

APPENDIX G

CONSULTATION RESPONSES

Application Comment

Reference: P/2016/0870

Comment Date

10 January 2017 14:14:42

Comment Author

First Name: Les
Last Name: Smallwood
Address Line 1: Ports of Jersey
Address Line 2: Jersey Airport
Address Road:
Address Town:
Address Parish: St. Peter
Address Postcode: JE1 1BY
Email Address: les.smallwood@ports.je

Comment

No Objection but conditions

Jersey Airport has no objections to this planning application in principle but request consideration be taken of the following points:

Jersey Airport strives to reduce the number of bird strikes involving aircraft and as such, detailed in this planning application are flat roof areas on the new buildings. Flat roofs provide ideal areas for nesting gulls and consideration should be taken to reduce this risk.

If cranes are needed for the construction of the new buildings, then Jersey Airport must be consulted in order to issue the relevant crane permits due to the proximity to the Airport. Jersey Airport can be contacted to provide relevant paperwork required for this activity.

Due to the large amount of glazing in this application Jersey Airport would expect the glazing to be treated to prevent glare which might otherwise impair the vision of pilots on approach to the airport. This is particularly relevant to the east and west elevations.

End Comment

Department of the Environment

Environmental Protection

Howard Davis Farm, La Route de la Trinite

Trinity, Jersey, JE3 5JP

Tel: +44 (0)1534 441600



Reference: P/2016/0870

09/01/2017

Response Type: More Info

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

The proposed development will only be acceptable if the following conditions are attached to any planning permission:

COMC004 Waste management plan implementation

Waste management shall be implemented in full accordance with the approved Waste Management Strategy. Any variations shall be agreed to in writing by the Department of the Environment prior to the commencement of such work.

COM008 D/CEMP Condition

Prior to commencement of the development hereby approved, a Demolition/Construction Environmental Management Plan shall be submitted to and approved by the Department of the Environment. The Demolition/Construction Environmental Management Plan shall be thereafter implemented in full until the completion of the development and any variations agreed in writing by the Department prior to such work commencing. The Plan shall secure an implementation programme of mitigation measures to minimise the adverse effects of the proposal on the environment, and shall include but not be limited to:

- A. A demonstration of compliance with best practice in controlling, monitoring, recording and reporting on any emissions to the environment (such as noise and vibration, air, land and water pollution);
- B. Details of a publicised complaints procedure, including office hours and out of hours contact numbers;
- C. Details of any proposed crushing/ sorting of waste material on site;
- D. Specified hours of working;

Interceptor

It is unclear from the application as to whether an interceptor is proposed for the car park. Environmental Protection would require an interceptor to be in place for this kind of development. This information is required prior to the determination of the planning application, to enable an assessment of the risk of water pollution posed by the development. Without such information, it is not possible to judge whether the proposals would meet the requirements of Policy GD1 of the Island Plan 2011.

The applicant is advised of the following:

Consideration should be given to SUDS in accordance with Island Plan policies NR1, NR2

and LVM 3. [Non-standard informative]

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Jersey
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(01534) 481211

7th October 2016

Dear Mr Cheal / Jersey Property Holdings

**Planning Consultation Response from NET regarding P/2016/0870
Les Quennevais School Site, St Brelade**

We are writing to you to advise you and respond to the Natural Environment Team (NET) comments in relation to our submitted Ecological Survey Report of the proposed Les Quennevais School site - Planning Application P/2016/0870. The Planning Consultation Response from the NET in regard to this application, dated 6th September 2016, had a number of concerns regarding our survey effort, which I would like to explain and clarify in this letter.

The NET state that they are concerned with the survey effort for reptiles at this site, and that 'surveys were not for the most part carried out at appropriate times of the day' in line with best practice guidelines, and that our survey effort is considered 'inadequate'.

