

# Local Centres Survey 2017

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<b>Contents</b>	<b>Page No.</b>
Introduction	1
Policy Context	2
Aims and Methodology	4
Local Centre Findings	5
St Martin	6
Cobo	9
L'Islet	11
Forest West	13
St Pierre du Bois	15
L'Aumone	16
Forest	19
Summary and Conclusions	21
Contact us	23

## Introduction

This report is the first annual report monitoring Guernsey's seven Local Centres, as identified in the Island Development Plan (IDP). It includes the findings of desk-based research and on-site surveys of the Local Centres, and the data collected and conclusions formed will inform the IDP Annual Monitoring Report, 2017, the purpose of which is to monitor the effectiveness of IDP policies in delivering the land use aspects of the policy priorities of the States of Guernsey.

The Local Centres, as designated in the IDP, were identified in accordance with the direction given in the Strategic Land Use Plan 2011 (SLUP), through an assessment using sustainability indicators. The methodology used to identify the Local Centres is set out in the report 'Identifying Local Centres, July 2015'<sup>1</sup>. Following the adoption of the IDP in November 2016, the emphasis has moved from identification to monitoring the Local Centres, in particular the assessment of the level of provision of facilities within the Local Centres to ensure that policies are used appropriately to maintain the appropriate level, range and balance of uses to enable community growth and reinforce their sustainability. As this is the first year of monitoring since the adoption of the IDP, this report primarily presents baseline data to ensure that trends can subsequently be monitored over time, though reference is made in this report to changes that have occurred since the Local Centres were identified in 2016.

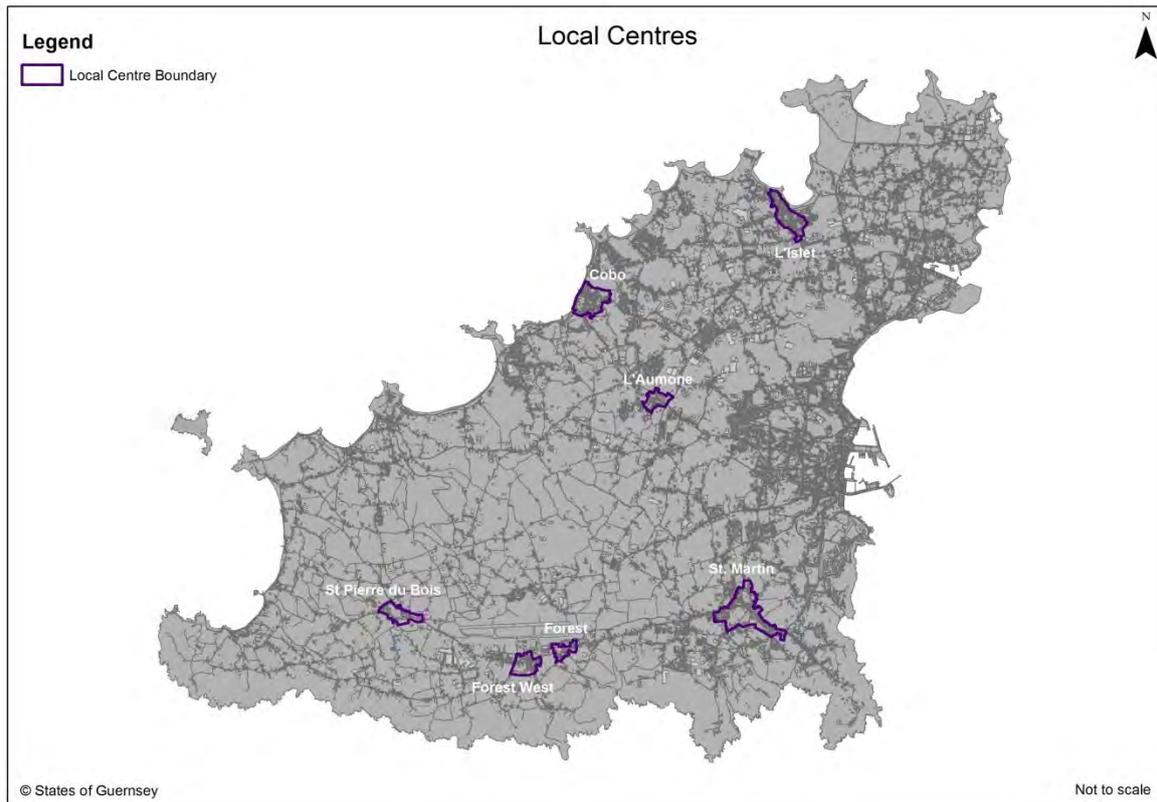
The seven Local Centres, as identified in the IDP, are as follows:

- Cobo;
- Forest;
- Forest West;
- L'Aumone;
- L'Islet;
- St Martin;
- St Pierre du Bois.

