

# STATES OF JERSEY



## ISLAND PLAN 2022-25: APPROVAL (P.36/2021) – SIXTH AMENDMENT EDUCATION ESTATES

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Lodged au Greffe on 9th July 2021  
by Deputy I. Gardiner of St. Helier

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STATES GREFFE

**PAGE 2 –**

After the words “the draft Island Plan 2022-25” insert the words “except that –

- (a) within Policy CI 1, after the words “Part of field 782, St Ouen”, there should be inserted the following new paragraph –

“Where additional needs for the primary school estate within the parishes of St. Helier and St. Saviour have been identified by the responsible Minister, the redevelopment of States of Jersey or States-owned companies’ land for the purposes of meeting education needs will be given the highest priority. Proposals for the redevelopment of States of Jersey or States-owned companies’ land within the vicinity of existing primary schools in the parishes of St. Helier and St. Saviour must be able to demonstrate that they will not compromise the ability to address identified education needs.”

- (b) within Policy PL 1, there should be inserted a new third paragraph as follows –

“Where additional needs for the primary school estate have been identified by the responsible Minister, the redevelopment of States of Jersey or States-owned companies’ land in Town for the purposes of meeting education needs will be given the highest priority. Proposals for the redevelopment of States of Jersey or States-owned companies’ land within the vicinity of existing primary schools in Town must be able to demonstrate that they will not compromise the ability to address identified education needs.”; and

- (c) within Policy PL 3, there should be inserted a new fourth paragraph as follows –

“Where additional needs for the primary school estate have been identified by the responsible Minister, the redevelopment of States of Jersey or States-owned companies’ land in local centres for the purposes of meeting education needs will be given the highest priority. Proposals for the redevelopment of States of Jersey or States-owned companies’ land within the vicinity of existing primary schools in local centres must be able to demonstrate that they will not compromise the ability to address identified education needs.””

DEPUTY I. GARDINER OF ST. HELIER

**Note:** After this amendment, the proposition would read as follows –

**THE STATES are asked to decide whether they are of opinion –**

to approve, in accordance with Article 3(1) of the Planning and Building (Jersey) Law 2002, as amended by the Covid-19 (Island Plan) (Jersey) Regulations 2021, the draft Island Plan 2022-25, **except that –**

- (a) **within Policy CI 1, after the words ‘Part of field 782, St Ouen’, there should be inserted the following new paragraph –**

**“Where additional needs for the primary school estate within the parishes of St Helier and St Saviour have been identified by the responsible Minister, the redevelopment of States of Jersey or States-owned companies’ land for the purposes of meeting education needs will be given the highest priority. Proposals for the redevelopment of States of Jersey or States-owned companies’ land within the vicinity of existing primary schools in the parishes of St Helier and St Saviour must be able to demonstrate that they will not compromise the ability to address identified education needs.”**

- (b) **within Policy PL 1, there should be inserted a new third paragraph as follows –**

**“Where additional needs for the primary school estate have been identified by the responsible Minister, the redevelopment of States of Jersey or States-owned companies’ land in Town for the purposes of meeting education needs will be given the highest priority. Proposals for the redevelopment of States of Jersey or States-owned companies’ land within the vicinity of existing primary schools in Town must be able to demonstrate that they will not compromise the ability to address identified education needs.”; and**

- (c) **within Policy PL 3, there should be inserted a new fourth paragraph as follows –**

**“Where additional needs for the primary school estate have been identified by the responsible Minister, the redevelopment of States of Jersey or States-owned companies’ land in local centres for the purposes of meeting education needs will be given the highest priority. Proposals for the redevelopment of States of Jersey or States-owned companies’ land within the vicinity of existing primary schools in local centres must be able to demonstrate that they will not compromise the ability to address identified education needs.””**

## REPORT

There are a number of primary schools in St. Helier, and indeed in St. Saviour, which are built on sites that are no longer fit for purpose. Education sites that lack outdoor play space, lack sports facilities and have out of date buildings.

This amendment is about provision of space – and preservation of appropriate sites, so that these schools can grow as needed and provide up to date and appropriate facilities for the education and wellbeing of our young people. We are already in a position where approximately 14% (8 of 59) of town primary school year groups are at capacity ([WQ.216/2021](#)).

