

Identifying Local Centre Boundaries

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1	Purpose of this Report.....	1
2	Cobo.....	4
3	Forest.....	6
4	L'Aumône.....	8
5	L'Islet	10
6	St Martin	12
7	St Peter's.....	15
8	Conclusion.....	188
9	Appendices	199

1 Introduction

1.1 Purpose of this Report

- 1.1.1 This report has been prepared to inform the review of the Island's Development Plans under the provisions of The Land Planning and Development (Guernsey) Law, 2005.
- 1.1.2 It follows on from the findings of 'Analysis of Local Centres, June 2013', which used indicator facilities to identify potential Local Centres for inclusion in the new Island Development Plan and then applied an appraisal framework to assess the level of sustainability of each. The study identified seven Local Centres within the rural part of the Island. These Local Centres are:
- [Capelles;]
 - Cobo;
 - Forest;
 - L'Aumône;
 - L'Islet;
 - St Martin's, and;
 - St Peter's.
- 1.1.3 Following the Key Messages, Issues and Options consultation in 2013, the Department's approach to identifying Local Centres is set out in the report 'Approach to the Designation of Local Centres, 2014'. This report proposed six Local Centres for the draft Island Development Plan, 2015. Changes to provision of facilities in spring 2014 resulted in removal of Capelles from this list of Local Centres.
- 1.1.4 The purpose of the current exercise is the identification of boundaries of the proposed Local Centres.
- 1.1.5 Identification of the spatial extent of Local Centres is considered necessary in order to differentiate between locations suitable for particular forms of development. Boundaries will focus more intensive uses within the Local Centre, helping to support the principles of sustainability, with more sensitive uses appropriate in the areas around the Local Centre. Precise definition of the Local Centres will provide a degree of certainty to land owners and the wider public of the approach of the Environment Department to proposals in the area.
- 1.1.6 Clear definition is important in facilitating the interpretation of policies of the new Island Development Plan and to prevent inappropriate encroachment of the Local Centres into surrounding countryside, bearing in mind the requirements of the Strategic Land Use Plan and the Spatial Strategy which it contains.

1.2 Policy context

- 1.2.1 Approved by the States in 2011, the Strategic Land Use Plan (SLUP) sets an overarching spatial strategy for Guernsey and provides guidance and direction to the Environment Department in preparing the new Island Development Plan.
- 1.2.2 The Spatial Strategy concentrates development *“within and around the edges of the urban centres of St Peter Port and St Sampson/Vale with some limited development within and around the edges of the other main parish or local centres to enable community growth and the reinforcement of sustainable centres”*.
- 1.2.3 In accordance with the Spatial Strategy, identification is required through the Development Plan preparation process of a hierarchical structure of Main and Local Centres.
- 1.2.4 The role of Local Centres is to sustain and enhance the existing range of community, social, recreation and leisure facilities. In order to achieve this Local Centres may afford limited opportunities for housing, employment and convenience retail development to meet identified needs that will create and support sustainable communities and community growth with appropriate support facilities. Allowing limited development in Local Centres, where appropriate, should reduce the need to travel and help to build socially inclusive and diverse neighbourhoods.
- 1.2.5 The SLUP however stresses that: *“it is not intended that substantial levels of development will take place within the main parish or local centres but the Development Plans should make provision for an adequate level of development that will support their role as socially inclusive and diverse communities and neighbourhoods”*.
- 1.2.6 The SLUP also emphasises that change should sustain the special character of Guernsey’s distinctive landscape qualities and countryside features and new development should contribute in a positive way to the Island’s built environment.
- 1.2.7 To achieve this, the SLUP requires the Island Development Plan to identify ‘main parish or local centres’ to enable limited development of a scale that is appropriate and builds on the existing supporting services to promote sustainable centres. With this in mind, it is important that the effect of the extent of the Local Centres is carefully considered and the boundaries are tightly drawn around the location of the services and facilities..

1.3 Approach

- 1.3.1 It is considered important to include as many identified facilities within the extent of the Local Centre as reasonably possible in order to strengthen the Local Centre as a sustainable location. However, it is also important to define the boundaries of each Local Centre based on the particulars of the individual place.
- 1.3.2 To facilitate the identification of a boundary for each Local Centre, criteria were developed. These criteria were essential in achieving consistency within and between the Local Centres, avoiding exclusion of elements in one place which might have been included elsewhere. Criteria were also of use in ensuring that all aspects of what constitutes a Local Centre are covered in identifying its extent.
- 1.3.3 The criteria used are set out in Appendix A.
- 1.3.4 A desktop survey was undertaken to establish the potential Local Centre boundaries using aerial photographs. This contributed to understanding of the existing patterns of development and the relative positions of developed and undeveloped land, also giving an impression of changes in land level.
- 1.3.5 Site visits were then undertaken to supplement the desktop survey. Through visiting each Local Centre it was possible to gauge the effects on the ground of the physical, social and environmental factors which are key in designation of boundary lines. Using the established criteria, the Local Centres were investigated on foot and by car, paying particular attention to those areas which raised questions through the desktop survey. This process enabled assessment of changes in level and the relative heights of buildings and structures confirming, or leading to the revision of, the position of gateways to the Local Centres and whether or not particular land parcels should be included or excluded.
- 1.3.6 As drawn, the boundaries generally follow property boundaries or defined physical barrier. Every attempt has been made to avoid cutting across pieces of land where no physical barrier is present. Where this does occur, it is intended that the boundary stretches between two physical points. This is in order to enable identification of the boundary on the ground.
- 1.3.7 The findings of this exercise, which include a description of the extent of the Island's Local Centres and justification for the boundaries identified, are set out in the following sections, each of which concerns a particular Local Centre.