The guidelines we follow and refer to in our report are as follows, with the first two being the industry accepted the main / established guidelines:

1. Gent & Gibson (1998) Herpetofauna worker's Manual. JNCC. (2012 reprint)
2. Edgar et al (2010). Reptiles Habitat Management Handbook. Amphibian and Reptile Conservation.
3. HGBI (1998). Evaluating Local Mitigation / Translocation Programmes; Maintaining best practice and lawful standards.

Gent and Gibson guidelines state that reptile surveys should take place during British Summer Time, but that April, May and September are the three key / best months. They state that the best weather conditions for surveying are temperatures between 10 and 17 degrees C, "**but the timing of your searches should coincide with the temperature window**" (pg 7). Edgar et al state a slightly different temperature window of 10 – 20 degrees C (pg 65).

Our surveys meet / go beyond best practice guidelines in the following ways:

- o **All of our surveys took place during British summer time (4th May – 7th June 2016 – 7 visits)**

- We undertook the minimum number of surveys required as detailed by Edgar *et al.*, and undertook ABOVE the survey effort calculation as detailed in HGBI guidelines (as shown on Table 1 pg 16 of our 2016 report).
- In 2016, 4 out of 7 of our surveys took place in a 'key' month (May)
- In 2016, 6 out of 7 surveys were undertaken within the recommended temperature bracket from Gent & Gibson. All of our surveys fall within the guideline temperatures provided by Edgar *et al.*
- A reptile survey was also undertaken by us in 2014 between 24th July – 2nd October 2014 (9 visits)
- We used a high density of survey mats on the site (90 mats in 2016 survey, 52 in 2014 survey)
- We also have reptile data from other sites undertaken on the same days and periods that have shown reptile presence, confirming that conditions were indeed suitable for reptiles.

We feel that if anything we went above the minimum requirements as per best practice guidelines (which all vary slightly in their advice). The main point is that temperature is the main factor, and time of day is irrelevant provided that the temperature window is achieved (as stated in Gent & Gibson). 'Typical' times of days to achieve the correct temperature window are provided in the guidelines, but these must be adapted to the conditions on the day, which is exactly what we are very careful to do on all of our surveys. Our surveys at this site were undertaken at various times of the day during the survey period, all dependent on local weather conditions / temperature on the given day following our professional judgement. Also the fact that this is our second survey at this site within two years exceeds normal best practice guidelines for survey effort.

Despite the above, we too were surprised not to find reptiles present on the site for the same reasons as the NET, and this is expressed in our report (see section 5.3.3 and 5.3.4). We must, however, look at the facts available to us from a survey(s) that have been undertaken following best practice guidelines (twice).

We have recommended within our report, however, mitigation measures / a species protection plan that includes the welfare of reptiles and amphibians in case they are on site. This includes:

- A directional vegetation clearance to drive any animals present away from site into suitable surrounding vegetation;
- The dismantling of the dry stone wall present on site to be undertaken carefully by hand following an Ecological Method Statement;
- Personnel Awareness of the fact that protected species may be present on site, and the protocol to be followed if such species are found
- Enhancement measures for reptiles / amphibians such as the creation of a 'wildlife area' to include dry stone walls / hibernacula, rough grassland, that can be colonised by the known nearby populations. We also recommend that these features are built before the site strip occurs, so that if in the unlikely case reptiles / protected animals are found, we will have somewhere suitable to relocate them to onsite.

The NET state that the preliminary Species Protection Plan (pSPP) "does not specifically address the protection of species identified as present on the site and should provide specific measures that reflect the findings of the survey results." We feel that our pSPP provides an outline above and beyond the findings of survey results, as detailed above.

Finally, the Preliminary Species Protection plan is indeed 'preliminary'. We wanted to agree the principles set out in this plan with the NET first before we provide all of the extra detail that the NET have requested in their Planning Consultation Response. The detailed SPP can be provided at the appropriate time, and we will of course work with and discuss the details of this plan with the NET to safeguard any protected species that may be present on site in low numbers, and to enhance this area for wildlife in the longer term.