As per the response to my [written question 215/2021](#), the Children, Young People, Education & Skills Department noted as follows;

*The standard used for the provision of outdoor space per pupil is Building Bulletin 103, which sets out simple, non-statutory area guidelines for mainstream school buildings for all age ranges from 3 to 19. The standards assist architects, department officers and those involved in creating a design brief for new school buildings and school refurbishments.*

Whilst the response goes on to note that BB103 is not a statutory framework, it does state that these standards are taken into consideration with the design and build of any new school.

What that question response did not do, is confirm to what extent the town school comply with the BB103 standards. And without having access to the relevant data for the town schools, it is very hard to calculate.

However, one example is First Tower School - which has only 0.012ha of equipped play space<sup>1</sup>, as reported within the Infrastructure Capacity Report. 0.012ha is equivalent to 120m<sup>2</sup>.

Taking into account pupil numbers and utilising the BB103 calculations, First Tower School would require a 'hard Outdoor PE area' of 907m<sup>2</sup> to comply with BB103<sup>2</sup>. Whilst 'equipped play space' and 'hard outdoor PE area' are not exactly comparable, the difference of the figures is substantial.

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<sup>1</sup> St Helier open space audit

<https://www.gov.je/SiteCollectionDocuments/Planning%20and%20building/R%20St%20Helier%20Open%20Space%20Audit%20ND.pdf>

<sup>2</sup>  $400 + 1.5N$  (here N is no. pupils) = 907m<sup>2</sup>

Recommended minimum site areas for all schools	Base area for any:		Area per pupil place for:			
	primary school	secondary or middle school	Nursery	Reception and Key Stage 1	Key Stage 2 - 4 & post-16	5 to 11 primary
1. Soft outdoor PE	-	6000	-	-	35	20
2. Hard outdoor PE	400	400	-	1.5	1.5	1.5
3. Soft informal and social area	600	600	2	2	2	2
4. Hard informal and social area	200	200	1	1	1	1
5. Habitat	0	0	0	0.5	0.5	0.5
Float	600	800	2	5	5	5
<b>Minimum net site area</b>	<b>1800</b>	<b>8000</b>	<b>5</b>	<b>10</b>	<b>45</b>	<b>30</b>
<b>Non-net</b>	200	1000	1	1	5	3.3
<b>Minimum total site area</b>	<b>2000</b>	<b>9000</b>	<b>6</b>	<b>11</b>	<b>50</b>	<b>33.3</b>
<b>Recommended maximum site areas for new schools</b> (minimum for existing schools where available)						
<b>Maximum net site area</b>	<b>2000</b>	<b>9000</b>	<b>6</b>	<b>11</b>	<b>50</b>	<b>33.3</b>
<b>Maximum total site area</b>	<b>2400</b>	<b>11000</b>	<b>7.5</b>	<b>14</b>	<b>63</b>	<b>42</b>

Recommended site areas for all types of mainstream schools

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This amendment asks for children at town schools to be given the opportunity to learn and grow within a fit for purpose environment, whether it is compliant with BB103 or with another more relevant framework. To have access to facilities which are not so far out of line with the recommendations.

Finally I note this comment from the [Infrastructure Capacity Report](#):

*Reorganisation of St Helier primary schools is currently being considered (which may require new or replacement school(s)), and in the longer term reorganisation of the secondary school system is also expected. which may include new or replacement school(s).*

The deficiencies in the St. Helier and St. Saviour education estate have been known about for many years. If we do not decide now to take action and give Education the highest priority for allocation of sites, we will lose those sites. And we will once again, be back to square one, searching for sites that do not exist and failing our children's education.

### **Financial and manpower implications**

The financial implications of this amendment would be linked to unidentified sites and therefore cannot be ascertained at this time.

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<sup>3</sup> Area guidelines for mainstream schools BB103  
[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/905692/BB103\\_Area\\_Guidelines\\_for\\_Mainstream\\_Schools.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/905692/BB103_Area_Guidelines_for_Mainstream_Schools.pdf)

### **Child Rights Impact Assessment review**

This amendment has been assessed in relation to the [Bridging Island Plan CRIA](#). The amended clauses are positive to all relevant articles of the United Nations Convention on the Rights of the Child, as the amendment seeks to improve access to education, play and wellbeing for children.