2 Cobo

2.1 Extent

- 2.1.1 Cobo Local Centre covers an area of 17.8Ha (109v). The focus of the Local Centre is a small cluster of facilities located at the western end of Route de Carteret. This is supported by a wider area of residential development, also accommodating shops and services. From the primary focal point, the Local Centre extends approximately 160m north to encompass the coastal car parks on the landward side of Rue de la Saline, 450m east to the far side of dwellings on Le Pre de la Cotte, 350m south to include properties on the southern side of Route de Cobo. The western side of the Local Centre is bounded by the sea.
- 2.1.2 Travelling inland from the northernmost point of the Local Centre, the designation takes in the current recycling site and adjacent building and car park, continuing along the northern boundary of properties on Route de Carteret to the south of the Saumarez Park Nature Trail and La Mare de Carteret playing fields.
- 2.1.3 To the east of Le Pre de la Cotte the boundary turns south, to include several residential buildings before crossing Route de Carteret. It includes Cobo Motor Works and several dwellings to the east of that business, then running southward along the eastern side of an unnamed green lane to Ruelle de la Tour.
- 2.1.4 From this point the boundary runs south and then west to include dwellings within Terramar Court, those accessed via Rue des Renouards and Le Feugre and buildings on Bouverie Drive.
- 2.1.5 The water storage facility known as Irene & Robine Quarry is excluded and the boundary continues to the coast, to the south of a small field, the Cobo Mission Hall and two dwellings. It excludes the open green space on the junction with the coast road. The boundary line then runs northward along the western side of Cobo Coast Road to its starting point.

2.2 Justification

- 2.2.1 Cobo Local Centre is well provided for in terms of facilities with both convenience and comparison retail outlets, a doctor surgery and pharmacy, hostelrys and a beauty salon. Recycling facilities are available as are employment opportunities including industrial premises and offices. Cobo Mission Hall stands within the southern part of the designation and La Mare de Carteret Schools are outside to the north east.
- 2.2.2 Gateways to the Local Centre have been identified on approaching from north and south along the coast road. The gateway to the north on Rue De La Saline has been pushed slightly further out to account for existing

development. Additional gateways have now been identified on approaches leading toward the Local Centre from the east and south east on Route de Carterets, Ruelle de la Tour and Route de Cobo. The gateway on Route Des Carteret is adjacent to Cobo Motor Works, where views open up of the coast on the approach to the Centre and the pattern of development changes. A gateway at the junction of Route de Cobo and Rue de Bouverie has been identified where views open up of the coast. There is a further gateway on Ruelle de la Tour, coinciding with changes in level and prominence of development.

2.2.3 Some sections of Cobo Local Centre boundary raised questions and the justification for the route taken is as follows:

- The three coastal car parks to the north of the Local Centre are each included as these are key in the approach to the Centre. Provision of a recycling facility and a seasonal ice-cream van tie the area to the seaside-feel of Cobo;
- Adjacent industrial sites are included for their contribution to employment opportunities within the Local Centre and as they provide a service;
- The extent to which the Local Centre continues eastward along Ruelle de la Tour was determined by the relationship of dwellings in that area with the main part of the Centre. Being situated in an elevated position, the buildings of Terramar Court, Rue des Renouards and Le Feugre are visible from lower ground to the north and east and so, while the lane becomes increasingly rural, this residential area is included;
- Irene & Robine Quarry is excluded as it is not prominent in the landscape, being screened by roadside development and changes in land level;
- The junction of Route de Cobo with Rue de Bouverie, marks a gateway to the Local Centre. At this point the development pattern alters and views of the coast, seaside cottages and Cobo Mission Hall open up;
- The southern extent of the Local Centre excludes an open green space where Route de Cobo meets Cobo Coast Road. This provides views back into the Centre and marks a difference in density of coastal development, density increasing as one travels northward. It has a stronger relationship with coastal land to the south than to the more built-up centre.

2.2.4 The extent of Cobo Local Centre can be seen in Appendix B.

3 Forest

3.1 Extent

- 3.1.1 The Local Centre at the Forest covers an area of 5.9Ha (36v). It is focused on commercial and community premises around the Forest Stores. From this point it extends approximately 115m north to States-owned land associated with the Airport, 250m east to the far boundary of the Deerhound Inn, Le Bourg, 140m south to the far edge of Forest Church premises and 110m west to the western boundary of Jackson's Garage, Rue des Landes.
- 3.1.2 Starting at the southernmost point of the Local Centre, at the pedestrian pathway to the Forest Church, the Local Centre boundary runs northward along the western side of Vue de l'Eglise and around the western edge of a cluster of residential properties which stand to the west of the Church.
- 3.1.3 It then crosses Rue des Landes and takes in Jackson's Garage and the Happy Landings Hotel, running along the northern edge of the former property. The Forest Stores and the associated car park are included along with open land to the north, bounded by commercial premises which stand outside the Local Centre but within the Airport Business Land. The boundary encloses dwellings, a workshop and outbuildings on Rue des Auberts, then turning eastward to include dwellings on Le Bourg.
- 3.1.4 The boundary continues eastward along Le Bourg to encompass the Methodist Church, Scouts Groups and the Deerhound Inn, including several dwellings on both north and south sides of the road. It then proceeds southward, running along the eastern side of a field. It excludes a traditional farmhouse to the east but includes a granite-fronted house at the top of the valley, to the south of La Rue des Croisee, running in a south westerly direction to the rear of that dwelling.
- 3.1.5 Continuing westward and then to the south, the Local Centre boundary includes dwellings to the north of the Forest Church and encloses the Church and its environs running south along the eastern side of Rue du Presbytere and then along the southern edge of the churchyard before turning toward the south west to the starting point.

3.2 Justification

- 3.2.1 The Local Centre at the Forest is supported by a range of facilities including convenience retail, a Post Office, public houses and the Parish Church. Gateways were originally identified within relatively close proximity to the heart of the Local Centre, particularly as a result of the topography, on Rue Des Landes, Le Bourg (to the east and south) and La Rue Des Croisee, the Local Centre being located in a dip at the head of the valley leading down to Petit Bôt. Due to a sense of approach provided by signage of community

and commercial premises, the eastern gateway has been pushed further out. Following discussion, and on re-visiting the Local Centre, a further gateway was identified on Rue Des Auberts.

