

Appendix E

Summary of Assessment of Additional Alternative Site Options

As set out in section 5.3 of the AEE an assessment of the effects of the proposed designation extending over 281 and 401 Jesmond Road and the right of way to 341 Jesmond Road (“the combined site”) was undertaken and considered alongside options that do not designate the right of way or that designate one of the other shortlisted sites.

A combined Jesmond Road site (including the access way to 341 Jesmond Road), site 44A

Designating the combined site to include the access way will enable the Minister to develop the site in the future in an integrated manner with flexibility in the future layout.

The Ministry owns all of the land in the combined site except for the right of way between the two lots. As set out in section 4 above, until such time as the right of way is acquired the designation will not affect the ability of 341 Jesmond Road to access their land, providing their use of the right of way does not hinder the designation. If the Ministry acquires the land and commences with construction of the school and builds over the right of way in a way which blocks access, then what was previously a potential adverse effect becomes an actual adverse effect on access to the property at 341 Jesmond Road.

The potential adverse effect on access to 341 Jesmond Road can be avoided if there is a viable alternate access route. The options are to relocate the right of way connection along the northern (401 Jesmond Road) or southern (281 Jesmond Road) boundary of the school site and either selling this land to the owners of 341 Jesmond Road, or creating an easement over the proposed school site for this purpose.

A combined Jesmond Road site (excluding the access way) to 341 Jesmond Road, site 44B

Designating 281 and 401 Jesmond Road (but excluding the right of way to 341 Jesmond Road) avoids any adverse effect on the ability to access 341 Jesmond Road.

However, this option would create a split campus site which the Minister considers to be sub-optimal for providing the proposed public work as this configuration would:

- Limit the flexibility for developing an integrated development of the site for educational purposes in the future; and
- Require students and staff to cross between the sites to access different parts of the campus via the footpath. This would be both inefficient and the steady flow of students and staff moving between the two parcels would elevate the risk of pedestrian-vehicle conflict either on Jesmond Road or with vehicles using the access way.

Other shortlisted sites

A review of the options considered in the earlier site selection report assessment was also undertaken. This review confirmed that both of the above options (site 44 and 44A) would have the same overall unweighted score against the Ministry’s standard criteria. The key criteria which differentiates site 44A from site 44 and site 44B is school design potential. Site 44A is a contiguous site with an approximately 460m frontage and offers the Minister flexibility in the design of the school and ability for future expansion. The Crown own the majority of the land required for the school and have options to provide an alternative access for 341 Jesmond Road (which are currently subject to negotiation). On this basis, site 44A is the Minister’s preferred option and is the subject of this NoR.

Conclusion

The outcome of this assessment was that the combined site including the right of way to 341 Jesmond Road was considered to be the preferred future site for a new secondary school and ECE facility for Drury West. The combined site will provide the Minister with greater flexibility in a comprehensive design for the future secondary school and ECE, allowing the most potential for a quality educational environment to be developed.