Map 1 overleaf shows the location of each of these seven Local Centres.

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<sup>1</sup>Report can be found here: [Identifying Local Centres Report, July 2015 \[5Mb\]](#)



Map 1: Local Centres in Guernsey

### Policy Context

The SLUP sets out a spatial strategy for the distribution of development, with which the IDP is consistent. As such, the Spatial Policy of the IDP is to concentrate the majority of new development in the Main Centres and Main Centre Outer Areas (St Peter Port and St Sampson/Vale) to maintain the vitality of these areas, and to make provision for limited development in the Local Centres to support and enhance them as sustainable settlements and community focal points, and to allow for development Outside of the Centres in identified specific circumstances.

The two Main Centres and Main Centre Outer Areas are therefore the focal points for new development, providing the majority of shopping and employment uses and where the majority of new development is concentrated. The Local Centres are not intended as growth points, however they provide services essential to the community on a smaller scale, appropriate to the Local Centre concerned.

Within the IDP, Spatial Policy S3: Local Centres explains that opportunities for new development within the Local Centres will be limited and the extent of this will be determined by the current scale and function of each Local Centre to ensure that new development complements their existing roles and supports them as socially inclusive, healthy and sustainable communities. The scale of each of the existing Local Centres will be taken into account when considering proposals for development. In summary, development will be supported if: it sustains the socially inclusive and healthy communities that those Centres serve; is of a scale that reflects those Centres' existing functions; and, meets the requirements of the relevant specific policies of the IDP.

Possible appropriate development within Local Centres includes housing, social and community facilities, new offices and employment uses, visitor accommodation, leisure and recreation facilities, and convenience retail<sup>2</sup>. New comparison retail<sup>3</sup> units are not supported in the Local Centres, in order to protect the vitality and viability of Town and The Bridge as the main shopping destinations.

The IDP (paragraph 10.1.3) sets out that a sustainable Local Centre has a clear and identifiable mix of uses, including a general convenience store selling fresh food and produce which is, in particular, a necessary element for a Local Centre. A list of ten sustainability indicators is included in the IDP and these are:

- A general convenience store selling fresh produce
- A doctor's surgery
- A primary school/pre-school
- A bank or cash point
- An amenity area
- Community facilities
- Leisure and recreation facilities
- A post office
- A bus service
- Employment (e.g. offices, States of Guernsey buildings)

These elements are discussed below for each of the Local Centres, though the emphasis is now not on identification of Local Centres, but on monitoring to ensure that policies are used to maintain the appropriate level, range and balance of uses within them.

'A Retail Strategy for Guernsey', published in December 2013 and approved by the former Commerce and Employment Department of the States of Guernsey, provided a series of 'Strategy Proposals' which took into account a wide range of evidence and information (including the Strategic Land Use Plan, 2011, and the Roger Tym & Partners Retail Study, 2010). This Strategy informed the development of retail policy within the Island Development Plan. One of the 'guiding principles' of the Retail Strategy is to support the Main Centres and to diminish threats to them. This equates to supporting Local Centre enhancement proposals except those which would improve the comparison retail offering in that centre, which would be to the detriment of Guernsey's two biggest retail areas.

Related to Local Centres (though not exclusively bound to them) is policy GP19 of the IDP, which relates to Community Plans. Community Plans provide an opportunity for members of the public to set out a vision for improvements and change to a particular locality, whether this covers a small collection of homes or a wider settlement area. It is envisaged that Community Plans will generally be produced by the community for areas within the identified Local Centres, though equally they may be produced for other areas of the Island.

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<sup>2</sup> Convenience retail is the selling of, often essential, daily items such as fresh produce and food and drink.

<sup>3</sup> Comparison retailing is the selling of goods, including clothing and footwear, furniture, furnishings and household equipment, which generally involves comparing similar goods before buying.

Community Plans provide an opportunity for members of the community to produce a vision for improvements to their local area, for example, that could bring about enhancements to the environment or other changes such as improvements to the public realm or traffic calming measures in a co-ordinated way. No Community Plans were submitted in 2017.

A more detailed policy context can be found in the Island Development Plan (2016) in the Local Centres section<sup>4</sup>.

### **Aims and Methodology**

The primary aim of the annual Local Centres Survey is to record the level of provision of facilities and services within each of the Local Centres to ensure that policies are effective at maintaining the appropriate level, range and balance of uses to support community growth and sustainable Centres. This is in accordance with the objectives of the IDP (including Plan Objective 3: Support a healthy and inclusive society) and paragraph 10.1.5 which specifically sets out this requirement for Local Centre monitoring.