3.2.2 Justification for the Forest Local Centre boundary is as follows:

- Views of the Forest Church are available between buildings from further south than the southernmost point of the Local Centre boundary, but this is mostly as a lead in to the Local Centre. At this point the relationship between the Church and adjacent buildings becomes more apparent. The argument for inclusion of these buildings is strengthened by existing links between the residential use and the Church which is close to the heart of the Local Centre;
- Inclusion and exclusion of dwellings in the southern and eastern part of the designation was determined by topography and by the visual connection of buildings to the Local Centre;
- The presence of community facilities and a restaurant at the gateway to the Local Centre to the east, despite a change in the topography, was considered significant to include those buildings;
- The northern boundary of the Local Centre generally separates airport land from the community facilities and services of the Local Centre and residential areas;
- The western boundary of the Local Centre excludes airport land and facilities which function separately from the community facilities and services of the Forest Local Centre. Further south the boundary incorporates the western gateway to the Centre on Rue Des Landes and follows a clear separation between developed and undeveloped land.

3.2.3 The extent of the Forest Local Centre can be seen in Appendix B.

4 L'Aumône

4.1 Extent

- 4.1.1 L'Aumône Local Centre measures 7.3Ha (45v). It focuses on a compact area of commercial and community premises around the junction of L'Aumône and La Neuve Rue. From this point it extends approximately 155m north to the rear of the dwelling known as La Sergentee Cottage, L'Aumône, 190m east to where L'Aumône meets Rue du Friquet, Les Varendes and Rue du Presbytere, 220m south to the junction of La Neuve Rue and Rue des Cauvains and 135m west to the western boundary of the dwelling known as Springfield, Route de Cobo.
- 4.1.2 Starting at the westernmost point of the Local Centre, adjacent to Springfield, Route de Cobo, the designation encloses that property then runs northward to meet Rue du Candie (a green lane) turning eastward for approximately 20m and cutting across Ruelle du Courtil Simon.
- 4.1.3 An open green field is included, the boundary turning northward part way along the northern edge of that land to enclose dwellings on Clos Courtil Simon and a dwelling to the north of that development.
- 4.1.4 To the east the designation continues along the northern boundary of Maison L'Aumône then returning southward to meet the junction at the easternmost point of the Local Centre.
- 4.1.5 The dwellings of L'Aumône Estate are included, as are those on the western side of La Neuve Rue, the boundary extending southward to Rue des Cauvains and west to a distance of approximately 80m along Ruelle de la Croix, the south and south western sides of each of those lanes forming the Local Centre boundary. A large open green field to the west of these dwellings is excluded.

4.2 Justification

- 4.2.1 L'Aumône as a Local Centre is supported by facilities including convenience retail, a salon and a Doctor's surgery and pharmacy. A large residential home is also present in the form of Maison l'Aumône.
- 4.2.2 Gateways to the Local Centre have previously been identified at the junction of L'Aumône with Ruelle du Courtil Simon when approaching from the west and at the junction of L'Aumône, Rue du Friquet, Les Varendes and Rue du Presbytere when approaching from the east.
- 4.2.3 Following further discussion, and on re-visiting the Local Centre, a further gateway was identified to the south, at the junction of La Neuve Rue and Rue des Cauvains where residential development commences and views of L'Aumône can be glimpsed.

4.2.4 Several sections of L'Aumône Local Centre boundary raised questions and the justification for the more deeply discussed sections of the route taken is as follows:

- The western extent of the Local Centre was identified through consideration of the relationship of roadside dwellings to the highway and to the facilities and buildings further to the east as enclosure formed by roadside hedgerows diminishes;
- Swathes of open agricultural land extend to the north, south and west of the Local Centre. These serve to contain development and have the effect of a green belt in enclosing L'Aumône;
- To the north, this open rural land has been excluded for its valuable contribution to open space, visual access to which is an important consideration. Properties here are frequently accessed via narrow lanes, including a green lane (Rue du Candie). Where properties are solely accessed from L'Aumône these are included;
- A bend in La Neuve Rue and a notable change in topographical level are key contributors in identification of the southern boundary of the Local Centre along with an increased rural feel as one moves away from the main road at L'Aumône;
- Buildings on the northern side of Rue des Cauvains are included as these are viewed together. Bungalows to the south of that road are set further from the highway, reducing their visual prominence, and are fronted by mature trees and less formal planting. Sounds of running water and birdsong and diminished traffic noise alter the ambiance of this area;
- The Côtel Hospital stands to the south of the junction of Rue des Cauvains and La Neuve Rue. A high stone wall encloses the grounds and adds to the formal design of the building. It also serves to divorce the property from and acts as a barrier and a stop to development to the north. In conjunction with a bend on the road, the very rural nature of the land opposite supports exclusion of the Côtel Hospital from L'Aumône Local Centre;
- A field to the west of the Local Centre is accessed via the narrow Ruelle de la Croix and allows panoramic views from higher ground over L'Aumône to the north east. This field acts a break in development between dwellings in the Local Centre and more sparsely developed land to the west.

4.2.5 The extent of L'Aumône Local Centre can be seen in Appendix B.

5 L'Islet

5.1 Extent

- 5.1.1 L'Islet Local Centre covers an area of 15.1Ha (92v). It is an elongated cluster primarily centred on the junction of La Route de l'Islet, Route du Picquerel, Les Tracheries Road and Les Petites Mielles. The Local Centre extends approximately 350m north to the northern side of Le Picquerel, 300m east to the far side of Crochet Sableux, Sandy Hook, 370m southeast to the point at the junction of Les Petites Mielles with Route Carre and 100m west to the western boundary of the Bakery Complex, Les Tracheries.
- 5.1.2 Starting in the eastern part of the Local Centre the designation commences at the junction of La Route de l'Islet, Sandy Lane and Picquerel Road, including car parking areas to both north and south. It continues south eastward along the eastern side of a residential access track to connect with Sandy Hook Estate and Sandy Hook, then turning toward the south west. The boundary runs along the south side of the lane and takes in businesses on the junction of Sandy Hook, Les Petites Mielles and Route Carre.
- 5.1.3 Buildings fronting on to Les Petites Mielles, including the rear gardens, are incorporated within the designation, which extends westward to encompass businesses and residences within and immediately adjacent to the Bakery Complex, accessed via Les Tracheries Road.
- 5.1.4 Crossing Les Tracheries, the boundary runs to the rear of two dwellings on the northern side of the road, then to the rear of residential development to the east before turning northward and enclosing the Melody Press building on La Route du Picquerel. As with Les Petites Mielles, the buildings and gardens of properties on La Route du Picquerel are included, along with premises at the entrance to Houmet Lane.
- 5.1.5 The Salvation Army Fortress and two dwellings to the north are within the Local Centre, as are dwellings on the eastern side of La Route du Picquerel, the boundary of the designation returning to the starting point along the eastern side of Le Picquerel, adjacent to the common land.