We hope that you accept our reply and evidence that our survey(s) have met the relevant best practice guidelines, and we look forward to working with you further to finalise the Species Protection Plan in due course.

Yours Sincerely



Paul Wagstaffe (MSc, BSc(Hons), MCIEEM)

Managing Director Nurture Ecology Ltd.

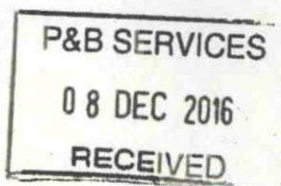
paul@nurtureecology.com

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Parish of St. Brelade

Technical Support Team
Department of the Environment
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7 December 2016

Dear Sirs

Re: P/2016/0870 – Application for planning permission to construct a Secondary School with associated external facilities, parking, landscaping and sports field on Field No's. 80, 84, 85, 86, 86A, 87, 87A, 88 and 88A, Rue Carrée, St Brelade, Jersey

As Connétable and Chairman of the Parish Roads Committee I believe it important to provide representation on behalf of the Committee setting out our position in relation to the amended planning application.

The current Les Quennevais School sits to the westerly corner of both Clos des Sables and Quennevais Park, two very large, dense housing estates that essentially provide private housing but does include a small amount of social rented accommodation. Due to the density of both estates, parking and traffic flow around these areas have been an issue for some considerable time and these problems are exacerbated during peak times around the school both in the early morning and afternoon.

The possible re-siting of the school offers the chance to resolve some of the current issues which the Roads Committee see as an opportunity that should be taken. However, we are keen to avoid simply moving problems from one area of the Parish to another so, as a Committee, we have paid close attention to both the original drawings provided with the planning application and the recent amended drawings. We felt it important at the outset to try and work collaboratively with both the Department for Infrastructure, who administer the main roads surrounding the proposed new school and the design team from Jersey Property Holdings. In this regard I can say that all discussions have been progressive and cordial.

We, as a Committee, have not agreed with all of the conclusions of the Transport Assessment based on our own experience of traffic flows around the existing school and the problems that have persisted over many years, but we were keen to grasp the opportunities a new school site offers in resolving our concerns.

The Parish of St Brelade Roads Committee paid great attention to the drawings that were supplied as part of the application for the proposed new Les Quennevais School, in particular the Roads Committee were interested in the entrance and exits to the new school and how these might impact on the surrounding roads. We were also very keen to see what level of onsite parking was being

proposed and also consider whether parking at peak times was adequately provided for. We wish to ensure inappropriate parking in parish roads and nearby residential areas does not impact on residents nearby and those who travel regularly in the vicinity of the proposed new school.

There is no doubt that Route des Quennevais is one of the busiest roads in the Island, servicing a large number of commercial premises, many large residential estates, a number of well used sporting facilities and of course the Islands only airport.

On first examination of the plans provided, the Committee did have concerns in regards to the entrance to the new school situated on a narrow Parish by-road that leads to the Parish Cemetery, St Brelade's Football Club, and the recently built Walter Benest Court. We had concerns that the road would struggle to cater for the large number of buses and private cars that will undoubtedly flow into the school off of Route des Quennevais and the Committee felt it important that neither the Cemetery, Football Club or nearby residents were impacted too severely. We see it as important that the new school entrance can accommodate the levels of traffic proposed into the school.

The Roads Committee also had concerns as to the levels of traffic that would have exited from the proposed new school onto Route des Quennevais as detailed on the original drawings. Those concerns centre on the numbers of vehicles that would likely exit from the proposed new school through only one exit compared to the present situation where parents dropping off at the school can leave through several by-roads onto nearby main roads. From the existing school, there are currently seven (no. 7) possible exits onto either Route des Quennevais or Route Orange, with only one exit being proposed on the original planning application for the new school onto Route des Quennevais.

