

## **SECTION 9: SOCIAL AND COMMUNITY**

### **INTRODUCTION**

- 9.1 Education facilities, health provision, parish facilities, emergency services and the prison service are all essential for the well-being of a community. They should be provided in locations that are readily accessible to the communities they serve and compatible with the local environment. Only the land-use implications of each of these areas are considered in the new Island Plan, not the planning of service provision by the agencies involved.
- 9.2 The 1987 Island Plan largely dealt with the development of social and community facilities on a case by case basis. During the Plan period there have been a number of sizeable new education developments, including the Jersey College for Girls and its Preparatory School, Haute Vallée Secondary School (to replace d'Hautrée) and the refurbishment of Les Quennevais Secondary School. Equally, the Health and Social Services Committee has been responsible for significant major redevelopment and refurbishment programmes, including the development of The Limes and Sandybrook nursing homes, extension of the Crematorium at Westmount and refurbishment of the nurses' home in The Parade.
- 9.3 Whilst there is a general presumption in favour of social and community facilities in the Island, such provision is dependent upon the availability of sites and premises through new development sites coming forward, land becoming available for redevelopment, land or premises being declared surplus to requirements and through extensions and conversions of existing premises.
- 9.4 Where the scale of new housing and/or commercial development requires new facilities to be provided, it may be considered appropriate that the developer contributes to their provision, as discussed under Policy G10, planning obligations.

### **Relationship to the Vision and Objectives**

- 9.5 The Vision for Jersey sees the Island as a place where 'everyone is able to share in Island life and be valued for their contribution' and where 'individual parishes and local communities can thrive'. With regard to social and community facilities, the strategic objectives of the Island Plan include to:
- assist the development of facilities to meet health, education, social and community needs; and
  - assist the development of a vibrant social and cultural scene.

### **Approach**

- 9.6 The new Island Plan supports the development of social and community facilities in the Island. The Economic and Community Strategy

emphasises the importance of promoting and facilitating development opportunities essential for community life.

- 9.7 The main aims for social and community uses are to:
- enable the expansion of educational facilities within existing sites and safeguard land for the expansion of facilities outside these sites where necessary;
  - support the provision of healthcare facilities;
  - support the retention of existing community facilities and the development of new, where appropriate;
  - support the development of facilities for the emergency services and the prison; and
  - ensure that new development takes place in accessible locations and minimises the impact on the environment.

## **POLICIES AND PROPOSALS**

### **Provision of New Education Facilities on Existing Sites**

- 9.8 Within Jersey there are twenty-three non-fee-paying primary schools with a combined capacity of over 5,500. In addition there are two fee-paying States' primary schools (Victoria College Preparatory School and Jersey College for Girls Preparatory School) and seven private primary schools.
- 9.9 There is a good match between the number of places available in primary schools and levels of future demand. However, whilst there may appear to be capacity across the Island, there are 'hotspots' of over-demand. There may be proposals within the Plan period for the redevelopment/extension of primary schools, for example La Pouquelaye School, to cope with future demand.
- 9.10 There are four non-fee-paying 11-16 secondary schools in Jersey with a combined capacity of 3,150. The number of children entering secondary school during the Plan period is expected to peak in 2006/7 and then plateau. There are potential overcrowding issues at all these secondary schools. However, plans are in place to either extend each school to meet demand (Grainville, Le Rocquier and Haute Vallée schools), or to reduce demand by managing catchments (Les Quennevais School) so that major extensions are not required.
- 9.11 Grainville School is being extended and remodelled within its existing site. Haute Vallée School, should an extension be required, will be dealt with in a similar fashion. The extension of Le Rocquier School will be enabled by the approved acquisition of land to the south of the existing site. Les Quennevais School intake will be managed to restrict growth beyond capacity, but will be extended, as required, within the existing site boundary. Due to the very restricted site, the Education Committee believes there will be a need to consider an extension of the external space at Les Quennevais onto the adjacent extensive playing field area, to provide safe and managed play space. This will require careful design to provide for the needs of the school without reducing community access.