In addition to the survey of facilities and services, information on other aspects of the Local Centres is also collected, such as public realm, local character and accessibility. This is because the IDP focuses on the individual nature of each Local Centre, requiring that development is appropriate and complementary to the scale and role of the particular Local Centre concerned. This additional information therefore gives some context to the survey data.

The findings of this report therefore aim to give an overview of the following within each Local Centre:

- Range of IDP sustainability indicators present
- The mix of uses
- Public Realm
- Access
- Pedestrian and bicycle infrastructure
- Changes over time, for example in the range of uses or infrastructure provision
- Character and role of the Local Centre

To provide some additional context, relevant findings of a survey published in November 2017, which was carried out by Island Global Research and commissioned to inform the Committee for Economic Developments' consideration of retail policy, are reported. This used an online survey which ran for two weeks and which was completed by 934 residents.

In order to present the mix of uses within each Local Centre, a breakdown of uses is provided for each Local Centre. For clarity, this breakdown of uses does not necessarily indicate the legal use class assigned to a unit, but follows a general categorisation which largely reflects the Land Planning and Development (Use Classes) Ordinance 2017. The use of each unit is ascertained during the Local Centre survey, and not through assessment of historic planning application data, and is based on an assessment of the primary use on site

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<sup>4</sup> See Part Three – Local Centres: [Interactive Island Development Plan \(2016\) \[16Mb\]](#)

at the time of survey. The formal use class of any site is only determined through a formal process and decision of the Development and Planning Authority.

As an explanatory note, for the purposes of the Local Centre survey, public amenity includes, for example, Douzaine rooms, Parish halls, places of worship, dentists, schools, opticians, amongst other uses. Amenity areas are also included within this category, for the purposes of the Local Centre survey. 'Professional & Financial services' includes, for example, solicitors, architects, accountants and banks. 'Comparison retail trades' includes hairdressers, laundrettes, beauty salons and cobblers.

Assessment of the public realm largely relates to the relationship between pedestrian and vehicular movements, though evidence is also collated on access and transport infrastructure (e.g. bus routes, footways, bicycle stands).

There are gaps in the current evidence base with regard to the role of the Local Centres. The most recent Retail Study (Roger Tym & Partners, 2010) considered the role of the Rural Centres as identified in the Rural Area Plan (RAP), which is now superseded by the Island Development Plan. However this is now out of date and an updated retail study to include consideration of the role of each Local Centre would be beneficial to inform decision making in accordance with the IDP. For information, the Rural Centres as identified in the RAP and considered in the Roger Tym & Partners Study were St Martin, Cobo, St Pierre du Bois and L'Islet, although the boundaries of these differ from those identified in the IDP. These were also the centres considered in the Retail Strategy (2013), which envisaged enhancement of these centres through enabling convenience retailing, whilst resisting increased comparison retailing

Similarly, regarding character of the Local Centres, the Guernsey Character Study Stage 2 will be best placed to consider the individual characteristics and distinctiveness of the Local Centres, building on the information in the Guernsey Character Study Stage 1, but as yet this evidence is unavailable. As with the role of the Local Centres, such information would be beneficial to inform decision making in accordance with the IDP.

### **Local Centre Findings**

Consistent with the policy approach of the IDP to Local Centres, the November 2017 retail survey found that 72% of respondents wanted to be able to buy everyday items in the Local Centres. The survey data found that shopping in local areas appeared to be functional rather than for enjoyment, corresponding to the prevalence of grocery stores in local areas. In addition, Local Centres were found to be convenient for the largest proportion of users, being convenient in terms of both destination and parking, and, generally, local shopping areas were more frequently used by the 65+ years age group (compared to those under 40 years or those aged 40-64 years old).

Baseline statistics for each of the Local Centres are presented below in [Table 1](#), including the number of sustainability indicators, out of the ten specified in the IDP, present in each of the Local Centres. An approximate residential density is given, based on a simple calculation of the number of dwellings per hectare (number of dwellings divided by the land area). The Local Centres are listed in order of size of Local Centre (largest first by land area).

