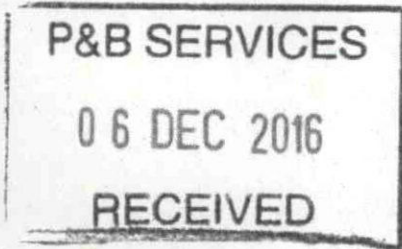


## **APPENDIX E**

### ***PUBLIC REPRESENTATIONS***

P/2016/870



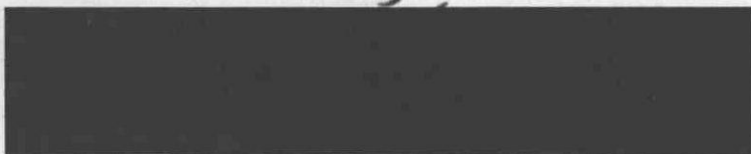
4th Dec. 2016.

Dear Sir / Madam,

I wish to voice my strong opposition to the proposed location of the new Queenways School on a green site. The presumption is, I believe, that there is to be no development of these sites, excepting in exceptional circumstances. This development does not fulfil this criterion, as the school could be redeveloped on its present site.

In an already overpopulated and overdeveloped island, it is important that the green spaces that we have be preserved for future generations.

Yours sincerely,



## Application Comment

Reference: P/2016/0870

### Comment Date

13 September 2016 18:41:23

### Comment Author

First Name: Sarah

Last Name: McKinnon

Address Line 1:

Address Line 2:

Address Road:

Address Town:

Address Parish:

Address Postcode:

Email Address:



### Comment

I am writing to comment on the above mentioned planning application. As a parent and an Architect, I have a lot of interest in the design of this new school. £40 million pounds in London will buy you a Stirling prize winning school, so the States of Jersey should have high expectations for this building. As the scheme is listed under field numbers on the planning website and there is no mention of Les Quennevais School, La Route des Quennevais or La Rue Carree, it is almost impossible to find the application to comment on it.

I am not clear why three floors of class rooms could not have been used in places to reduce the foot print and potentially provide more high level outdoor space? Many schools are on three or more floors and as long as the circulation is well thought through, they are just as usable. For example: Burntwood School and Westminster Academy, both in London, have three storeys and the former won the Stirling Prize:

<https://www.theguardian.com/artanddesign/2015/oct/15/burntwood-school-wins-2015-stirling-prize-and-offers-lessons-for-all>

The overall shape of the school with a central spine and several 'legs' sticking off it gives a lot of potential for light, but this is not taken advantage of as the classroom walls appear to be mostly solid. The complicated plan gives rise to a complicated elevation which will not be cost effective to build. A more rectilinear plan with courtyard spaces might have served the site better and would have been cheaper the build allowing more money to be spent on the fit out of the interior.

Given the shape of the building, there will be a lot of non defensible spaces which are not overlooked internally. Has the school considered the number of teachers or lunch time supervisors who will be required to police all these nooks and crannies?

The elevation is very mixed and does not read as a considered family of design moves and materials. The use of materials is not clear and do not appear to be very hardwearing. Anodised aluminium is expensive and looks lovely when installed but scratches easily and is not appropriate for ground level use on a school playground as they are easily damaged. The buff bricks proposed are harder wearing but have no context elsewhere on the island.

The Gym and Canteen elevations are described as timber boarding but appear to be drawn as clad in anodised aluminium. Again, timber boarding is not a hard wearing material and is not well suited for use at low level in a school playground.

The design of the new school is open to question. The central street idea letting light in is straight forward enough, but there are no internal views shown to suggest that the size and shape of this has been properly considered. The school hall has a chunk taken out of it for a store so it is not rectilinear. Given that this is a brand new building, it seems odd that it is not possible to provide a rectangular hall. The internal walkway and its offshoots seem stuck together rather than considered. The floor plan offers very poor ratio of envelope to floor space which will limit flexibility and adaptability in future and lead to higher than necessary energy usage.

There are limited 3D views shown and very little detail on the street presence.

The plans and elevations all have no North point and no scale bar which is a requirement of a planning application.

Given the pressing need for this school, and the recent examples of flexibly planned, efficient and low-carbon schools recently completed in the UK, the proposals are deeply disappointing and a missed opportunity.

End Comment

25<sup>th</sup> July 2016

Trading as  
**Solution Seekers**  
Paralegal and  
Business Consultants

**Planning and Building Services  
States Offices  
South Hill  
St Helier  
JE2 4US**

P&B SERVICES  
27 JUL 2016  
RECEIVED

Dear Sirs

Re Proposals on the relocation of Quennevais School.

Further to my letter of the 16<sup>th</sup> September 2015 in which I pre-empted the recent application made to your department in respect of the above, I wish herein to raise my formal objection to any building whatsoever being approved on Field 87 which is sited opposite a property I inherited called;

**Ocho Rios, No 3 Le Clos St Sampson, La Route De Quennevais, St Brelade, Post Code JE3 8FR**

My objection is based upon the fact that a covenant was placed upon the field by the vender who sold it on in 2011 which prohibits any building whatsoever on the said Field.

I tendered to buy the land to ensure it it remained in agricultural use and though my tender based on the then value of such use was unsuccessful I rightly took comfort from the terms of the covenant.

