and is accessible

For situations where the proposed replacement playing field(s) provision is to be located on land that is accessible, the site assessment should be conducted in conjunction with an assessment of the proposed construction specifications, to enable comparisons to be made between the existing provision (as assessed in Stage 1) and the proposed provision.

This assessment should include:

- All the same criteria as for the existing playing field(s) assessment criteria listed for Stage 1
- Existing and proposed layouts including the orientation and dimensions of playing field(s)
- Land drainage scheme specification and layout including design drainage rates, outfall details, cross-sections and a schedule of inspection chambers with associated invert levels
- Initial 12 months' agronomic maintenance schedule
- Ongoing agronomic maintenance schedule
- Ensuring that the PQS are at least equivalent to those of the existing playing field(s) provision after remedial works would be undertaken (as established at the end of Stage 1)
- The cost for the proposed works.

Additional requirements for proposals (all of part of) which involve another site which is inaccessible:

For situations where the proposed replacement playing field(s) provision is to be located on land that is not currently accessible (e.g. beneath the footprint of existing buildings intended for demolition), in addition to the items listed above, the assessment should include:

- Existing and proposed levels
- Proposed construction specification including source of subsoil/topsoil for the playing field(s). If onsite material is to be used, the particle size distribution (PSD), acidity (pH) and nutrient status needs to be established.

See Appendix 2 for further guidance and information on constructing playing field(s) on the site of former buildings.

Stage 3 - Assessment of whether the proposed replacement playing field(s) performance will be at least equivalent to, or better than, the existing playing field(s) in the short, medium and long term.

The output of the EQA report must confirm, or otherwise, whether the new replacement playing field(s) provision is likely to perform in the short, medium and long term at least as well as the original playing field(s) provision being lost, with particular reference to:

- PQS requirements across all criteria being at least equal to the original playing field(s)
- The cost and ease of maintenance of the newly created playing field(s) provision being no greater than those of the original playing field(s) in the short, medium and long term
- The playing field(s) capacity for adult and junior play being no less than that for the original playing field(s) provision
- The orientation and gradient is at least equal to the existing playing field(s) provision in terms of recommended PQS
- Any significant restrictions to the use of the new playing field(s) provision (e.g. location of pylons or wind turbines which may cause a visual distraction or require playing field(s) to be taken out of use for maintenance of the turbines etc.)
- The distance from, or ease of access to, changing facilities.

For an existing playing field(s) to be lost, the EQA must conclude that the proposed replacement playing field(s) will have at least an equivalent PQS as the original playing field(s) and must not cost any more to improve and maintain in the short, medium and long term.

Appendix 1: Text extract from Appendix 1 of *Natural Turf for Sport Design Guidance Note*

Selection criteria for consultants on turf/grass projects

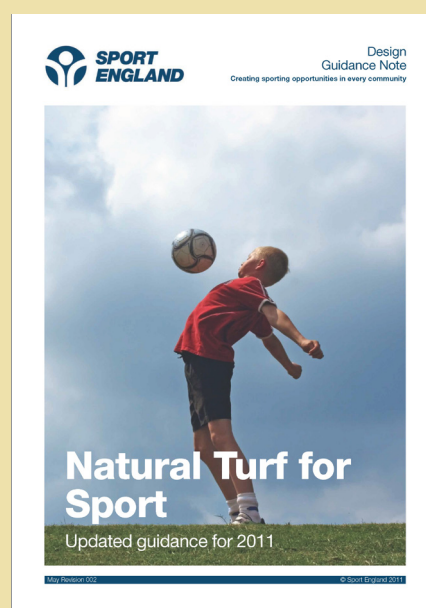
The selection of the right consultant for sports turf and sports drainage work is as critical as getting the right architect to design the clubhouse or sports hall. Choosing the right consultant will save time and money and will bring real added value to the design, construction and maintenance of the pitch over many years.

The following are critical issues that need to be considered when selecting a suitable consultant:

- Does the consultant have relevant qualifications and expertise such as:
 - Currently recognised as acting as an independent consultant in the sport turf/grass industry?
 - A recognised plant or earth science degree?
 - References from at least two clients for similar work?
 - Sufficient expertise to cover all of the work required, for example, drainage as well as pitch works?
- Ensure that the consultant:
 - Is independent and does not have any formal association or understanding with any commercial organisation that could influence his or her impartiality
 - Holds an appropriate level of professional indemnity insurance
 - Demonstrates a clear understanding of the brief and your requirements
 - Has the ability and the resources required to meet the necessary deadlines
 - Confirms the total cost of the professional services and if there are likely to be any additional costs
 - Demonstrates a willingness to attend for an interview and/or present their submission
 - Provides ongoing support following the completion of the main works.

