

**OAKFIELD PLAYING FIELD:
CONSTRUCTION OF SCHOOL**

**Lodged au Greffe on 24th November 1998
by the Planning and Environment Committee**



STATES OF JERSEY

STATES GREFFE

175

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Price code : A

PROPOSITION

THE STATES are asked to decide whether they are of opinion -

to support the Planning and Environment Committee's intention to grant permission for the construction of a new two-storey school on Oakfield Playing Field, St. Saviour (as shown on Drawing No. 602/1), which is situated within an area designated as Green Zone on the Island Plan as amended 1-87, as an exception to the States' policies regarding the development of land within the Green Zone.

PLANNING AND ENVIRONMENT COMMITTEE

REPORT

Introduction

This report proposes that an exception be made to the Green Zone policy to allow the erection of a new school on the existing Oakfield Playing Field to the rear of the existing Hautlieu School.

The Planning and Environment Committee is minded to approve the application in view of the provision of a new open area adjacent to Wellington Road which will be provided once the existing school is demolished, and the limited impact upon the Green Zone as a whole.

The proposal

The application proposes the erection of a replacement school. The use of the Oakfield Playing Field allows for construction of the new school prior to the demolition of the existing buildings fronting Wellington Road, so that the disruption of teaching is minimised.

The new school building will provide much-needed facilities for the school in a purposeful and exciting structure limited to two storeys and designed to minimise the impact upon adjoining residential properties.

Whilst the playing field lies within the Green Zone, it is enclosed on all sides by existing buildings, is not open to wide public views, and is not part of the broader open countryside.

Once the new school is constructed, the existing school will be demolished and its site turned over to a new playing field on the road frontage, with a sports hall, planting and limited landscaped parking beyond. This opening up the road frontage will effectively replace the open area on the Oakfield site, which is surrounded by buildings, with one on the more visible road frontage.

The Planning and Environment Committee considers that this will be to the benefit of not only the school but also the character of the area.

Conclusion

In the light of the benefits to the amenity value and the appearance of the area, the Planning and Environment Committee believes that planning permission should be granted on the basis of the design proposed and the creation of a new recreational area fronting Wellington Road.