5.2 Justification

- 5.2.1 L'Islet as a Local Centre is well catered for in terms of facilities with both convenience and comparison retail outlets, a veterinary surgery, beauty salon and community buildings including churches. Employment opportunities arise in offices and other businesses within and in close proximity to the Local Centre. Nearby beaches and coastal pathways offer recreational pursuits.
- 5.2.2 Gateways to the Local Centre are identified on La Route du Picquerel, La Route de l'Islet, Route Carre and Les Tracheries Road. To east and west

these are in relatively close proximity to the middle of the Local Centre. To north and south, the gateways are further out, taking into consideration the pattern of development, location of facilities and presence of landmark buildings.

5.2.3 There were sections of L'Islet Local Centre boundary which raised questions and the justification for the route taken is as follows:

- At the eastern gateway to the Local Centre, the two car parks are included as these provide a facility to the Local Centre;
- Buildings to each side of Sandy Lane reflect the pattern of development further to the west and, along with an employment site, are included within the designated because of this link. Further east, development peters out and there is a stronger relationship with nearby open land;
- On approaching from the south along Route Carre, an impression of arrival is given by the cluster of buildings at the junction with Sandy Hook and Les Petites Mielles. As one travels northward, a clear line is evident between developed and open land to the west. The boundary takes this into account;
- Two dwellings, Craig-yn-sholyn and Ivy Cottage, on the northern side of Les Tracheries Road are included due to their role in making the western gateway to the Local Centre. These buildings are positioned in closer proximity to the road than those to the west, providing increased enclosure and a lead in to the main business area;
- For the same reasons as in the south eastern part of the Local Centre, in the northern area the inclusion of land parcels has reflected the grain of development and has taken into consideration the presence of open land to north, east and west.

5.2.4 The extent of L'Islet Local Centre can be seen in Appendix B.

6 St Martin

6.1 Extent

- 6.1.1 The Local Centre in St Martin's covers an area of 33.3Ha (203v). It takes a triangular form, focused on two clusters of commercial and community premises, the first around the junction of La Grande Rue and Rue Maze in the north and the second at Les Camps in the south. Taking St Martin's Garage as a rough centre point the Local Centre extends approximately 375m north west to the rear of the dwelling known as L'Abri, Les Merriennes, 480m north to encompass the former St Martin's Hotel, 130m north east to the rear of St Martin's Garage, 580m south east to the far side of the Manor Stores, 240m south west to the southern boundary of St Martin's primary School, La Route des Coutures and 580m west to the far side of Chertsey House Dental Practice. The clusters of facilities are located at each end of the Local Centre and, when considering pedestrian access, could serve different clusters of residential development.
- 6.1.2 Starting in the western part of the Local Centre, on La Route des Cornus, the designation commences at Chertsey House Dental Practice and runs along the northern side of the road, turning northward up Les Caches and then along the north boundaries of premises accessed via Rue Maze. It then encloses several dwellings at the junction of La Grande Rue and Les Merriennes, continuing northward to include St Martin's Hotel at the junction with Rue de l'Eglise.
- 6.1.3 The business complex surrounding Marks and Spencer is included, along with the historic buildings in the vicinity of St Martin's Church. Green fields to the south of the Church are enclosed but those to the east are excluded, the designation then taking in St Martin's Garage and adjacent businesses.
- 6.1.4 Saints' Football Club is excluded, the boundary continuing along the rear property line of premises on the north eastern side of La Grande Rue and Les Camps to the eastern side of the Manor Riding Stables.
- 6.1.5 Properties on the triangular piece of land formed between Les Camps, Les Camps du Moulin and Old Mill Road are included, as is the Manor Stores complex and the car park to the south. The seating area at the junction at the top of the Ville Amphrey and dwellings to the west which front on to it are within the Local Centre, as are those which stand behind.
- 6.1.6 The boundary line then runs westward enclosing the Co-Op and its car park, the main St Martin's car park and St Martin's Primary School. Several fields to the north, including the school playing field, are included.
- 6.1.7 Continuing westward along La Route des Coutures, the boundary then continues northward up Longue Rue to the west to encompass the

residential extra care facility at Longue Rue House before rejoining the starting point.

6.2 Justification

- 6.2.1 St Martin's as a Local Centre is well catered for in terms of facilities with convenience and comparison retail outlets, a doctors surgery and pharmacies, dental practices, beauty salons and hostelrys. Community facilities are present in the form of churches, community buildings, the St Martin's Douzaine Room and the Parish primary school. Recreational premises are in close proximity and a large residential home is situated to the west.
- 6.2.2 Gateways to the Local Centre are identified on Les Merriennes, Rue Maze and Le Route des Coutures in the northern part of the Local Centre. The gateways on Les Merriennes and Rue Maze have been pushed slightly further out from the locations previously identified to take account of the point at which views open-up of areas of activity on the approaches to the Local Centre. A smaller scale gateway has been identified on Les Traudes at the point at which views of St Martin's Church open up when travelling through the lanes from the north east. The gateways to the southern part of the Local Centre are on Les Camps and Old Mill Road. Perhaps due to the size of St Martin's the boundary of this Local Centre seems to relate more to sense of approach than to the position of identified gateways.
- 6.2.3 Justification for the route taken by the St Martin's Local Centre boundary is as follows:
- St Martin's Hotel is included as this landmark building marks the start of the Local Centre where there is a sense of arrival as approaching from the north;
 - The group of historic buildings around St Martin's Church is included due to strong associations with the Church which in turn has strong associations with the Local Centre, despite being relatively hidden in the dip to the north. These historic buildings extend up to, abut and cross, La Grande Rue, further reinforcing that link. Fields to the south are excluded for their strong relationship with open land to the east;
 - Buildings on the south western side of La Grande Rue and to the north west of Les Merriennes, opposite Marks and Spencer, are included due to their built-up and enclosed nature and as they are accessed from La Grande Rue;
 - Despite being a well-known community use, Saints Football Club is excluded due to the level of separation, arising as access is via a

narrow, single track lane, between the football pitches and the Local Centre;