***Sport England's
'Natural Turf for Sport'
Design Guidance Note
is available for
download at:***

<https://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/natural-turf-for-sport/>



Appendix 2: Pitch construction on the site of former building sites

Introduction

In recent years there has been a trend towards developing new schools and academies on existing school sites by constructing the buildings on the existing playing fields, followed by the sports pitches on the footprint of the recently demolished school buildings. Whilst this facilitates the construction programme, as developers can readily commence building works on the open space provided by the former playing fields, this process presents certain challenges with respect to the construction of good quality pitches on brown-field sites. In particular, attention is required in order to avoid potential risks such as the presence of contaminated materials/sharps, future settlement/subsidence, susceptibility to drought/increased irrigation requirements, and poor drainage. Site specific circumstances will dictate the optimum approach to be adopted for a given site however the following notes are presented in order to provide some generic guidance on a potential solution, and its associated cost. Please also refer to Type 6 pitch construction, Pages 26 & 27, Sport England Design Guidance Note *Natural Turf for Sport*, 2011.

Assumptions:

1. A Youth U15/U16 football pitch (91 x 55 metres with 3 metre safety margin = 5,917 m²) is to be constructed on inert crushed concrete rubble from demolished school buildings.
2. No topsoil or subsoil is available.
3. A means of disposal of water from a land drainage scheme is available

In order to meet minimum Performance Quality Standards (PQS) specified by Sport England, consideration should be given to the indicative construction profile presented in Figure 1.

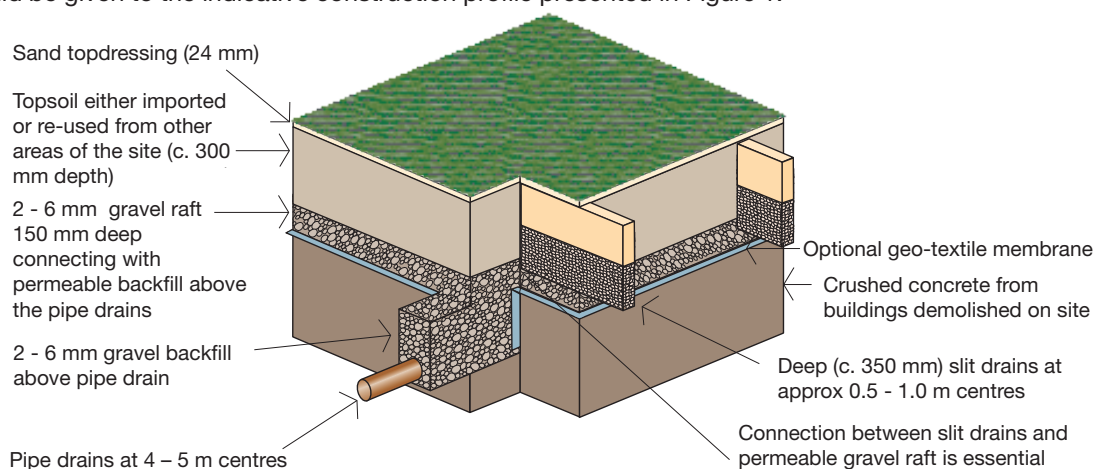


Figure 1 Indicative gravel raft construction with slit drains

This type of construction requires the contractor to provide a subformation of at least 300 mm in depth of well-graded, crushed concrete such that it readily compacts and interlocks to provide a firm, uniform base upon which to build the pitch. The pitch construction comprises:

1. >300 mm of well-graded crushed concrete, consolidated to prevent future differential settlement
2. An optional geotextile separation membrane
3. Piped land drains installed at 4 m to 5 m spacings, backfilled with 2-6 mm gravel or stone chippings
4. A 150 mm deep gravel raft comprising 2-6 mm gravel or stone chippings
5. 300 mm of specified imported topsoil (or reused from other areas of the site)
6. Deep (350 mm) slit drains installed at 0.5 m to 1.0 m spacing such that a direct hydraulic connection between the pitch surface and the gravel raft is achieved
7. Three applications of 8 mm layers of topdressing sand (24 mm in total)
8. Final cultivation, fertiliser application and seeding.