The revised drawings for application number P/2016/0870 show alterations to vehicular movements around the proposed new school site and an alternative exit from the site onto Rue Carrée, which will be widened to a minimum width of 5.7m whilst retaining the new footpath as originally shown.

To deal firstly with the entrance to the proposed new school off of Route des Quennevais onto Rue du Cimetiere. The Roads Committee are supportive of the widening of the junction as shown on drawings numbered. 10456:JPH:02PL: 06:A, 07:A and find the entrance from Rue du Cimetiere into the proposed new school acceptable. The widening of the junction provides greater visibility to those exiting Rue du Cimetiere onto the main road and greater manoeuvrability into the entrance of the new school.

In regards to parking on the proposed new school site, the Committee are pleased with the levels of parking provided both for cars and buses, but nevertheless consider that parking could overflow onto nearby parking areas and roads. It is the view of the Committee that parking at the nearby airport playing fields should be utilised at peak times to limit any unnecessary parking in nearby residential areas.

To move onto the exit from the proposed new school onto Route de Quennevais. Although the Committee are supportive of the positioning of the exit in regards to Rue Carrée, the Committee believe that an improvement could be made in widening the proposed new exit onto Route des

Quennevais to allow traffic to queue to turn both north and south thus potentially reducing congestion on the site.

The Committee are highly supportive of the proposed new slip road exit for the school onto Rue Carrée which is shown as a "left turn only". This will assist in dispersing vehicles from the site at peak times and assist visitors to the school to exit much easier to travel west.

In conjunction with the proposed new exit onto Rue Carrée, the Committee are both pleased and supportive of the intention to widen Rue Carrée to a minimum of 5.7m. At present there is a "bottle neck" on this road that often causes delays and congestion so the widening will be a great improvement of the current position. Any road widening will also assist with the traffic flows should the car park at the airport playing fields be considered as an overflow car park.

Finally, in regards to the junction of Rue Carrée with Route des Quennevais, although both a single lane entrance and exit, the Committee believe the junction as shown on drawings numbered. 10456:JPH:02PL: 06:A and 07:A, will be adequate to cope with the traffic generated at peak times considering the other improvements that have been included on the amended drawings.

The Roads Committee are also very supportive of the large number of new footpaths that have been included in and around the proposed new school that will hopefully encourage more students to cycle to school and support the more general policy of encouraging more islanders to cycle.

To conclude the Roads Committee are supportive of the revised new site plan and thank both the Department for Infrastructure and Jersey Property Holdings for all their understanding and support.

Yours sincerely



Steve Pallett
Connétable

Memorandum

To:	Development Control, DoE – Planning & Building Services	From:	Transport Policy, Dept. for Infrastructure
FAO:	Mr J Nicholson	Contact	Mr W Prendergast
c.c.		Ext:	48599
Your Ref:	P/2016/0870	Date:	1 st December 2016
Subject:	Construct secondary school with associated external facilities, parking, landscaping and sports field		
Address:	Field No. 80, 84, 85, 86, 86A, 87, 87A, 88 & 88A, La Rue Carree, St. Brelade		

Dear Mr Nicholson

I am writing regards the above planning application taken for comment on 5th July 2016 and following productive discussions with the Applicant and amended plans now submitted, the Department for Infrastructure (Dfi) are supportive of this Application.

However, cycle stands are required at the front of the school and library for visitors, together with separate covered library and school staff cycle parking away from students, equipped with a fitted bicycle foot pump, in line with the Island Plan 2011 Policies TT3 and 4.

For information:

- The proposed temporary school safety zone speed limit should be focused to the peak 15 minute school times in the morning and afternoon only to maximise its effectiveness;
- The morning and afternoon peak periods must be managed by the school daily as well as providing ongoing written instruction to all site users; and
- A site signing and lining strategy must be agreed with Dfi prior to opening.