- The Local Centre continues along Les Camps only as far as to include the Manor Riding Stables. Due to the nature of development on the northern side of the road, only properties to the south are included after that point;
- Les Rosiers Cottage, Les Camps du Moulin makes the corner when exiting the Manor Stores complex. The orientation of this building, its visual prominence and its relationship with the road have resulted in its inclusion;
- The open space formed by the junction of Les Camps du Moulin, Le Hurel, Ville Amphrey and Old Mill Road provides a community area which includes a bus stop. This has a particular relationship with the dwellings to the west and serves as a stop to the Local Centre, lanes to the south being more rural in character;
- Access to St Martin's School is via green lanes and along the relatively narrow Route des Coutures, all of which have a rural feel. The School is however included within the Local Centre due to its importance to the community and proximity to the commercial centre. The Freemason Hall is excluded as it is accessed via a narrow lane to the south, from outside the Local Centre.
- Several fields stand between the school and the main part of the Local Centre. These are included for completeness, as is the field to the west of the Community Centre and agricultural land further to the west;
- The location of the boundary on La Route des Coutures was determined as a result of the grain of roadside development, there being a notable difference between the north and south sides of the road which then continues along Longue Rue. This is also evident at the Longue Rue House development then continuing along Rue Maze and giving the impression of approaching a commercial core. There are commercial uses standing beyond this boundary however these become increasingly sparse as one travels away from the Local Centre and have no strong relationship with it.

6.2.4 The extent of St Martin's Local Centre can be seen in Appendix B.

7 St Peter's

7.1 Extent

- 7.1.1 The Local Centre at St Peter's covers an area of 10.7Ha (65v). It focuses on commercial and community premises around the Post Office and from this point extends approximately 140m north to the rear of residential properties on Route du Longfrie, 280m east to Rue des Messuriers, 135m south to the far edge of Les Brehauts playing field and 360m west to the junction of Route de Lihou and Rue de l'Eglise.
- 7.1.2 Starting at the easternmost point of the Local Centre, at the junction of Rue des Messuriers, Route de la Tourelle and Route des Brehauts, the Local Centre includes the converted chapel known as Plaisance Apartments running along its east and south boundaries, continuing westward across fields and along the southern edge of Les Brehauts playing field to include a field to the west before meeting Rue des Raies.
- 7.1.3 The boundary continues north westward along the western side of Rue des Raies and Rue des Buttes, excluding a picturesque group of traditional farm buildings and holiday cottages (Les Buttes and Les Raies de Haut), to the junction with Rue de la Vallee. An open green area of landscaping which projects southward and is associated with St Peter's Church, is included, the Local Centre boundary running around this piece of land then continuing to the south and west of the Churchyard.
- 7.1.4 To the north west of the Church, along with dwellings on Rue de l'Eglise, stand a cluster of dwellings within Rue de la Sonnerie. These are included, the boundary running along Rue de l'Eglise and Route de Lihou. Longfrie Surgery and Styx Community Centre are encompassed.
- 7.1.5 At the junction with Route du Longfrie, the boundary turns south eastward for 150m, then running along the north boundary of residential properties on that side of the road and crossing Rue de la Corderie. Commercial buildings on the junction with Route du Longfrie and Rue des Brehauts are included, the boundary continuing eastward to the north of these properties to encompass St Peter's Food Hall and dwellings to the east before returning southward along Rue des Messuriers to the starting point.

7.2 Justification

- 7.2.1 St Peter's Local Centre is well provided for in terms of facilities being supported by convenience and comparison retail, a Post Office, restaurant, Doctor's surgery and pharmacy. Community uses are also present in the form of St Peter's Parish Church, the Salle Paroissiale and playing field. Sheltered housing and holiday cottages are located within, and in close proximity to, the Local Centre boundary.

- 7.2.2 Gateways to the Local Centre have previously been identified at the junction of Rue des Brehauts and Rue des Messuriers when approaching from the east and in the vicinity of the Post Office on Route Du Longfrie when approaching from the other direction.
- 7.2.3 Following discussion, and on re-visiting the Local Centre, a further gateway was identified to the south of the Church, at the point at which Rue des Buttes and Rue de la Vallee open up to the green space, affording views across to the Church and adjacent dwellings. A gateway was also identified on Rue de l'Eglise where a change in density occurs.
- 7.2.4 The approach to the Local Centre from the northwest starts at the landmark of the Longfrie Inn and extends to the gateway identified on Route Du Longfrie. The approach to the Local Centres from the west on Rue de L'Eglise starts with views of the De Beauvoir Cemetery and a change in the density of development and extends to the gateway identified. The boundaries in these locations, extending beyond the gateways, ensure that as many identified facilities are included within the extent of the Local Centre as reasonably possible in order to strengthen the Local Centre as a sustainable location. The Local Centre includes the Longfrie Inn, Route du Longfrie and Styx Community Centre, Rue du Longfrie.
- 7.2.5 Some sections of St Peter's Local Centre boundary raised questions and the justification for the more deeply discussed sections of the route taken is as follows:
- At Route des Brehauts, the boundary takes a line from the southern boundary of Plaisance Apartments along existing property boundaries with a diagonal between two property corners, to link across the property known as Les Caches. The field to the north of this line was included for reasons of continuity, open land being included to either side;
 - Whilst the picturesque group of traditional farm buildings on Rue des Raies are located within close proximity of the Local Centre, it was considered that these had a more rural feel, separate from the Centre and that there were no visual links to justify their inclusion;
 - The Rectory and western cemetery have visual links with the Local Centre however are located at the point at which the valley begins to slope toward the south west, away from the Centre, and were thought to be peripheral;
 - For the reasons explained above, inclusion of the Longfrie Surgery within the Local Centre was considered important. To the north and west of the Surgery buildings on Rue de la Sonnerie, despite being predominantly shielded from view by a high roadside wall and

changes in level, are included for their relationship with the Centre in terms of support of services and facilities. Route de Lihou and Rue de l'Eglise form strong boundaries in this location;

- Roadside dwellings on Rue St Pierre are excluded as these are physically divorced from most facilities within the Local Centre and do not relate sufficiently with buildings on Route du Longfrie to enable their inclusion;
- A group of dwellings on Rue des Messuriers to the east and south east of the food hall are included within the Local Centre as these are viewed as a group at the gateway formed by two converted chapels, one on the southern side of Route des Brehauts.