Equivalent Quality Assessment of Natural Turf Playing Fields

Indicative costs

Gravel raft construction wth slit drains	Cost (£) excl. VAT
Transport and preliminaries	5,000
Preparation of crushed concrete subformation	10,000
Drainage and gravel raft*	62,000
Importation, placement, grading and cultivation of specified topsoil **	95,000
Installation of slit drains	25,000
Cultivations, fertiliser, seed, goal sockets and as built survey	5,000
Sand topdressing (24 mm)	7,000
12 months initial maintenance ***	9,000
Contingency	22,000
Total	240,000

Notes:

* If an optional geotextile membrane was applied, the additional cost would be approximately £4,200.

** If appropriate quality topsoil is available on site that has been stockpiled for re-use from the new school development, the above costs could be reduce to £145,000.

*** The 12 months initial maintenance period will typically involve the following operations:

- o Mowing (~30 cuts)
- o Fertiliser (3 applications)
- o Herbicide (as required)
- o Aeration (Verti-draining on 2 occasions)
- o Overseeding (as required)
- o Sand topdressing (1 application of 6 mm)
- o Herbicide/fungicide application (if required)

Following the initial maintenance period, the pitch will require ongoing agronomic maintenance involving the same operations listed above and so there will be a need for the Client to either invest in machinery and trained operatives, or sub-contract the work to a specialist, or a combination of both.

Programme

The length of the construction phase and growing-in period will depend on factors such as the time of year and weather conditions, however, a typical programme is presented below.

Pitch Construction Works	Year 1												Year 2											
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
Mobilisation of Contractor																								
Preparation of Sub-base formation																								
Placement of topsoil																								
Drainage installation																								
Cultivations, fertilisation and seeding																								
Irrigation																								
12-months maintenance																								
Pitch ready for use																								

Notes:

The precise date for the return to play is highly dependent on the weather conditions that prevail during the construction works and growing-in period. The pitch shall be inspected regularly and play shall recommence upon approval from the Contract Administrator.

[Click here for 'User Guide'](#)

[Click here for current 'Design and Cost Guidance'](#)

Title: Les Quennevais Sports Centre response to the proposed relocation of Les Quennevais School

Authors: Rachel Sawyer, Les Quennevais Sports Centre Manager, Sports Division & Barclay Harvey, Operations Manager, Sports Division

Background

Les Quennevais Sports Centre perceives that its relationship with Les Quennevais School is positive, in particular with the PE department. During term time contact is frequent between Students, PE staff, centre staff and TTS ground staff. Les Quennevais Sports Centre recognises that the current school building requires replacement.

Facility Usage

Centre Facilities	Quantity	Current Usage	Impact of Option 1	Other Considerations
Sports Hall	1	Les Quennevais school has free sole use of the sports hall during term time between 9am and 4pm daily for PE lessons. School sports hall usage is usually reduced in periods of good weather. Opportunities to book the sports hall are limited due to the reliance on the weather and the non-standard booking periods and school timetabling. There is an informal arrangement between PE staff, the centre and a small group of sports centre customers to allow the latter to play badminton for one hour on a weekly basis. No income is received by the sports centre or the school for this arrangement and is not recorded as it is flexible.	Les Quennevais Sports Centre would have full operational control of the sports hall at all times. Allowing for: <ul style="list-style-type: none"> • Increased public/club use • Increased income • Potential expansion of the gym 	

		<p>The school utilises the sports hall for awards and leavers ceremonies on 2 days each year. This enables larger school groups and visitors to gather. These functions cannot be accommodated within the current school as there is insufficient space. The centre has negative income when these events take place as popular evening classes (circuits) and block bookings (skating club/football) are cancelled.</p> <p>Les Quennevais Sports Centre hires out the sports hall outside of school curriculum time.</p>		
Squash Courts	2	<p>Les Quennevais School utilise the squash courts for specific curriculum requirements free of charge. Usage is not excessive; however timetabling does not always tie up with centre booking times.</p> <p>The remainder of time is for leagues and casual public use.</p>	No change anticipated	
Swimming Pool	2	<p>Les Quennevais School uses the swimming pool free of charge during all school terms for a variety of curriculum lessons, personal survival and lifesaving.</p> <p>Primary schools, active and casual customers, special needs groups and aquatics clubs use the pool for the remainder of the time.</p>	No change anticipated	Primary school coach drop off for school swimming would change
Active Gym	1	<p>The Active Gym is used by the Sport GCSE group from Les Quennevais School on a twice weekly basis during term time. Les Quennevais School is the only States secondary school without its own gym (not to be confused with gymnasium). Due to</p>		

