

APPENDIX 9
IDENTIFYING LOCAL CENTRE BOUNDARIES, ADDENDUM REPORT
MARCH 2016

Identifying Local Centre Boundaries, September 2014:

Addendum Report
March, 2016



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1 Introduction

1.1.1 This report has been prepared by the Environment Department in response to the Inspectors' report and one of their recommendations on the draft Island Development Plan 2015 to include an additional Local Centre around the area of Forest West.

1.1.2 The inspectors report states on page 46:

"Our view is that the area to the west of the airport entrance, including the Mallard Centre, garage/convenience store, the Venture Inn, the Forest Primary School and the Le Rondin School and Child Development Centre should be considered as an additional Forest West Local Centre. We are not in a position to recommend the precise boundaries of such a centre. This is a matter for the Environment Department to progress.

Recommendation 10: Add a Local Centre be designated at "Forest West", including the Mallard Centre, the garage/convenience store, the Venture Inn, the Forest Primary School and the Le Rondin School and Child Development Centre."

1.1.3 The purpose of the current exercise is the identification of boundaries of this recommended Local Centre using the same methodology applied to the other proposed Local Centres as explained in the original 'Identifying Local Centre Boundaries' report September 2014.

2 Approach

2.1.1 Overall, the boundaries for the proposed Local Centres are tightly drawn in order to support the spatial strategy of the Strategic Land Use Plan of focusing development in Main Centres while allowing for some limited development with the Local Centres to enable community growth and reinforcement of sustainable centres.

2.1.2 In defining the boundaries, 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, while recognising the characteristics of the individual place. To facilitate the identification of a boundary for each Local Centre, criteria were developed based on physical, social and environmental factors, as set out in the table in Annex A. Using these criteria is essential in achieving consistency within and between the Local Centres, avoiding exclusion of elements in one place which might be included elsewhere. A map showing a graphic representation of this analysis is included in Annex B.

- 2.1.3 A desktop survey of Forest West Local Centre was undertaken to establish the potential Local Centre Boundaries using aerial photographs. This contributed to the 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.
- 2.1.4 Site Surveys were then undertaken to supplement the desktop survey. Through visiting the Local Centre, it was possible to gauge the effects on the ground of the physical, social and environmental factors which are key to designating the boundary lines.
- 2.1.5 As drawn, the boundaries generally follow property boundaries or defined physical barriers. 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 (known as a line of sight). This is in order to enable identification of the boundary on the ground.
- 2.1.6 The conclusions of the analysis, which include a description of the extent of the Forest West Local Centre and justification for the boundaries identified, are set out in the following section.

3 Forest West Local Centre

3.1 Extent

- 3.1.1 The Local Centre at Forest West covers an area of 12ha (73.5v). It is focused on the cluster of commercial and community premises around the Co-Op general convenience store on Rue des Landes. From this point it extends approximately 190m north to incorporate the sports field for Forest Primary school, 275m east to the far boundary of the Le Mont Marche estate, Rue du Mont Marche, 200m south to the far edge of The Mallard Complex, Rue de La Villiaze and Les Rondin School and 220m west to the western boundary of residential properties accessed off La Planque Lane.
- 3.1.2 Starting at the southwestern most point of the Local Centre, at the end of the formal pedestrian pathway outside of the Mallard Complex, Rue de la Villiaze, the boundary runs along the earth bank at the southern edge of the Mallard Complex, Les Rondins school and the residences of The Lindsays and Maison Du Pre off La Rue du Mont March. The boundary then travels northward along La Rue du Mont March incorporating the residential curtilage of La Douce Chaumiere, La Perle Noire and Les Loriers before reaching its easternmost extent incorporating the Le Mont Marche housing estate.
- 3.1.3 Crossing the Rue des Landes, the boundary travels westwards along Rue des Landes until the edge of the Airport land where it travels north along the

property boundary of 1 Landes Villa incorporating some redundant glasshouses to the rear of this property before moving westward to cross La Planque Lane (east) and travel along the northern edge of the Bodyline commercial premises, encompassing the sports field for Forest Primary School before following along a pedestrian pathway back to La Planque lane (west) at its junction with Les Nouettes.

- 3.1.4 Moving southwards along La Planque Lane, the boundary encompasses the residential properties accessed off this road, with the western most extent including a redundant glasshouse connected with the residential property named Two Acres. At the junction of La Planque Lane, La Route de Farras and Rue de La Villiaze, there is strong gateway to the Local Centre identified, which marks the end of the centre beyond which there is historic ribbon type development. The boundary from the junction travels along the road Rue de La Villiaze approximately 190m southwards encompassing the Venture Inn Pub and back to the Mallard complex and the starting point.