7.2.6 The extent of St Peter's Local Centre can be seen in Appendix B.

8 Conclusion

- 8.1.1 The Strategic Land Use Plan requires identification through the Development Plan preparation process of a hierarchical structure of Main and Local Centres. This, along with the spatial planning framework, dictates that the majority of development will take place within and around the Main Centres with more limited provision made within Local Centres specifically where this would enable community growth and reinforcement of the sustainability of the Local Centre.
- 8.1.2 Maps of each of the Local Centres are appended to this report (Appendix B).
- 8.1.3 In size, the Local Centres vary. With the exception of St Martin's the area covered by each ranges between 5.9Ha (Forest) and 17.8Ha (Cobo). St Martin's Local Centre covers an area of 33.3Ha. This is due to the historical development of the area which has resulted in a broad provision of facilities in several well-spaced yet interrelated clusters giving an elongated layout.
- 8.1.4 Each of the identified Local Centres presents a range of development opportunities, varying within each Centre, and the Department must take care to ensure that only appropriate development is permitted in accordance with the Spatial Strategy. For example, it is essential that St Martin's, as the largest Local Centre, does not compete to the detriment of the viability of the Main Centres.
- 8.1.5 Opportunities for the creation and enhancement of sustainable Local Centres might improve cohesion, in particular taking into account the pedestrian environment and public realm, protection of key open spaces, services and facilities, providing for the whole cross-section of the community and caring for the things that make these places special.

9 Appendices

Appendix A: Criteria used in identification of Local Centre boundaries

Physical	Buildings	Density and scale of development Orientation and relationship with the road Design Use
	Linkages/connectivity	Width Bends Footpaths & green lanes
	Topography	Changes in level Steepness of incline
	Distance	Walking (420m)
	Barriers	Impression of including development within the Centre Impression of excluding development from the Centre
Social	Mix of uses	Residential Commercial Community Services
	Users	Level of activity Traffic vs. pedestrians
	Signage	Business/other use Speed limits Directional
	Linkages/connectivity	Bus stops Taxi ranks Cycle parks Car parking
Environmental	Spaces	Type (civic, open, habitat) Extent Location (relationship with development)
	Views	Of open spaces Of buildings From between buildings From across open spaces
	Feel	Rural vs. urban Intangibles (smells, sounds)

Appendix B: Local Centre boundaries

Legend

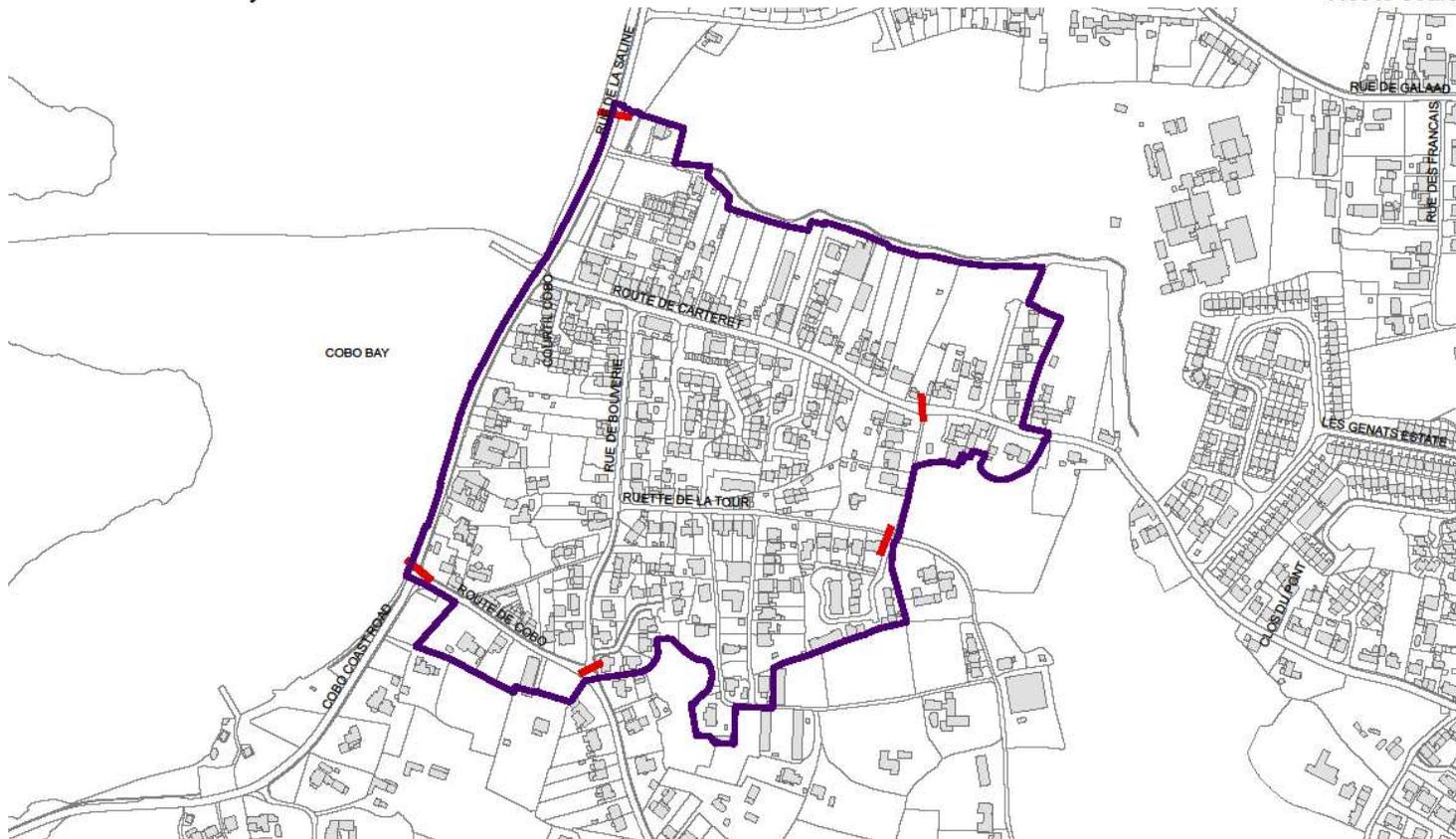
-  Local Centre Boundary
-  Local Centre Gateways