		<p>customer usage, especially high dependency groups such as Exercise Referral, access is limited to specific times when such sessions are not in progress.</p> <p>Exercise Referral, Active and casual customers use the gym at all times</p>		
Car Park	2	<p>Front car park 138 standard parking spaces 11 disabled parking spaces 9 parent and child spaces Total 158</p> <p>Front car park used by internal facility users and the bowls club</p> <p>Rear car park (adjacent to playing fields) Estimated 65 upper level Estimated 40 lower level Total 105</p> <p>Rear car park is used predominantly by playing field/club users.</p>	<p>Car park access would change. The number of spaces may change. Road access along the south side of the centre is narrow and there are limited options to widen it due to the trees.</p> <p>The rear car park would be used by the school. It is likely that the front car park would not have capacity to serve users. <i>Please note photograph take 8 October 2015</i></p>	
Hockey & grandstand	1	<p>The astro pitch is used by Les Quennevais school during term time and for extra curricular matches. It was refurbished in 2014/15 at a cost of £680K.</p> <p>St Michael's School also use the astro for fixtures.</p> <p>Jersey Hockey Limited use the astro at weekends and after school for junior and senior training sessions and fixtures.</p>	No change anticipated	Jersey Hockey have plans to develop a clubhouse on the playing fields. This would not be possible if the school is sited on Option 1

Football Senior Floodlit Pitches Senior Pitches U12 Football Pitches	1 4 3	Football pitches are used by schools during term time and for extra-curricular matches by the JPSSA and JSSSA.	Football opportunities limited due to a reduced number of pitches	
Rugby	1	The rugby pitch is used by schools during term time. Sports clubs use the pitch during evenings and weekends	The new school playground would be sited on the current rugby pitch	
Basketball Muga 5-a-side Muga Public netball/tennis Club tennis	1 1 2 4	All were re-furbished in 2015 and 2 new multi-use games areas were created on 2 of the public netball/tennis courts. This work cost £191K. Free public use of the Muga's is available at all times. Public tennis/netball courts are used by the schools, active and casual customers and sports clubs. Les Mielles Tennis Club retains exclusive use of 4 courts and has a clubhouse. There is no lease in operation at the moment.	All facilities would cease. Relocation of tennis.	JPH in discussions with tenant about a new 9 year lease pending the outcome of the school site consultation.
Petanque	1	Used by Jersey Petanque.	Events would be limited in spectator capacity by the implementation of Option 1 as the boundaries would not be available for spectators and additional function space; this would be accommodated by the new school. Parking is also of concern as Petanque players would need to walk from the main sports centre car park instead of the rear car park to the clubhouse. New lighting would be required to ensure that players could access	

			the clubhouse in the hours of darkness.	
Croquet	1	The club has less than 20 members. The clubhouse is used by TTS and Les Quennevais Sports Centre for staff meetings and training courses.	Croquet would cease at Les Quennevais. Tennis courts are proposed on the existing site. Croquet have a lease with JPH until 31 December 2017.	
Soft Ball Diamonds	2	Used by the Jersey Softball Association for events, practice and games during the summer months. Sports Development use the diamonds during summer holiday activities; they are also used by the school	Only 1 diamond is depicted on Option 1. It is also position on the same area as cricket meaning that both sports could not take place at the same time.	
Soft Ball Storage	1	A storage shed/container is located within the trees near the existing diamond.	It is likely that this would be moved	
Cricket square	2	Cricket squares are used for international, national, club and school matches	The most popular cricket square would be lost. It appears that cricket squares would reduce to 1.	
Cricket Nets	4	Available for free public use at all times	There are no cricket nets depicted on Option 1	
Cycle track	1	Used by dog walkers, children learning to ride, cycling proficiency courses, weekend and day time club usage – VSJ, Big Maggy's, JCAYA, JTC, Equipe Flamme Rouge, Cyclocross. It is possible to access the railway walk safely from the track heading towards the airport.	The machon circuit distance would reduce from 1.5km to 1km. This will make it more challenging for use in triathlons due to the road/school entrance increasing the distance to transition. Cyclists would have to cross roads as there is no longer a track connecting the 2 areas	
Cycle storage	1	JCAYA have a storage shed to the rear of the croquet clubhouse. This is used for storage of cycle equipment.	This may or may not be retained/relocated	
Nursery	1	Rainbow Tots Nursery is registered under the Day	The nursery would cease to	Rainbow Tots lease