3.2 Justification

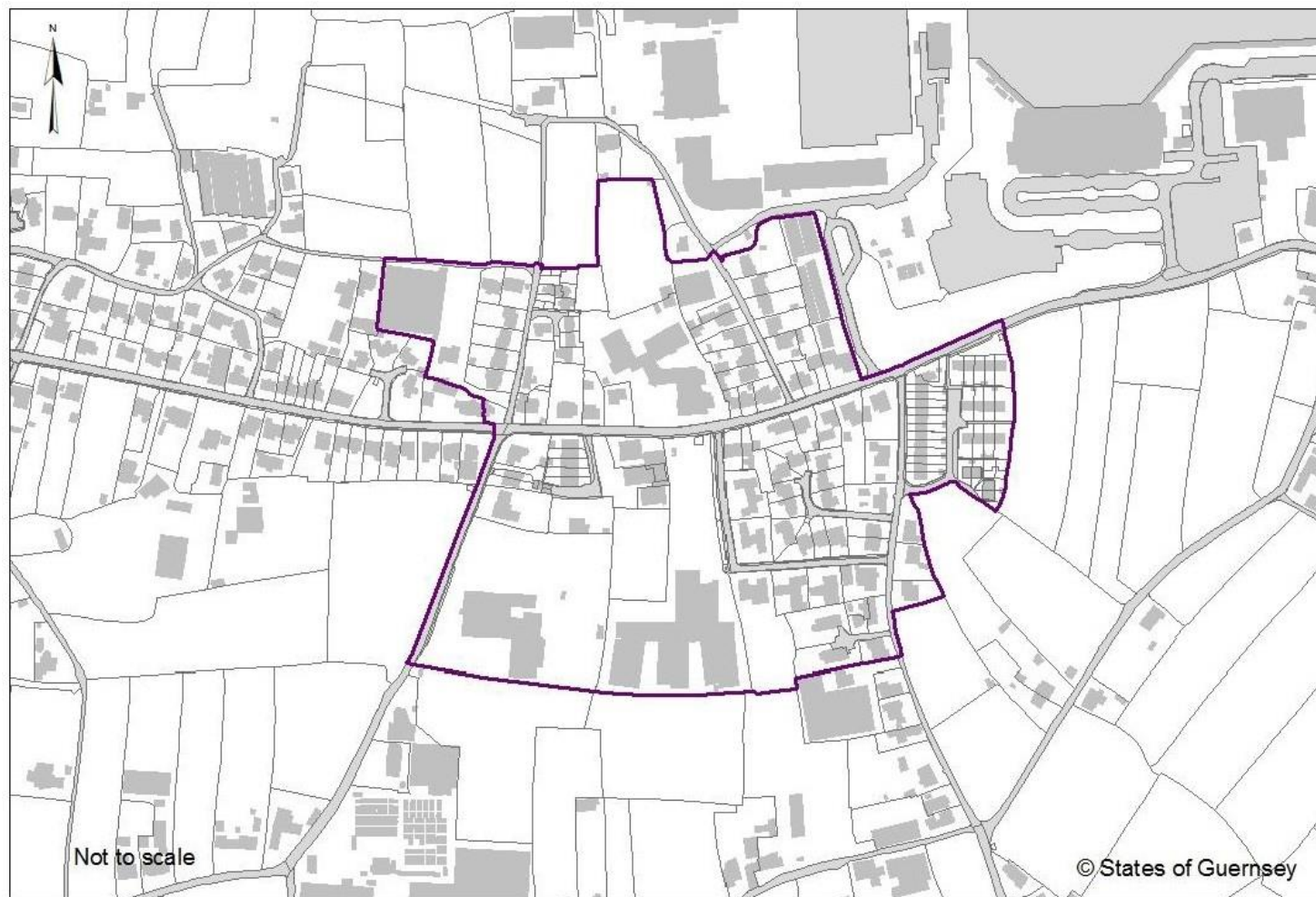
- 3.2.1 Justification for the Forest West Boundary is as follows:

- The centre is focused around the cluster or node of commercial and community facilities including the Co-Op general convenience store, Les Rondin School, Forest Primary School and the Forest Douzaine Rooms, where there is a marked increase in activity, road signage and mix of uses which gives a distinct sense of place.
- The existing mix of uses and facilities at the Mallard complex provides a minor landmark destination, with people travelling to it from around the Island, creating increased levels of activity around the complex which lies at the southwestern edge of the Local Centre. Its inclusion recognises this role. The Mallard with its footpath marks the approach but the gateway to the Local Centre is identified much closer to the junction off Rue de La Villiaze, Route de Farras and La Planque Lane, where increased signage and development on both sides of the road give the impression of arriving at a place. However, the open land opposite the Mallard along Rue de La Villiaze is very rural in nature, creating a very distinct difference in character and as a result is excluded.
- The southern boundary at La Rue du Mont Marche is around the identified approach at La Douce Chaumiere where the bend in the road, the open land and the change in pattern of development as you travel further southwards along Rue du Mont Marche give a distinct feeling you have left the Local Centre, despite the presence of Bethesda Baptist Church further down.