© States of Guernsey

Cobo



Not to scale



Legend

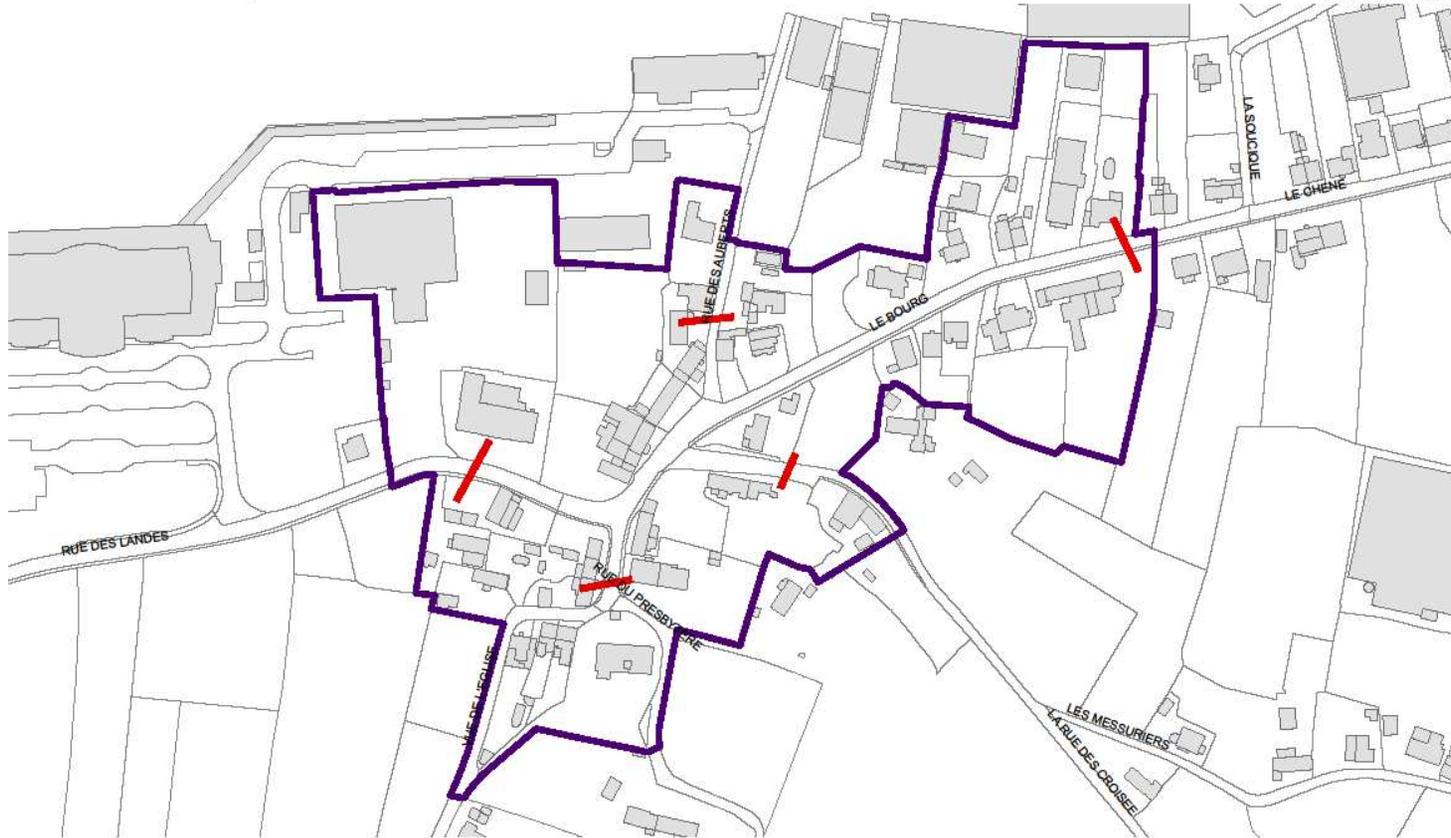
-  Local Centre Boundary
-  Local Centre Gateways