As part of any planning permission granted, the following Conditions should be applied, if permission is forthcoming:

- To require the Travel Plan to be updated and approved by Dfi annually;
- Dfi approved visibility splays from both vehicle exits to be provided pre-occupation (2.4 metres back from the edge of the carriageway over 43 metres in both directions, with no obstruction greater than 600mm); and
- Any works on or adjacent to the highway together with associated costs including design fees and technical approvals are to be delivered in full by the Applicant under a suitable Highway Agreement. It should be noted that, our approval or not, of materials and construction details is subject to the provision of detailed drawing by the Applicant prior to works commencing and should be conditioned accordingly.

Yours faithfully

William Prendergast
Senior Transport Planner

**Department of the Environment
Historic Environment Team**

South Hill
St Helier, Jersey, JE2 4US
Tel: +44 (0)1534 445508



Reference: P/2016/0870

21/11/2016

Response Type: No Objection

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

Archaeological Assessment

The archaeological desk based assessment has been updated to review the likely survival of Occupation archaeological remains given recent finds during works to a site to the North East. The initial conclusion, that the area of sand dunes was enclosed in the 18th century, has been restated. The conclusion has been updated to suggest it is not likely Occupation structures are present.

Whilst archaeological impacts are low but that some mitigation in the form of evaluation trenching would be sensible given other coastal sites have revealed buried deposits from Prehistory to Medieval periods beneath sand deposits. Evaluation would ensure archaeological risk is mitigated.

I agree with this conclusion. If required we can offer a Departmental Brief for the Project Design for evaluation works.

Policy SP4 and Policy HE1 of the 2011 Jersey Island Plan, which seek to preserve the special historic and architectural interest of Listed Buildings and Places has been used to guide this assessment.

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 Officer.

Department of the Environment

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www.gov.je

Planning consultation response

To: John Nicholson

From: Natural Environment

Subject: P/2016/0870 Les Quennevais School
site, St Brelade

Date: 6th September 2016

Non-Standard Response – Ecological Assessment – Further information required

We refer to the Ecological Assessment and Preliminary Species Protection Plan (dated June 2016) ref. NE/ES/LQS.02 submitted by Nuture Ecology Ltd in respect of the above application.

The Ecological Assessment as submitted does not contain sufficient detail to enable a reasonable evaluation of the potential impacts of the development on protected species. Consequently we are unable to comment on the suitability of the preliminary species protection plan.

Ecological Assessment

We have a number of concerns regarding the survey effort for reptiles undertaken on the site as follows.

1. We are concerned that the survey effort for reptiles did not identify the presence of green lizards anywhere on the site, given its location in close proximity to Les Blanchés Banques Site of Special ecological Interest and the recorded presence of green lizard populations immediately adjacent to the site.
2. The findings of the survey effort for reptiles presented in Section 4 of the Assessment state that these surveys were carried out following best practice guidelines. However the survey data presented in Appendix 4 indicates that the surveys were not for the most part carried out at appropriate times of the day.
3. As no reptiles were found on this site, it would be expected that the survey effort would be increased in order to better determine if reptiles are indeed absent from the site.

On this basis we feel that the findings as presented are not sufficient to enable a reasonable evaluation of the presence of protected species on the site.

It should be noted and the developer should be aware of the following : if the application is determined on the basis of inadequate survey effort and other protected species are discovered on the site once works have commenced, such works will be required to be ceased pending the completion of further survey effort for that species.

Preliminary Species Protection Plan

Given the concerns that we have over the Ecological Assessment of the site is not possible to comment on the suitability of the Preliminary Species Protection Plan.