Maison du Pre, The Lindsays, Buschblick and Belle Vue properties represent a clos type development which is included as the pattern and form of development relate more to the Local Centre than the surrounding rural area. To the east of the residential property off La Rue du Mont lies a swathe of open farm land which creates a clear separation between developed and undeveloped land and would form a strong buffer between the two proposed Local Centres of Forest and Forest West.

- The airport and its land off Rue des Landes represent a specialised use and function separate to the Centre. In addition, their strong hedge boundary treatment between 1 Landes Villa and the open landscaping fronting onto La Rue des Landes creates a different character and so the airport land are excluded from the centre.
- The topography, built form and pattern of development inform the northern boundary. After Bodyline commercial premises, the land markedly slopes away and becomes rural in character. The sports field is included due to the link and connection to the community activity and built form of the school. The boundary follows the pedestrian link giving a connection back to La Planque Lane, beyond which to the northwest lies open farm land creating a clear separation between developed and undeveloped land.
- In accordance with the methodology applied when determining the boundaries of other Local Centres, the residential properties which are accessed off La Planque Lane on either side are included as you travel towards the junction with Route de Farras, Rue de La Villiaze, and Rue des Landes. This junction forms a strong gateway, where one gets a sense of arrival to a place. Travelling westwards along Route de Farras away from the junction, you feel like you are leaving the Local Centre with the pattern and scale of development changes markedly after, representing historic ribbon type development.

3.2.2 The extent of the Forest West Local Centre can be seen in the map below and relevant photographs from the site visit can be seen in Annex C.



Map of Forest West Local Centre Boundary

4 Conclusion

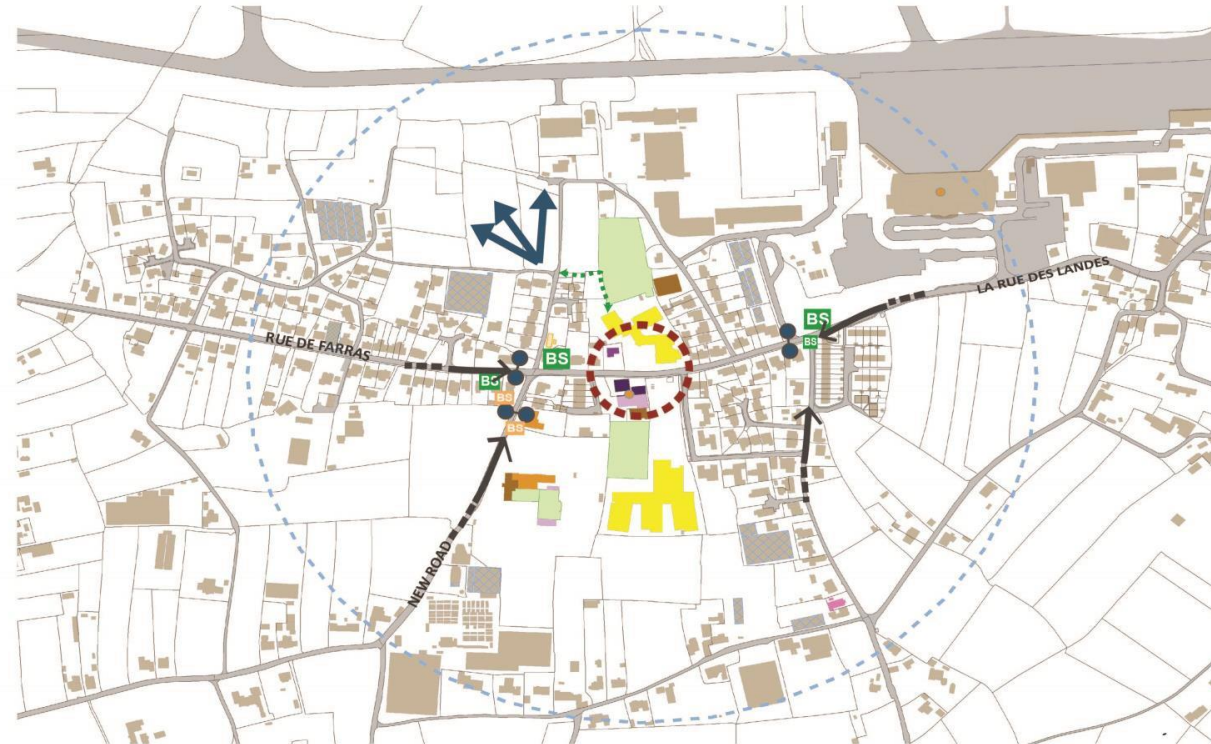
- 4.1.1 The proposed boundaries for Forest West Local Centre result in a compact centre which encompasses the majority of the existing services while giving opportunities for limited development appropriate to the scale of the Centre in accordance with the intentions of the SLUP. This will support and be consistent with the Spatial Strategy. The application of the same methodology and criteria to determining the boundaries as used in the other Local Centres ensures transparency and consistency.

