

**Department for Infrastructure**

Jersey Property Holdings  
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Planning and Building (Jersey) Law 2002

Article 12 – Public Inquiries

Article 7 of the Planning and Building (Public Inquiries)  
(Jersey) Order 2008

Statement of Case of the Minister for Infrastructure (the  
Applicant)

P/2016/0870 - Proposed new school building for Les  
Quennevais Secondary School, Jersey

Public Inquiry in connection with application for  
planning permission to construct a secondary school  
with associated external facilities, parking, landscaping  
and sports field at Field No. 80, 84, 85, 86, 86A, 87,  
87A, 88 & 88A La Rue Carre St. Brelade Jersey

## Reason for the application

This application seeks to provide a replacement secondary school for the existing Les Quennevais School which is located some 900m to the south of the application site. The current school, was opened over 50 years ago and now struggles to provide a modern and suitable environment for education.

## Timeline

An application for the erection of a new secondary school to accommodate up to 850 pupils was submitted to the Department of the Environment and validated on 5 July 2016.

On 25 July the Minister for the Environment made a decision that the application would not be determined until a public inquiry had been held concerning the application in accordance with Article 12 of the Planning and Building (Jersey) Law 2002.

The announcement of the public inquiry – as required by Article 5 of the Order – was made on 8 November 2016. The announcement indicated that the deadline for the submissions of Statements of Case to the Inspector, as described in Article 7 of the Order, would be 5 December 2016.

Shortly before the announcement of the inquiry the Inspector published a note (28 October 2016) indicating that the inquiry hearing would commence on 24 January 2017 and would be likely to run for 3 days.

This document is the Statement of Case of the Minister of Department for Infrastructure, the applicant seeking planning permission.

## Proposed development

The proposal is for the erection of a secondary school to accommodate up to 850 pupils in years 7 to 11.

The proposed school is located in the Parish of St Brelade on the northern perimeter of the built up area known locally as Red Houses. To the south is extensive residential development and to the immediate north are open fields beyond which lies the airport complex. To the east and north east of the site there are residential properties and petrol filling stations, car sales areas and light industrial buildings. A site plan is attached at Appendix I.

The school building has a floor area of around 11.000sqm and is orientated east west perpendicular to La Route de Quennevais. There are associated car parking facilities and a playing field covering the total application site of xx000sqm. The site is accessed by vehicles at its southern end via Rue Cemitiere and egress from the site is directly on to la Route de Quennevais close to the northern boundary of the site. There is also a minor left turn only vehicular egress onto Rue Carree. A layout plan of the site is attached at Appendix II.

## The need for a new school

By presenting information in connection with catchment areas and predicted school rolls the applicant will demonstrate that there is a need for a school in the west of the island.

Information will be presented at the inquiry that indicates that the refurbishment of the existing school, including extensions to the existing school building, would not create an appropriate building.

## The search for a site

Evidence will be submitted to the inquiry that in considering a site for a school to replace the existing building a comprehensive and thorough search of potential sites to serve the existing catchment area was undertaken.

## Planning context

Revised Island plan 2011

Article 19 of the Planning and Building (Jersey) Law 2002 states that in general planning permission must be granted if the development proposed in an application for planning permission is in accordance with the Island Plan. The Island Plan is the Revised Island Plan 2011. The States of Jersey approved revisions to the 2011 Island Plan on 17 July 2014.

Evidence will be submitted to the inquiry that will demonstrate the proposed new school is in accordance with all the relevant policies described in the Revised Island Plan 2011.

In particular evidence will demonstrate that notwithstanding a general presumption against development within the Green Zone, as described by the Plan, that the proposed school is fully in line with Green Zone policy (NE7).

Evidence submitted will also demonstrate that the proposal is in accordance with other relevant policies of the Revised Island plan 2011, namely;

### Strategic Policies

Policy SP 1 - Spatial strategy

Policy SP 2 - Efficient use of resources

Policy SP 3 - Sequential approach to development

Policy SP 4 - Protecting the natural and historic environment

Policy SP 6 - Reducing dependence on the car

Policy SP 7 - Better by design

### General Development Policies

Policy SCO 1 - Educational facilities

Policy GD 1 - General development considerations

Policy GD 5 - Skyline, views and vistas

Policy GD 7 - Design quality

Policy GD 8 - Percentage for art

### Natural Environment Policies

Policy NE 1 - Conservation and enhancement of biological diversity

Policy NE 4 - Trees, woodland and boundary features

Policy NE 7 - Green Zone

### Historic Environment

Policy HE 5 - Preservation of archaeological resources

### Transport Policies

Policy TT 5 - Road safety

Policy TT 8 - Access to public transport

Policy TT 9 - Travel plans

### Natural Resources

Policy NR 7 - Renewable energy in new developments

### Waste Management

Policy WM 1 - Waste minimisation and new development

Policy LWM 2 - Foul sewerage facilities

Policy LWM 3 - Surface water drainage facilities

### Economy & Employment

Policy ERE 1 - Safeguarding agricultural land

### Supplementary Planning Guidance

Supplementary Planning Guidance (SPG) can cover a range of issues and provide further detail about policies and proposals in the Island Plan or other matters relevant to the Planning process.

Where relevant SPGs should be taken into account in making proposals for development. The proposal for the new Les Quennevais School considered the following SPGs and where relevant reflected their advice in the proposals

### Advice Notes

Site waste management plans - September 2013

Disposal of foul sewage - May 2012

Crime impact statements - March 2012

Percentage for Art - June 2008 (amd. Oct. 2012)

Design Statements - Dec 2006

Development of Potentially Contaminated Land - Oct 2005

### Policy Notes

Archaeology and Planning - Jan 2008

Parking Guidelines - Sept 1988

### Representations

Comments will be submitted that will seek to address the representations received in connection with the application

### Conditions

With due respect to any instructions / guidance that may be issued by the Inspector Planning have undertaken to provide a list of conditions that may be attached to any approval which may arise from the application. These conditions, which will be provided on a without prejudice basis, can then be the subject of appropriate discussion at the hearing

### Form of evidence

With due regard to any forthcoming guidance on the submissions to the inquiry - as indicated in the Inspectors note of 28 October 2016 - the applicant intends to refer to documents submitted to support the application for planning permission and, where appropriate, relevant consultee responses.

Expert Witnesses will also be presented to support the application as follows

#### The need for a new school

2 Expert Witnesses will support the arguments for the need for a new school, the Minister for Education and the Head Teacher of the school. The Minister and Head Teacher will also be able to answer any other queries about the education system in Jersey if required.

#### Consideration of alternative sites

1 Expert Witness to support and explain the choice of the site through an appropriate process.

Landscape and visual impact

1 Expert Witness will describe how the landscape and visual impact of the proposal was assessed and then considered.

Transport impact

1 Expert Witness will describe the processes undertaken to suggest the transport arrangements for the proposal along with other travel matters linked to the development.

Consideration of the project against policies of the Revised Island plan 2011

1 Expert Witness will demonstrate how the proposal aligns with policies of the Revised Island Plan 2011.