		Care of Children (Jersey) Law 2002. It is a popular nursery due to the aspect and its' location.	operate at Les Quennevais Sports Centre.	runs until 31 December 2020
Playground	1	This was refurbished in 2014 at a cost of £30K	There would be no children's play area	
External Changing Rooms and Officials Room	14	There are 14 changing rooms used by clubs and schools. They are rather dated. TTS are responsible for cleaning them.	Changing rooms 1-10 including the officials room would be demolished. Changing rooms 11 – 14 appear on the plan albeit with an extension.	
Boiler Room, Storage & Cleaning	3	Boiler room is used for supplying hot water the changing rooms and nursery, Storage is used by the school for motorbike storage for bikeability lessons. The cleaning store is adjacent to changing rooms 11 - 14	Boiler Room and Bike Store would be demolished. Cleaning store retained.	
TTS yard, shed and staff room	1	Used for storage of tractors, brushes (astro), sprayers, irrigation equipment, mowers etc. The staff room also doubles up as an office.	This is not shown on the Option 1. It is essential in order to maintain quality facilities. It also needs to be accessible.	
Dump Tank Room	1	Used for storage of pool waste water until chemicals reach neutral pH	This vital room is not depicted on the Option 1 plan.	
Irrigation	various	Irrigation for the bowling green comes from the reservoir 'wildlife' area and travels alongside the sports hall 'new' road.	Effective irrigation could be disrupted.	
Café des Sports	1	Café des Sports is a licensed premises serving food and beverage refreshments to customers and club users. Their lease covers the whole site.	Café des Sports would see reduced trade from sports customers and may have increased trade from workmen during the build. Lease may require negotiation.	Lease runs until 1 July 2021
St Brelade's Bowls Club	1	A busy club serving bowls players. Many are retired.	Parking issues	
House	1	This property has been occupied by the Landick family for over 30 years.	Option 1 depicts that this house will be demolished as part of the redevelopment of the site.	

Centre Processes	Current Situation	Impact of Option 1
Evacuation	In the event of an emergency the sports centre building is evacuated; the assembly point is currently located next to the children play area where there are changing facilities and shelter for customers in swimming costumes	The assembly point would have to change. The centre may be impacted by school assembly points. Robust agreements required.
Shared Premises	The Centre Manager and in her absence, the Duty Manager is responsible for the entire Les Quennevais Sports Centre site.	There are concerns about: <ul style="list-style-type: none"> • Safeguarding • Health and Safety (especially during the build) • Amendments to areas of responsibility