- 9.12 In addition to the non-fee-paying secondary schools, there are two fee-paying 11-18 States' secondary schools (Victoria College and Jersey College for Girls), one non-fee-paying 14-18 secondary school (Hautlieu School) and two private 11-18 secondary schools (de la Salle College and Beaulieu Convent). The Jersey College for Girls has recently been redeveloped, there will shortly be a new Hautlieu School and there are plans for the development for improved facilities at the two private 11-18 schools. There will also be a need to extend and modernise Victoria College within the life of the new Island Plan. It is not, therefore, anticipated that *new* secondary school provision will be required during the Plan period. However, the two colleges will need extra playing fields and this must be addressed during the first half of the Plan period.

**POLICY SC1 – PROVISION OF NEW EDUCATION FACILITIES ON EXISTING SITES**

**Proposals for the development of additional educational facilities or for the extension and/or alteration of existing educational premises within the grounds of educational establishments will normally be permitted, provided the proposal is in accordance with all other principles and policies of the Plan.**

**The development of educational sites for alternative uses will only be permitted where it can be demonstrated that they are surplus to educational requirements and the proposals are in accordance with other principles and policies of the Plan.**

**Safeguarding of Sites for Education Purposes**

- 9.13 Land for development in Jersey is scarce and different land-uses compete with each other for land when it becomes available. Educational facilities need to be as close as possible to the communities they serve. In view of this fact, and the potential space requirements of educational facilities (principally playgrounds or playing fields) there tends to be a limited number of suitable sites available. It is therefore important to make provision for, and safeguard, these sites from other forms of development.
- 9.14 In terms of primary education, at St Martin's, land is safeguarded to the north of the school for an extension to the school playing field facilities. The site was identified in the 'St Martin's Village Conservation and Development Plan' as a possible sport/recreation area. To the south of Haute Vallée, Field 1218 is proposed for zoning for approximately 90 homes. Should the expansion of Haute Vallée School become necessary (or to provide for a potential additional small primary school if required), Field 1219 will be safeguarded for future education use.
- 9.15 Within the estate administered by the Education Committee, the d'Hautrée site now remains the only site available to cater for potential future education demands. These education demands may be short to medium term only, or they may be hitherto unforeseen. Since d'Hautrée School was closed in 1998, the vacated buildings have been partially re-allocated to provide: a special school for children with emotional and behavioural difficulties; an expansion of the Highlands College Media Studies faculty; enhanced accommodation for students with special needs;

accommodation to support the development of the Alternative Curriculum; the Compulsory Motorcycle Training Unit and the Estates Management Services Section of the Education Department. The remaining buildings are providing medium term temporary accommodation to the Royal Court until the spring of 2003.

- 9.16 Other future uses of the site include: the provision of a teaching nursery/crèche to enhance the quality of training provision at Highlands College; the development of a Music Centre; the development of office/teaching spaces to replace portacabins and the enhancement of the access and parking arrangements for the Highlands/Hautlieu campus as a whole. The d'Hautrée site should therefore be retained within the administration of the Education Committee for future further education developments.

**POLICY SC2 – SAFEGUARDING OF SITES FOR EDUCATION PURPOSES**

**The following sites will be safeguarded for education uses:**

- (1) Field 1219, Mont a L'Abbé, St Helier;**
- (2) The former d'Hautrée School site, St Saviour; and**
- (3) Field 327, St Martin.**

**Proposals for non-educational uses on these sites will not normally be permitted.**

**New Town Primary School**

- 9.17 Ten of the Island's twenty-three primary schools serve the St Helier catchment area. There is increasing pressure on the town schools, many of which are at or approaching capacity. Some of the primary schools already use temporary classrooms.
- 9.18 Forecasts of likely pupil numbers show that, subject to the development of additional housing sites within the town, the cumulative capacity of town primary schools may be exceeded by 2004/5. The actual number of primary age children is then expected to level off during the remainder of the Plan period.
- 9.19 Primary schools in St Helier are principally located in the north and west of the town. However, major new housing developments are proposed in the south, in particular the Waterfront. The Education Committee has identified a potential need for additional primary school places equivalent to two new primary schools in the south of St Helier during the Plan period.

