

**D'HAUTREE SCHOOL: REZONING AND
PURCHASE OF LAND**

**Lodged au Greffe on 10th August 1993
by the Island Development Committee**



STATES OF JERSEY

STATES GREFFE

PROPOSITION

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

- (a) to approve the rezoning of Fields 1207, 1243, 1244 and part of 1219, Mont à l'Abbé, St. Helier, measuring approximately 33 vergées, as shown on drawing No. 387/1, from Green Zone to use for educational purposes, and to authorise the Greffier of the States to sign the said drawing on behalf of the States;
- (b) to authorise the Island Development Committee to negotiate with the owners for the purchase of the said land at a fair and proper price to be agreed by the Finance and Economics Committee;
- (c) to agree that, in the event of it not being possible to agree a fair and proper price with the owners of the land, the Island Development Committee should be empowered, in exercise of the powers conferred by Article 4 of the Island Planning (Jersey) Law 1964, as amended, to acquire the land by compulsory purchase on behalf of the public in accordance with the provisions of the Compulsory Purchase of Land (Procedure) (Jersey) Law 1961, as amended;
- (d) to authorise the payment or discharge of the expenses to be incurred in connexion with the acquisition of the said land and any interests therein and of the payment of all legal expenses from the Island Development Committee's vote of credit 'Acquisition of Land - Major Reserve' (Vote No. C0904);
- (e) to authorise the Attorney General and the Greffier of the States to pass, on behalf of the public, any contract which it might be found necessary to pass in connexion with the acquisition of the said land and any interest therein;

- (f) to authorise the Island Development Committee to transfer the administration of the land, once acquired, to the Education Committee.

ISLAND DEVELOPMENT COMMITTEE

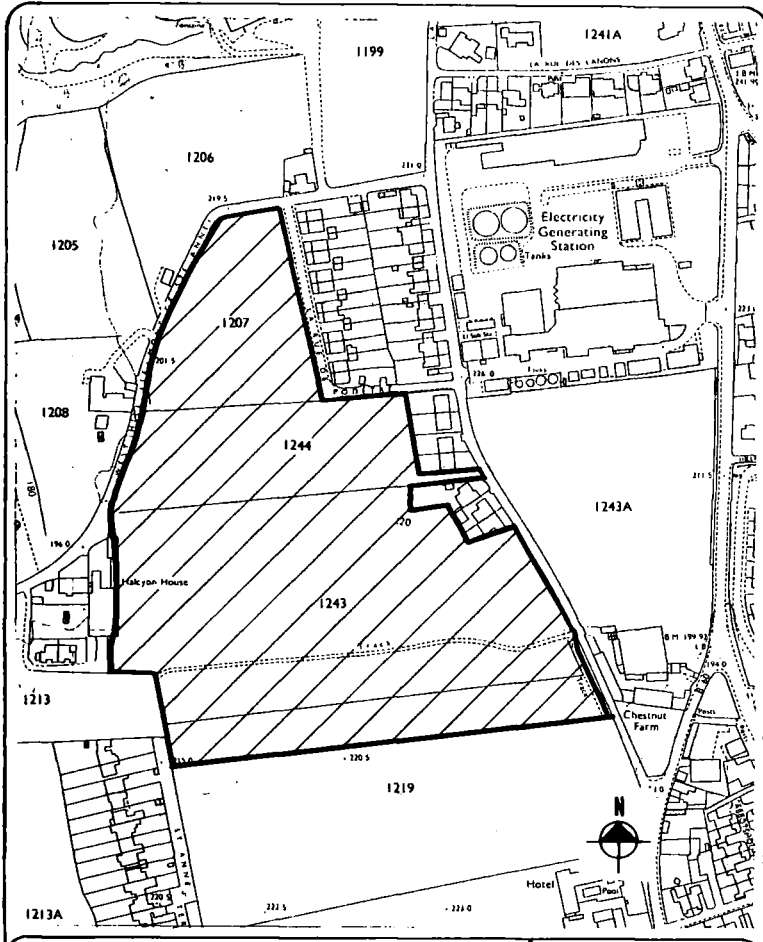
NOTE: The Finance and Economics Committee supports the acquisition of the land required for the new d'Hautréc School, by agreement at a fair and proper price, subject to the States agreeing to rezone the land in question.

Report

1. On 22nd October 1991, the States approved a report from the Education Committee on The Future of Secondary Education which included strategic plans for the following 10 years (P.149/91).
2. As part of the 10 year strategy, the States approved, in principle, the relocation of d'Hautrée School to part of Fields 1243 and 1244, St. Helier. The relocation was approved in order to replace the existing buildings which had reached the end of their lifespan and to ensure a better distribution of non-fee paying secondary schools across the Island. The States have made an allocation of over £10 million in the 1993 capital budget for the construction of the new school buildings and associated facilities.
3. Following further detailed consideration and an architectural competition, it became clear that insufficient land had been identified and that a larger site was necessary in order to accommodate the required facilities, including playing fields, specified in the brief and to minimise the impact on the local environment. The appointed architect is well advanced with plans for this larger site.
4. The revised site comprises Fields 1207, 1243, 1244 and the northern section of Field 1219. The fields are in three ownerships with 1207 and 1244 held together and 1243 and 1219 held separately. All of the fields are occupied by the same farmer although each parcel is let on a different basis. Fields 1207 and 1244 are let on an informal tenancy which has continued for many years. Field 1243 is occupied on a licence agreement which is terminable by the owner on one month's notice. Field 1219 is let on a tenancy which expires at the end of 1993 when it is understood the farmer retires.
5. The Agriculture and Fisheries Committee, while expressing concern that good agricultural land would be lost to the industry, nevertheless recognises the urgent need to relocate the school in order to provide adequate education facilities, and has

reluctantly agreed to the addition of 3 vergées of Field 1219 to the site, making a total area for the school of 33 vergées. It asks that efforts should be made to minimise the area of agricultural land that needs to be taken up, and that the residual area of Field 1219 should be of such shape that it remains workable. The Island Development and Education Committees will ensure that this request is met.

6. Discussions have been taking place with the owners of all the fields required for some time but no agreement has yet been reached. The owner of Field 1219 has not yet indicated a willingness to sell.
7. It is hoped that it will be possible to acquire the land by agreement in order that construction can commence late in 1993. Failure to secure the site in the near future will cause significant delays in the programme to provide adequate facilities for secondary education. For this reason, compulsory purchase powers are being sought as a contingency measure.



Fields 1207, 1219 (part), 1243 & 1244, Mont A L'abbe,
St. Helier
**PROPOSED RE-ZONING & ACQUISITION FOR
SECONDARY SCHOOL USE**

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Org. No 387/1
Date JUNE 1993