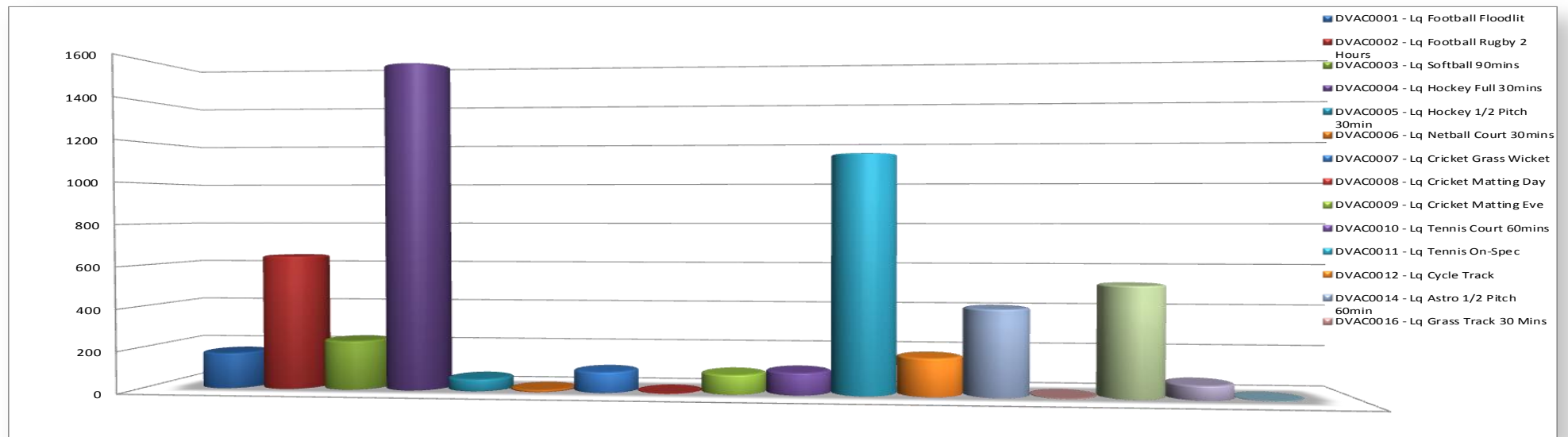
Charitable and non-income (community) events (not exhaustive)

Event	Current Situation	Impact of Option 1
Jersey Parkrun	This commenced in September 2015 with a top turn out so far of 208 runners. This is a 5km set course using the sports centre and the railway walk every Saturday morning at 9am	The route would have to change or an alternative location sought
JSG Triathlon	Jersey Special Gymnastics Club hold a triathlon to raise money. The site is preferred as it is relatively safe	More marshals required for transition
Jersey Marathon	The Jersey Marathon uses the playing fields and track	Route may have to change
Swimarathon	Annual 5 day swimming event organised by the Lions Club of Jersey. The centre is very busy. This is held during school term time.	Insufficient parking and access issues
Cyclocross	2 events held in 2014. 2 events held in 2015. A large event is planned for 6 August 2016.	Cyclocross course restricted to a smaller area
Veterans Football	Weekend event using all pitches	Insufficient pitches to run the event at one site
Kids Triathlon	Popular annual event http://jerseykidstriathlon.com/	Issues with transition and distance between track and pool
JPSSA Cross Country	Twice annual event with 700+ competitors	This event would have to relocate

JPSSA Cross Country 4 November 2015



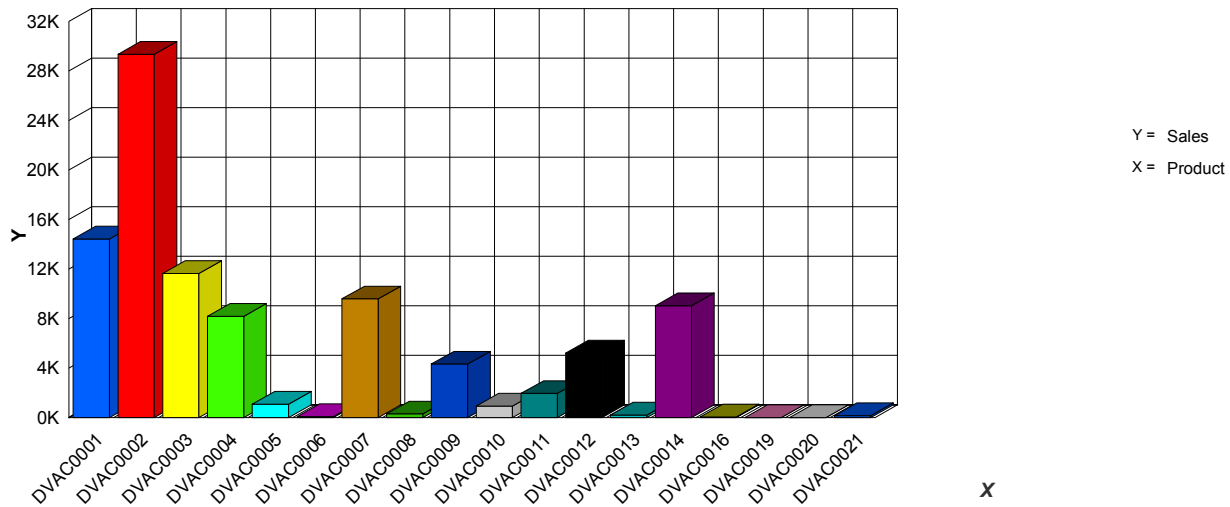
Paid Bookings November 2012 – October 2015 (36 Months)