- 9.20 The Education Committee has a proposal to provide up to 175 additional places by increasing the size of the proposed new La Pouquelaye School to two forms of entry during the first half of the Plan period. However, there remains a pressing need for a site for a new town primary school in the south-west of St Helier, to cope with future demand. It is considered that, with existing proposals for housing development at the Waterfront, the Esplanade would be a suitable location (this site is indicated with a symbol on the Town Proposals Map).

**POLICY SC3 – NEW TOWN PRIMARY SCHOOL**

**A site on the Waterfront, as shown on the Town Proposals Map, is designated for development as a new town primary school.**

**Proposals for a further or alternative primary school provision in the town will normally be permitted provided that the development:**

- (i) is accessible by pedestrians, cyclists and public transport users, including those with mobility impairments;**
- (ii) will not lead to unacceptable problems of traffic generation, safety or parking;**
- (iii) will not have an unacceptable visual impact;**
- (iv) the proposal makes satisfactory arrangements for the provision of children’s play space; and**
- (v) is in accordance with other principles and policies of the Plan.**

**Joint Provision and Dual Use of Facilities**

- 9.21 The Planning and Environment Committee will seek to encourage the already well-developed principles of joint provision and dual use of facilities, both private and public. Future education facilities in particular should make a significant contribution to meeting existing deficiencies in playing field and other sport demands. Dual use of facilities has the advantages of avoiding duplication of expenditure and maximising use of scarce resources.
- 9.22 In some rural areas, local demand for amenity space, kickabout areas or indoor facilities can only be met through the use of facilities attached to the local school. Similarly in urban areas, where schools do not necessarily possess their own or adequate playing fields, the planned dual use of new recreation areas would have considerable benefits.

**POLICY SC4 – JOINT PROVISION AND DUAL USE OF FACILITIES**

**The Planning and Environment Committee will encourage proposals that result in wider use by the community of school facilities to meet educational, social and recreational needs.**

### **Nursery Provision**

- 9.23 The Planning and Environment Committee supports the Education Committee's aim, over time, which is to provide pre-school nursery classes within all its primary schools. This initiative complies with the States' strategic objectives, which aim to ensure that pre-school education is available to the majority of the Island's children and is supported by the private nursery provisions in place or being developed.
- 9.24 Despite the efforts of the Education Committee, there is currently a shortage of nursery provision in Jersey, particularly for the under-twos. Waiting lists for some nurseries are over one year. One of the major obstacles in starting a new nursery for this age group is the absence of purpose-built facilities. A number of existing nursery and playgroup facilities are housed in accommodation which, although perfectly acceptable and safe, does not yet meet the highest quality standards that are now required in totally new facilities. The Planning and Environment Committee, in conjunction with the Education Committee and the Jersey Childcare Trust, will develop guidelines for the provision of new childcare facilities in the Island.
- 9.25 The Planning and Environment Committee is keen to make a considerable contribution to childcare, child development and promoting equality of access to employment in Jersey by incorporating requirements for childcare within the development briefs for zoned housing sites and those that will be re-zoned.

#### **POLICY SC5 – NURSERY PROVISION**

**Proposals for the development of, or change of use to, a children's nursery will normally be permitted provided that the development:**

- (i) is accessible by pedestrians, cyclists, public transport users and those with mobility impairments;**
- (ii) provides adequate internal and external play space;**
- (iii) will not have an unreasonable impact on neighbouring uses and the local environment by reason of noise, visual intrusion or other amenity considerations;**
- (iv) will not lead to unacceptable problems of traffic generation, safety or parking; and**
- (v) is in accordance with other principles and policies of the Plan.**

**The Planning and Environment Committee will support proposals for housing developments that incorporate provision for childcare, subject to their being in accordance with all other principles and policies of the Plan.**