© States of Guernsey

Forest



Not to scale



Legend

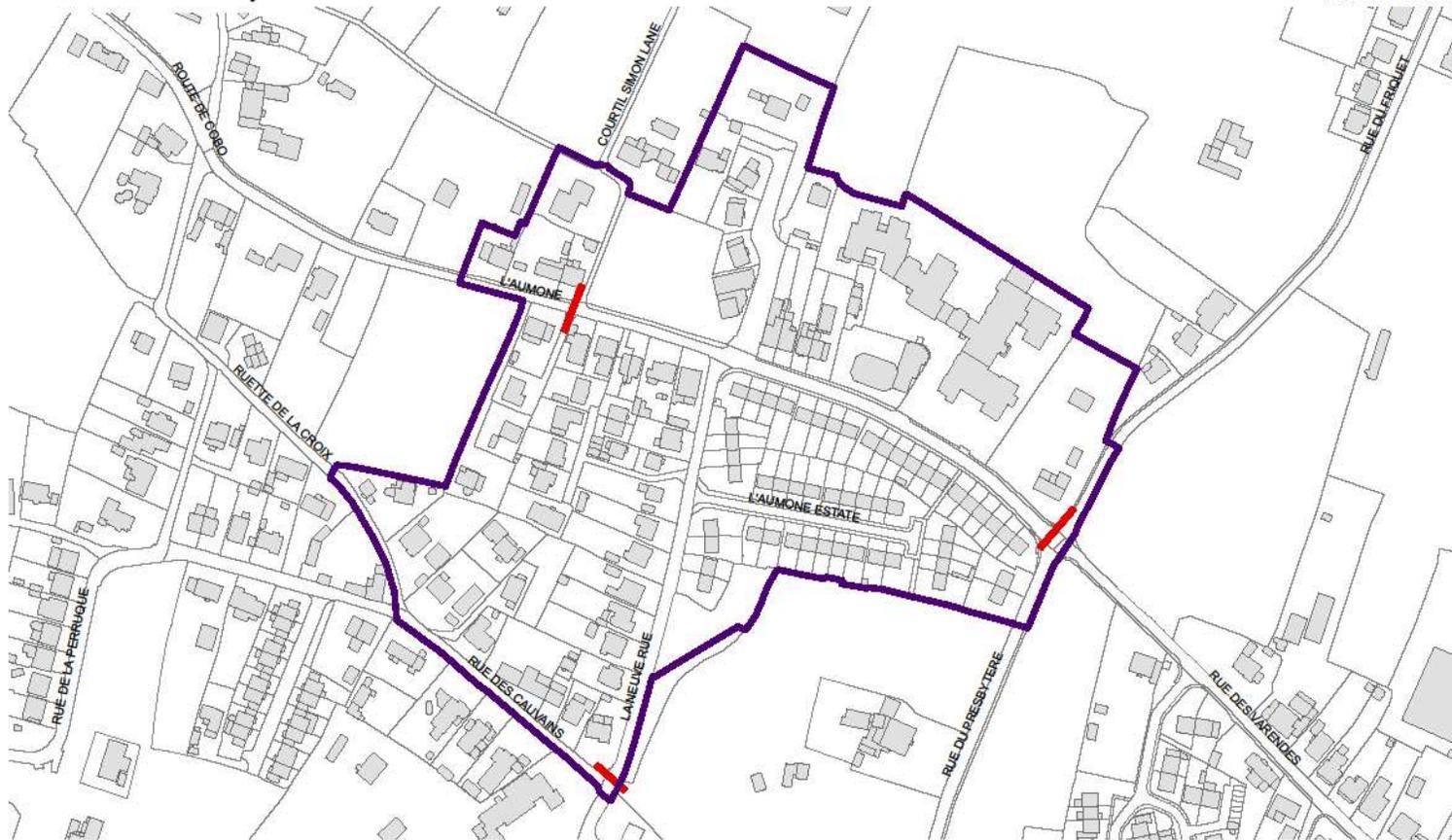
-  Local Centre Boundary
-  Local Centre Gateways

© States of Guernsey

L'Aumone



Not to scale



Legend

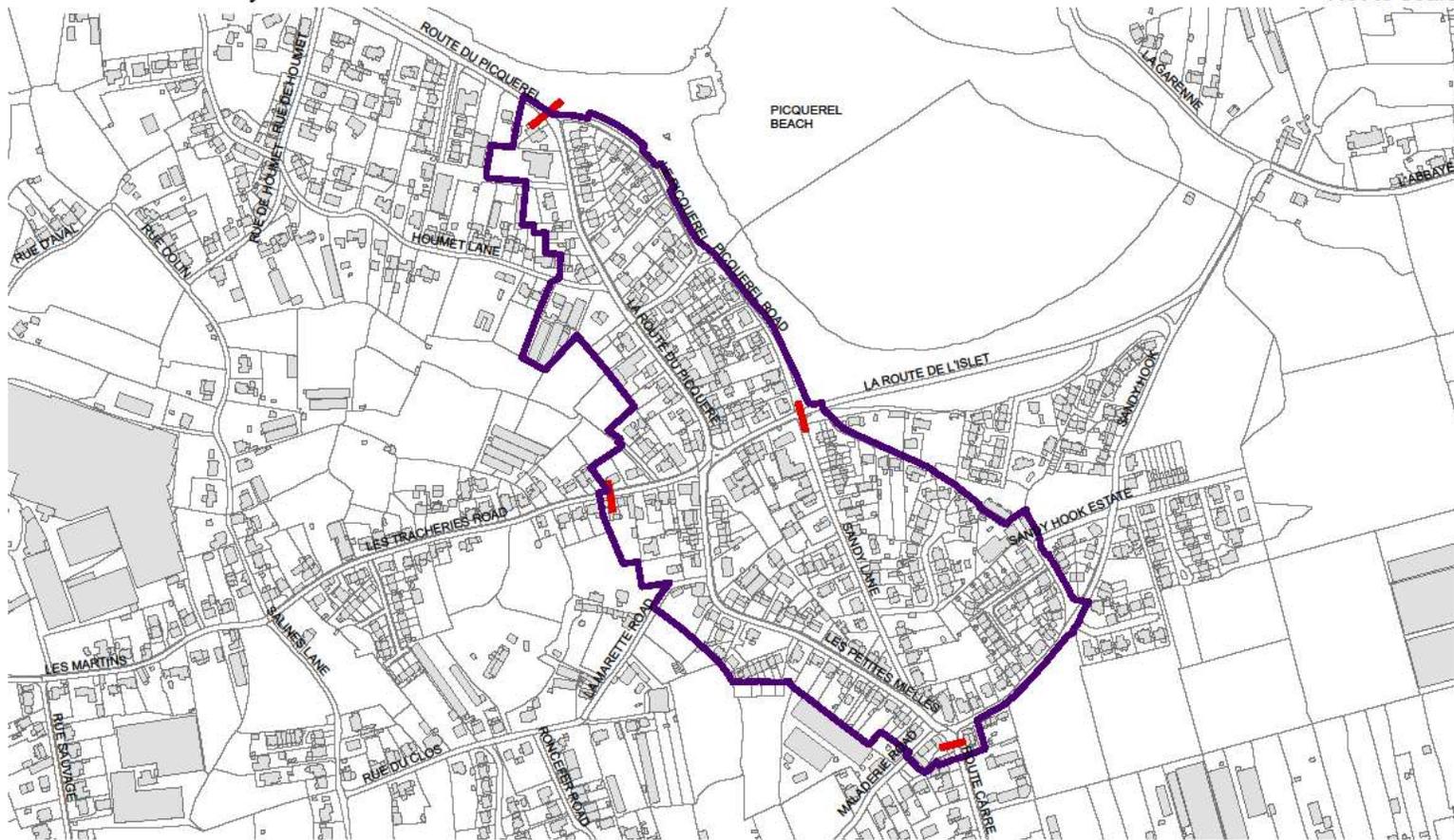
-  Local Centre Boundary
-  Local Centre Gateways

© States of Guernsey

L'Islet



Not to scale



Legend

-  Local Centre Boundary
-  Local Centre Gateways

© States of Guernsey

St Peter's



Not to scale