The broad proposals for mitigation and enhancement of the site seem appropriate, however more detailed and specific measures must be submitted and approved before determination of the application. The following details in particular need to be provided:

- a) Currently the Plan does not specifically address the protection of species identified as present on the site and should provide specific measures that reflect the findings of the survey results.
- b) **Actions 2 and 6** refer broadly to tree retention and tree root protection. More specific details of any trees/hedgerows that need to be removed to make way for the development should be replaced and this needs to be demonstrated, together with a detailed Tree Root Protection Plan.
- c) **Action 5 'Inspection for Roosting bats'** refers to 'appropriate mitigation'- more specific details including a method statement stating what action will be taken in the event that bats are discovered should be supplied.
- d) **Action 7 Dry Stone Wall dismantling** – ecological method statement must be provided
- e) **Action 7 Directional Vegetation Clearance** – a more detailed method statement to be provided
- f) **Actions 8, 9 and 10 Tree/Hedgerow planting, wildlife garden and dry stone wall creation**– a detailed landscaping scheme/strategy is required, to include long-term maintenance of such features post development (see below)
- g) **Action 12 Integrated Bird and Bat Boxes** – more specific details regarding the location and types of bird and bat boxes must be provided
- h) **Note** that upon completion of Actions 12 and 13 (integrated bird/bat boxes and boundary fences) these should be inspected and signed off as fit for purpose by a competent ecologist.
- i) **Landscaping Scheme/Strategy** – this should address the compensation of features that will be lost through the development as well as the long term enhancement for the site, and should address issues such as :
 - all existing trees, hedgerows and other plants, walls, fences and other features which it is proposed to retain on the site;
 - the position of all new trees and/or shrubs, this must include the species of plant(s)/tree(s) to be planted, their size, number and spacing and the means to be used to support and protect them;

- other landscape treatments to be carried out including the proposed wildlife gardens, as well as any excavation works, surfacing treatments, or means of enclosure;
- the measures to be taken to protect existing trees and shrubs; and
- A schedule for the implementation and long term maintenance of the landscaped areas.

Basis of Comment

This site is in a sensitive location in close proximity to the Site of Special ecological Interest Les Blanchés Banques and recorded populations of a range of protected species nearby. The Ecological Assessment carried out at this site has indicated a potential for protected species under the Conservation of Wildlife (Jersey) Law 2000 to be present and affected by the proposed development. The implementation of a species protection plan including mitigation and enhancement is required to avoid and/or minimise any negative impact on such species and their dens/nests.

Relevant Legislation & Policy

- Island Plan Policy NE1, NE2, NE3, NE4, NE6
- Conservation of Wildlife (Jersey) Law 2000 ('Wildlife Law')
- Jersey Biodiversity Strategy
- Jersey Biodiversity Action Plan –Species & Habitat Action Plans

Note to agents/ applicants:

It is the responsibility of the applicant to inform all site workers of the possibility of protected species on site and the implications under the Conservation of Wildlife (Jersey) Law 2000 and advised that it is their responsibility under the Law to stop work and notify the Environment Department immediately should any species be found.

The applicant should understand that the provisions of the Conservation of Wildlife (Jersey) Law 2000 are separate to any decisions made in respect of the planning conditions needed for these works and that any resulting damage caused to a protected species may result in prosecution.

Any comment on this consultation response must be addressed to the relevant Planning Officer and not to the Natural Environment Team.

A full reading of the legislation referred to above is recommended to avoid prosecution under the law.



Parish of St. Brelade

Technical Support Team
Department of the Environment
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24 August 2016

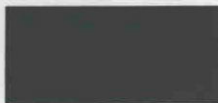
Dear Sirs

Application Address: Field No. 85, 86, 86A, 87, 87A, 88 & 88A, Rue Carree, St Brelade

Application Number: P/2016/0870

With reference to your letter dated 5 July 2016, subject to a meeting with other key stakeholders which we are awaiting confirmation, we wish to reserve the right to formal representation.

Yours faithfully



Steve Pallett
Connétable

**Health and Social Services Department
Environmental Health, Public Health Department**

Maison Le Pape, The Parade
St Helier, Jersey, JE2 3PU
Tel: +44 (0)1534 443712
Fax: +44 (0)1534 445773

Reference: P/2016/0870

22/08/2016

Response Type: No Objection

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

Thank you for the opportunity to comment on this application. Based on the information submitted, Environmental Health has no objections to the proposed development.