Car Park Photo taken at 10.30am on Thursday 8 October 2015



Description	Usage	Qty	Net	Tax	Gross	Average Sale
DVAC0001 Lq Football Floodlit	4862	221	£13,725.61	£685.89	£14,411.50	£65.21
DVAC0002 Lq Football Rugby 2 Hours	16896	768	£27,929.64	£1,396.11	£29,325.75	£38.18
DVAC0003 Lq Softball 90mins	4338	241	£11,073.43	£553.57	£11,627.00	£48.24
DVAC0004 Lq Hockey Full 30mins	93434	4,247	£7,788.60	£389.40	£8,178.00	£1.93
DVAC0005 Lq Hockey 1/2 Pitch 30min	2332	106	£1,021.44	£51.06	£1,072.50	£10.12
DVAC0006 Lq Netball Court 30mins	242	11	£72.20	£3.60	£75.80	£6.89
DVAC0007 Lq Cricket Grass Wicket	2310	105	£9,124.89	£456.11	£9,581.00	£91.25
DVAC0008 Lq Cricket Matting Day	132	6	£295.05	£0.00	£295.05	£49.18
DVAC0009 Lq Cricket Matting Eve	2024	92	£4,111.28	£205.72	£4,317.00	£46.92
DVAC0010 Lq Tennis Court 60mins	5084	164	£888.49	£44.51	£933.00	£5.69
DVAC0011 Lq Tennis On-Spec	3576	1,192	£1,850.53	£92.07	£1,942.60	£1.63
DVAC0012 Lq Cycle Track	220	220	£4,959.44	£247.83	£5,207.27	£23.67
DVAC0013 Lq Schools Rugby 60 Mins	198	9	£190.96	£6.82	£197.78	£21.98
DVAC0014 Lq Astro 1/2 Pitch 60min	6040	604	£8,600.38	£430.12	£9,030.50	£14.95
DVAC0016 Lq Grass Track 30 Mins	4	4	£54.40	£2.72	£57.12	£14.28
DVAC0019 Lq Schools Free Usage	1245	1,245	£0.00	£0.00	£0.00	£0.00
DVAC0020 Lq Community Free Usage	108	108	£0.00	£0.00	£0.00	£0.00
DVAC0021 Lq 5aside/basketball	88	4	£152.40	£7.60	£160.00	£40.00
	143,133	9,347	£91,838.74	£4,573.13	£96,411.87	£10.31



Selection Criteria: [Member ID: 0 - 999999999,-999]-[Sales Product ID: DVAC0001,DVAC0002,DVAC0003,DVAC0004,DVAC0005,DVAC0006,DVAC0007,DVAC0008,DVAC0009,DVAC0010,DVAC0011,DVAC0012,DVAC0013,DVAC0014,DV

CONFIDENTIAL

File Note

Meeting date: 14 June 2013

Present

ESC: Minister Deputy Patrick Ryan, [REDACTED]

Planning: Minister Deputy Robert Duhamel, [REDACTED]

Jersey Property Holdings: [REDACTED]

1. Les Quennevais School

Officers outlined the challenges of the project and explained the process that led to the selection of Option 2a as the preferred site. This proposes a new school building on the south-east corner of Les Quennevais playing fields.

RD agreed that issues such as traffic, asbestos, disruption mean a new build on a different site is preferable.

The Planning team proposed another alternative - Option 10 - a 60,000 square metre area next to St Brelade's football pitch and cemetery on land that includes Field 87 (privately-owned) and a strip of States-owned land adjacent to the main road. The site has significant benefits.

Although this is green zone/agricultural land, the Planning Minister said he would be prepared to bring a rezoning proposition. It could be part of the forthcoming Island Plan review taking place before the end of the year. Deadline for Planning to progress this was the end of summer term. JPH would need to prepare costings and consult the school group/SMT.

RD noted that there was precedent for this. A similar arrangement was required for the new Le Rocquier School, where a piece of land was acquired by compulsory purchase. The cost was unlikely to be prohibitive because Field 87 was low-grade agricultural and not land that could be used for residential development. The cost could be offset by selling the current Les Quennevais School site for housing.

2. Town Primary