## Health Provision

- 9.26 Formal health service provision in Jersey is largely concentrated on three sites: the General Hospital at Gloucester Street, St Helier, a facility for the elderly at Overdale Hospital and St Saviour's Hospital. The three sites provide a wide range of hospital, residential and daycare services.
- 9.27 The Health and Social Services Committee has produced a twenty-year development plan that identifies the short, medium and long term options for health provision in the Island. In the short term (up to five years), proposals for the General Hospital include the provision of a new community dental service and expansion of the existing day surgery. Over the medium to long term (five to twenty years) it is anticipated that the General Hospital site will be improved and possibly expanded to provide space for new services and expansion of existing services (for example the Accident and Emergency Department). Proposed extensions over the longer term include changes to the 1960's wing within the site and at the corner of Kensington Place and The Parade. The latter is within a sensitive location, involving the possible redevelopment of registered buildings.
- 9.28 Accommodating the future needs of the General Hospital in such a way that fits in with overall design principles for the built environment is one of the reasons the Gloucester Street site has been designated an 'Action Area' in Section Six of this Plan. Within each Action Area, urban regeneration will be approached in a strategic and comprehensive manner. A planning framework will be produced for each Action Area, which will inform planning decisions.
- 9.29 Future requirements at Overdale include the development of a new Rehabilitation and Assessment Unit in the short term. This is proposed on the site adjacent to the east of the Hospital. In the medium term, proposals include the complete relocation of residential nursing home beds to a new facility at Belle Vue, a review of the need for additional new nursing home beds at Overdale and a further extension of the Gardens of Remembrance associated with the Crematorium. A final proposal over the longer term is to create a buffer between the elderly care facilities and the Crematorium – the Health and Social Services Committee may require the buffer development to be staff accommodation.
- 9.30 St Saviour's Hospital is set in extensive grounds and comprises two sites separated by a main road. The site to the south contains Queen's House; a registered building that includes four wards and the administration office of the Mental Health Service. Proposals for the medium term include extensions to Clinique Pinel and Rosewood House (both of which are within the existing site to the north of the road) and various conversion/modernisation works. In the longer term, it may be desirable for the relocation of certain mental health care facilities onto a new site adjacent to Clinique Pinel. With the provision of more modern health facilities on the northern site, it is possible that the Queen's House site will cease to be used for health purposes during the Plan period. The Planning and Environment Committee recognises the need for the preparation of a development brief for the entire St Saviour's Hospital site, to guide its comprehensive redevelopment or re-use.

#### **POLICY SC6 – HEALTH PROVISION**

**Proposals for the development of additional healthcare facilities or for the extension and/or alteration of existing healthcare premises within the grounds of existing hospital sites will normally be permitted, provided the proposal is in accordance with other Plan policies.**

**The alternative development of hospital sites will only be permitted where it can be demonstrated that they are no longer required for healthcare purposes and the proposals are in accordance with all other principles and policies of the Plan.**

**A development brief will be prepared for the St Saviour's Hospital site.**

#### **Primary Healthcare Facilities**

- 9.31 Aside from proposals for healthcare on the three sites mentioned in the preceding paragraphs, Health and Social Services are currently considering the development of primary healthcare centres at a number of other locations. The purpose of the centres would be to improve primary health care by taking services out of the hospitals into the community. It is envisaged that the centres will comprise GP provision, community health and therapy services and a pharmacy.
- 9.32 It is anticipated that six such centres might be developed, each comprising in the order of 18,000 square feet of floorspace and associated car parking. Possible locations are one in the west of the island; one in the east; one in the north and three in St Helier town (to the north, east and west). Proposals for the centres will be dealt with as they come forward according to the normal planning process in accordance with the criteria of Policy SC7.

#### **POLICY SC7 – PRIMARY HEALTHCARE FACILITIES**

**Proposals for health centres, doctors', dentists' and other surgeries will normally be permitted provided that the development:**

- (i) is located within the boundary of the built-up area;**
- (ii) will not have an unreasonable impact on neighbouring uses and the local environment by reason of noise, odour, pollution, visual intrusion or other amenity considerations;**
- (iii) will not lead to unacceptable problems of traffic generation, safety or parking;**
- (iv) is accessible by pedestrians, cyclists, public transport users and those with mobility impairments; and**
- (v) is in accordance with other principles and policies of the Plan.**

**Proposals which do not satisfy these criteria will not normally be permitted.**



### **Protection of Community Facilities**

- 9.33 Community facilities have a very important role in meeting local needs. 'Community facility' is an umbrella term covering parish halls, community meeting places, churches, youth centres, doctors' surgeries and clinics. Retaining such facilities is supported, as once lost to an alternative development it is very difficult for them to be replaced. Unless existing community facilities have ceased to meet a local need, it makes sense to retain them rather than build new and to maximise their use.