COMC008 D/CEMP Condition

Prior to commencement of the development hereby approved, a Demolition/Construction Environmental Management Plan shall be submitted to and approved by the Department of the Environment. The Demolition/Construction Environmental Management Plan shall be thereafter implemented in full until the completion of the development and any variations agreed in writing by the Department prior to such work commencing. The Plan shall secure an implementation programme of mitigation measures to minimise the adverse effects of the proposal on the environment, and shall include but not be limited to:

- A. A demonstration of compliance with best practice in controlling, monitoring, recording and reporting on any emissions to the environment (such as noise and vibration, air, land and water pollution);
- B. Details of a publicised complaints procedure, including office hours and out-of-hours contact numbers;
- C. Details of any proposed crushing/ sorting of waste material on site;
- D. Specified hours of working;

Please ensure the following informatives are attached to any planning permission:

COM102 D/CEMP

Refer to the guidance on the type of information to be provided in a Demolition/Construction Environmental Management Plan (D/CEMP) which can be found online at:
<http://www.gov.je/industry/construction/pages/constructionsite.aspx>

COM103 Dust control

Refer to the guidance on The Control of Dust and Emissions from Construction and Demolition, which can be found online at:
http://www.london.gov.uk/thelondonplan/guides/bpg/bpg_04.jsp

COM106 Noise control for construction sites

Refer to the guidance contained in the documents 'Guidelines on Noise Control for Construction Sites' which is available online at:

<http://www.gov.je/Industry/Construction/Pages/ConstructionSite.aspx> and 'British Standard BS5228:2009 Code of Practice for Noise and Vibration Control on Construction and Open Sites'

Peter Brown

Environmental Health Officer

Tel: 01534 445809



P/GJLeL/MAR/01

10 August 2016

Planning and Building Services
South Hill
St. Helier
JERSEY JE2 4US

P&B SERVICES

16 AUG 2016

RECEIVED

Dear Sirs

Re: Application Number P/2016/0870

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

Construct secondary school with associated external facilities, parking, landscaping and sports field. 3D Model Available.

Our stance on this application has not changed from the first suggestion regarding this site.

We are opposed to the loss of farming land immaterial of the proposals for its further use.

We accept that the above referenced fields are not the best in the Island but they have the ability to grow a host of crops and they are of interest to our members.

We would point out that if this land is taken the area stretching from St. Brelade's Bay to Croix au Lion in St. Peter would be almost devoid of any agricultural land.

The proposed area to be used would be a considerable loss to the agricultural land bank and we feel that more consideration should have been given to building on the existing school site.

The Jersey Farmers' Union has recently arranged a meeting with twenty youngsters all of whom are involved in farming and in fact there are more young people interested in farming than there has been for a long time. This is very encouraging for the future of the Industry as all of the youngsters have aspirations of eventually farming in their own right. The major factor and difficulty they have to face is the lack of agricultural land in the Island. That is why it is so important to conserve all agricultural land to ensure the continuance of a viable and thriving Industry for the future.

Yours faithfully


GRAHAM J. LE LAY
PRESIDENT

Reference: P/2016/0870

02/08/2016

Response Type: COMMNT

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

Jersey Airport has no objections to this planning application.

Jersey Airport however would request to be kept informed with the construction plan for this development as items such as cranes/tall lifting equipment's may impact on Navigational Aids which will need to be reviewed ahead of the start of the construction.

**Department of the Environment
Environmental Land Control**

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26/07/2016

Reference: P/2016/0870

Response Type: COMMNT

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

Thank you for the opportunity to comment on the above application.

This will be a regrettable loss of good agricultural land.