Annex A: Criteria used in identification of Local Centre boundaries

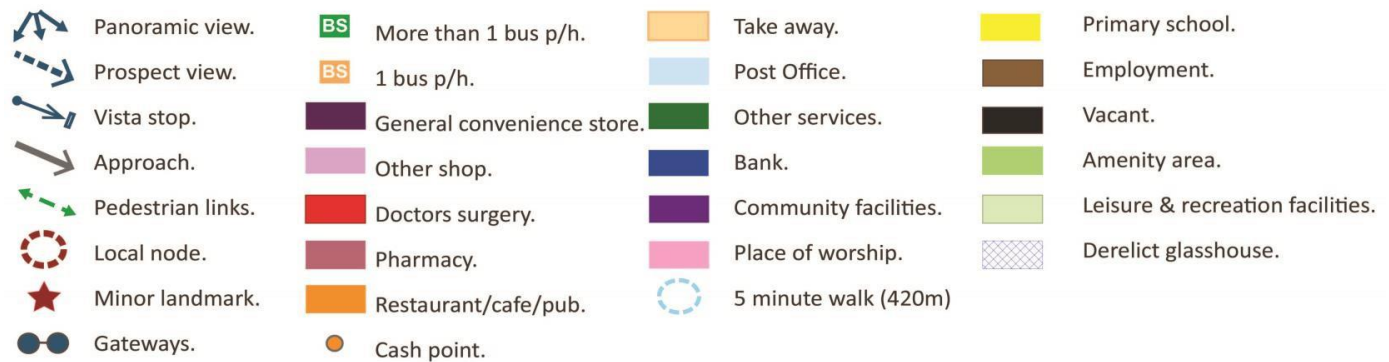
| | | |
|----------|-----------------------|--|
| Physical | Buildings | Density and scale of development Orientation and relationship with the road Design Use |
| | Linkages/connectivity | Width Bends Footpaths & green lanes |
| | Topography | Changes in level Steepness of incline |
| | Distance | Walking (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) |

Annex B: Analysis map of Forest West Local Centre



| Sustainability score | |
|------------------------|---------|
| Range of facilities | Average |
| Compact | Yes |
| Catchment population | 1039 |
| Bus service | Good |
| Pedestrian environment | Average |



Annex C: Photographs of the Area



Photograph 1 & 2: The cluster of services and facilities around the general Convenience store forms the heart of the Local Centre

Photograph 3: The Mallard complex is a hive of activity containing a range of services, employment uses and leisure and recreation facilities, and attracting people from all across the Island.





Photograph 4: View southwards along Rue de la Villiaze showing footpath and Mallard complex on the left with the very different rural and undeveloped character across the road.



Photograph 5 & 6: View of open area adjoining the Mallard Complex, provides pleasant green area while the amount of surface car parking detracts from the area.



Photograph 7: View of the earthbank boundary of the Mallard Complex, forming the southern boundary of the Local Centre with open farming land beyond providing a clear separation between developed and undeveloped land.

Photograph 8: View of Mont Marche housing estate, the easternmost extent of the Local Centre.





Photographs 9 & 10: Views of the Airport boundary treatment and landscaping, showing a different nature and character to the Local Centre.

**Photograph 11:
View northwards
beyond Bodyline
premises along La
Planque Lane,
where land slopes
away and there is
a marked change
to a rural
character.**



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Photograph 12: View of the pedestrian pathway from La Planque Lane to Forest primary school and playing fields.



Photograph 13: Panoramic views of open farmland from the northern boundary of Local Centre at the junction of La Planque Lane and Les Nouettes.



Photograph 14: View of the gateway at the junction of La Planque Lane and Route de Farras, Rue de La Villiaze, and Rue des Landes. You feel you have left the centre at this point travelling westwards along Route de Farras. There is a change in pattern and scale of development after the junction where development is a product of historic ribbon development.