#### **POLICY SC8 – PROTECTION OF COMMUNITY FACILITIES**

**The Planning and Environment Committee will encourage the retention of existing community facilities where they continue to meet an identified local need.**

### **New Community Facilities**

- 9.34 Community facilities can be vital to peoples' lives. The need for additional community facilities is most likely to come from the parishes, and each case will be considered under the normal development process against a range of planning criteria.

#### **POLICY SC9 – NEW COMMUNITY FACILITIES**

**Proposals for new or extensions to existing community facilities will normally be permitted where the development:**

- (i) if new, is within the boundary of the built-up area;**
- (ii) will not unreasonably affect the character and amenity of the area;**
- (iii) will not have an unreasonable impact on neighbouring uses and the local environment by reason of noise, visual intrusion or other amenity considerations;**
- (iv) is accessible by pedestrians, cyclists, public transport users and those with mobility impairments;**
- (v) will not lead to unacceptable problems of traffic generation, safety or parking; and**
- (vi) is in accordance with other principles and policies of the Plan.**

**Proposals which do not satisfy these criteria will not normally be permitted.**

### **Emergency Services**

- 9.35 The three emergency services are currently located on sites at Rouge Bouillon, although the Fire Service also has a sub-station in the west of the Island. The 'blue-light services', as they have become known, have to meet published response times which means that the Fire Service Headquarters, for example, must be close to the St Helier Ring Road.

- 9.36 The Police Service is likely to relocate to a new site at the Esplanade (indicated by a symbol on the Town Proposals Map) during the Plan period. The Fire Service will then be able to expand into the site of the former Police Service Headquarters at Rouge Bouillon.

**POLICY SC10 – EMERGENCY SERVICES**

**Planning applications for new or alterations to existing facilities required for the operation of the emergency services will normally be permitted provided that the proposal:**

- (i) will not unreasonably affect the character and amenity of the area;**
- (ii) will not have an unreasonable impact on neighbouring uses and the local environment by reason of excessive noise, visual intrusion or other amenity considerations;**
- (iii) will not have an unacceptable visual impact;**
- (iv) is appropriate in scale, form, massing, density and character to the site and its context; and**
- (v) is in accordance with other principles and policies of the Plan.**

**Proposals which do not satisfy these criteria will not normally be permitted.**

**HM Prison, La Moye**

- 9.37 The Prison was originally designed as a low security establishment to house prisoners serving no longer than eighteen months. Over the years, changes in legislation and the difficulty in securing UK placements for Jersey inmates have resulted in an increasing population of long-term prisoners. The pressures this has placed on the Prison are very great indeed and there is now a shortage of adequate accommodation for male and female prisoners and young offenders.
- 9.38 The Home Affairs Committee is to oversee the construction of a new cell block during the first five years of the Island Plan. In addition, a report recently produced by Her Majesty's Chief Inspector of Prisons calls for the construction of two new, separate, purpose-built units for female prisoners and young offenders. The need to extend the prison grounds to accommodate these new units has not been finalised and at the present time meeting the accommodation requirements within the existing grounds remains an option. This option, together with the alternatives, requires careful evaluation.
- 9.39 If future development cannot be contained within the existing prison grounds, a possible option is to extend onto land immediately to the west. The land is currently in agricultural use and several private ownerships. The site is safeguarded on the Island Proposals Map in the event that a need for this land is demonstrated.
- 9.40 Any planning application for an extension to the Prison must be accompanied by a comprehensive Environmental Impact Assessment, in

accordance with Policy G5 of the Plan. Proposals must in particular, provide details of:

- the design, scale and form of the development, together with measures for how the visual impact of the development may be mitigated;
- a landscaping scheme, including measures for screening the development from adjacent residential dwellings.

**POLICY SC11 – HM PRISON LA MOYE**

**An area of land is safeguarded to the west of HM Prison La Moye for the purpose of extending the prison in the event of a demonstrable need.**