Department for Infrastructure

Waste Management

P O Box 412, South Hill, St Helier,
Jersey, Channel Islands, JE4 8UY

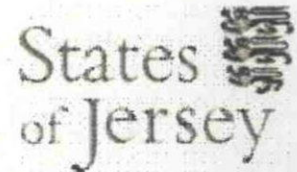
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Planning and Environment Dept.

Planning and Building Services

Technical Support Team



13 July 2016

Sent by email only to: PECTSO@gov.je

Our ref: ER/LESQ/2

Your ref.: P/2016/0870

Dear Sir/Madam

P/2016/0870

Thank you for your letter dated 5 July 2016.

We have been unable to submit our comments via the Consultee Portal and so please accept this letter as the combined response from the Solid Waste Directorate.

After reviewing the Environmental Impact Statement, our observations and comments are as follows:

- We understand no contaminated waste is likely and a 'watching brief' will be upheld. Should any contaminated waste be identified, the Department must be notified prior to delivery.
- Surplus sub soil will be generated from the project. The destination for this arising must be included in the Waste Management Plan.
- The documentation includes references to registering with the Environment Agency but does not include notifying the local Waste Regulator. This must be corrected to include local information.
- The BREEAM assessment includes a reference to a rail station within 1000m. This should be reviewed and corrected.
- The BREEAM assessment refers to materials being 'responsibly sourced'. This commitment should be strengthened by the use of second hand materials (reuse), materials with a recycled content and consideration applied to the lifecycle of the materials i.e. are they fixed in a way that makes them reusable, are they recyclable, etc. It is essential that opportunities to reuse materials and

use recycled materials are explored in preference to using new materials from sustainable sources.

- We understand the level of the playing field will be lower than the road, with surrounding banking. We would like to understand if this is being achieved by dropping the field height or through a 'cut and fill' exercise.
- The documentation states that a recyclable waste storage site will be provided but this is not shown on the plans. We would like to see the plans updated to show the storage allocated to waste and recycling and we would like to receive the rationale behind the sizing of the storage to ensure sufficient capacity is provided to maximise recycling at the site. We would hope that this would also include a facility to compost specific waste arisings but this information has not been provided.

At this stage, we would recommend the above are reviewed to provide local or more detailed information that maximises the sustainability of the project and the ability for its future occupants to make a positive environmental impact.

Should the application proceed, we would like to highlight the specific information that we will be looking to review:

- Waste Management Plan (construction):

The Waste Management Plan should detail the types of waste arising, forecast tonnages and the outlets for each waste stream. This document should include a recycling rate for the project and clearly demonstrate that the Waste Hierarchy has been adopted to minimise waste, maximise reuse and exhaust all recycling opportunities available. The information provided should reflect current best practice in waste management.

The Waste Management Plan must also identify any hazardous and/or contaminated wastes (composition and quantities) and outline the appropriate management.

- Waste Management Plan (future day to day arisings):

The documentation must explain how waste will be managed by the facility. The consideration awarded to this now will impact the ability for the facility's future occupants to participate in recycling initiatives.

We will review this document and the associated plans to understand the location, size and accessibility of waste and recycling storage.

Litter can also be a concern for schools and this is also a core area of the Eco-Schools programme. The plans must show the adequate provision of receptacles for litter (with some separation for recyclables) in the grounds and also in the surrounding area which serves as access routes in and out of the school and the outdoor sports areas. Litter will be a concern for the surrounding community and so attention should be given to how this is contained and controlled.

- Sustainable Procurement:

We will review documentation to understand if the approach taken maximises opportunities to reduce waste, maximise reuse (both the use of second hand materials and the separation of reusable 'waste' materials) and maximise recycling (both the use of recyclable materials and the separation of recyclable 'waste' materials). We would also welcome the application of a lifecycle approach so that consideration is given to the future of the materials procured for this project.

Yours faithfully

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Reference: P/2016/0870

Response Type: Support

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

We all fully supportive of this application