The applicant body on this occasion had previously owned field 87 and were responsible for including the covenant and in correspondence to me assert that once they repurchase the field they will then remove the covenant, however legal proceedings are likely to result if indeed this path were taken.

This aside other issues will arise in my opinion such as conflict of interest and enrichment that will need to be addressed in the public arena where those involved will be called upon to explain their actions.

Acutely aware of this, I have written in good faith to the parties concerned to say that notwithstanding my objection to any construction that would breach the covenant I would not object to field 87 being use solely as a recreational garden facility that


would both enhance the overall development, benefit all using the school as well as wider community.

You can take it from this that I support education in seeking to improve the outdated facilities they currently have and therefore the application save for anything being constructed on field 87.

Would you kindly ensure this letter reaches all who have responsibility in processing and adjudicating on the above application.

Could I ask that I be sent a copy of the works in respect of Field 87 currently before you and any and all changes which evolve to any ultimate approval. I trust you will also formally acknowledge receipt of my formal objection.

Yours faithfully

A large black rectangular redaction box covering the signature area.

T A Picot

P&B SERVICES

18 JUL 2016

RECEIVED

Department of the Environment  
South Hill  
St Helier  
JE2 4US

14 July 2016

Dear Sir/Madam

**Les Quennevais School – P/2016/0870**

We herein write in regards to the Les Quennevais School proposals on behalf of the Bosdet Foundation, the Trust which manages Les Ormes Sports and Leisure Centre, located to the North West of the site in question. As noted during the recent stakeholder engagement process, we generally support the proposals, and welcome the long overdue new school, which will hopefully serve to offer the children of the area the very best educational opportunities available. We further concur that the relocated Les Quennevais School, positioned near to the main population hub of St Brelade, and near to the main road network will remain highly sustainable. The provision of ample accommodation in modern buildings with plenty of associated outdoor space should allow children to flourish and achieve their potential.

The proposed bicycle track along this road is to be applauded, and may have some synergies with the access routes we are proposing through Les Ormes, which are intended to offer a greater choice of sustainable links to the visitors our self-catering facilities host. There might be opportunities to continue the route proposed for the school to be extended through Les Ormes, onto the top of Mont à la Brune and the green lane down Le Mont Fondon.

We do have a concern however with regards to La Rue Carree to the North of the school site.

We strongly suggest that a road improvement/safety opportunity will be squandered if La Rue Carree is not widened as part of the school proposals. We have read relevant sections of the very detailed and complex Traffic Impact Assessment by Parson Brinkerhoff and the Travel Plan by Curtins. While the results are generally re-assuring for us at Les Ormes, there are a number of concerns that are raised:

- **Appendix III – Draft Traffic Impact Assessment Part 1**

**7.1.7**

*'Following the school survey, it emerged that quite a low percentage of trips to the school were made by private vehicle. If this would continue in the new development then the highway impact of the development would be less than stated'.*

There are a number of assumptions and undefined variables here which are concerning to us. The proposed school siting is more remote and importantly, exposed, from the heavily populated areas of Les Quennevais/Red Houses – arguably there could be a tendency for the generation of more vehicular traffic. If so, there might be the incentive for certain parents to consider alternative drop off approaches – possibly from the North and La Rue Carree.

- **Appendix IV – Draft Traffic Impact Assessment – Option 1**

**8.1.5**

*'It is anticipated that there will be some degree of conflict for parking between Sports Centre, School and Library. While some additional parking facilities identified, it is possible that parents would use the residential streets for pick up during the PM peak'.*

Les Ormes, Mont à la Brune, St Brelade, Jersey, JE3. 8FL  
Telephone: 01534 497000 Facsimile: 01534 499122  
10% of Les Ormes income goes to the Bosdet Foundation

[www.lesormes.je](http://www.lesormes.je)

Self Catering Lodges • Golf • Tennis • Health & Fitness • Indoor Pool • Yoga Studio • Pro Shop • Bar  
Restaurant • Conference & Weddings • Creche • Indoor Golf Simulator & Academy • Hair & Beauty Salon

We are concerned that Les Ormes might also be targeted as a potential school pick up point. This issue might need monitoring.

- **Appendix XIII – Travel Plan**

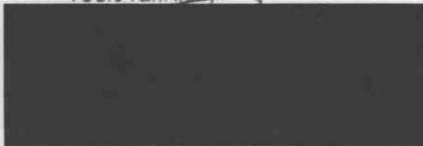
**5.4.1**

*' It has been assumed that 80% of traffic will enter the site from the South along La Route des Quennevais, and that the remaining 20% of trips will travel from the North'.*

Any potential increase in this 20% assumption could cause major congestion along La Rue Carree, which has been described in the Impact Assessment as 'a narrow single carriageway that runs to the North of the site. The road can already suffer from major congestion, as sustained two-way traffic is simply not possible.

We sincerely suggest that our comments/concerns should be taken on board and that the widening of La Rue Carree should be conditioned as part of the consent for Les Quennevais School. It might be that a virtual pavement/cycle track solution could be evolved – wherein the rural character of La Rue Carree is retained and the proposed track is absorbed into the road width.

Yours faithfully



Mike Graham  
Bosdet Foundation Trust