Table 1: Baseline statistics relevant to the Local Centres

Local Centre	Number of indicators present	Size of Centre	Population at June 2017	Number of dwellings at June 2016	Approximate residential density (dwellings per hectare)
St Martin	10	33.3ha (203v)	806	356	10.6
Cobo	8	18 Ha (110v)	637	273	15.1
L'Islet	7	16.5ha (101v)	749	304	18.4
Forest West	7	12.1ha (74v)	319	112	9.2
St Pierre du Bois	8	10.7 ha (65v)	150	62	5.7
L'Aumone	5	7.9ha (48v)	377	111	14.0
Forest	5	5.9ha (36v)	106	34	5.7

As indicated, St Martin's Local Centre is the largest both in terms of area and population, and has all ten indicators present in the Local Centre. In terms of land area and population, Forest is the smallest Local Centre with 5 indicators present, although L'Aumone, which is second smallest in land area, also has 5 indicators.

More detailed analysis is presented below, starting with the largest Local Centre (St Martin).

#### St Martin Local Centre

As noted above, St Martin's Local Centre is the largest in terms of land area, population and the number of dwellings. However the approximate residential density is lower than that of L'Islet, Cobo and L'Aumone Local Centres, at 10.6 dwellings per hectare, reflecting the semi-rural character of the area and the areas of Important Open Land designated within the Local Centre. Conservation Area designations reflect the historic core of the Local Centre.

The Roger Tym & Partners (2010) study found that St Martin had a strong convenience and service offering, indicating its role as a convenience and service centre. The study also reported that the environmental quality was poor, with no obvious focal point or street furniture.

All ten sustainability indicators are present in St Martin's Local Centre, as shown in the [Figure 1](#) below.

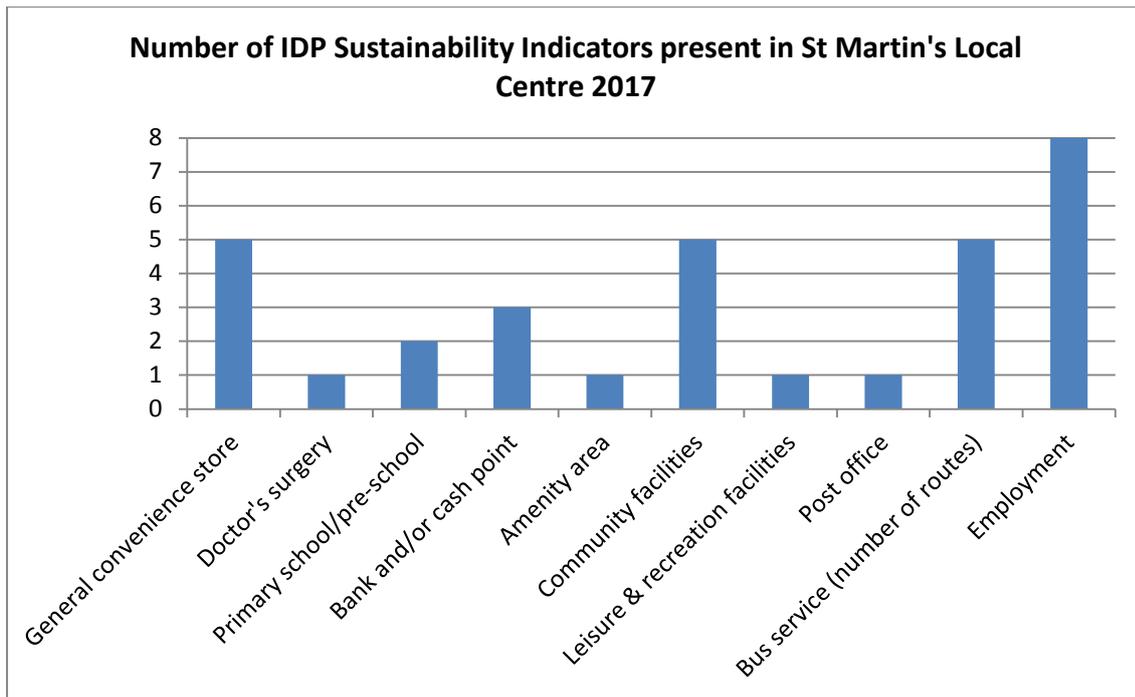


Figure 1: Number of IDP Sustainability Indicators present in St Martin's Local Centre 2017

The survey found that there is a broad range of convenience and comparison shops, as well as comparison retail trades. There are also banks, employment opportunities, a primary school and pre-school, as well as a doctor's surgery. From a qualitative perspective, whilst there are amenity areas, this aspect is perhaps the weakest in terms of provision for the local community, but otherwise the Local Centre is very well provided for.

St Martin's Local Centre is also well served by public transport, with 5 routes serving the Local Centre at the time of survey. There are cycle racks at the rear of the Professor Shaw Community Centre. It is intended to record dedicated motorcycle parking and parking for disabled people in future surveys.

Figure 2 below gives an indication as to the balance of different uses.

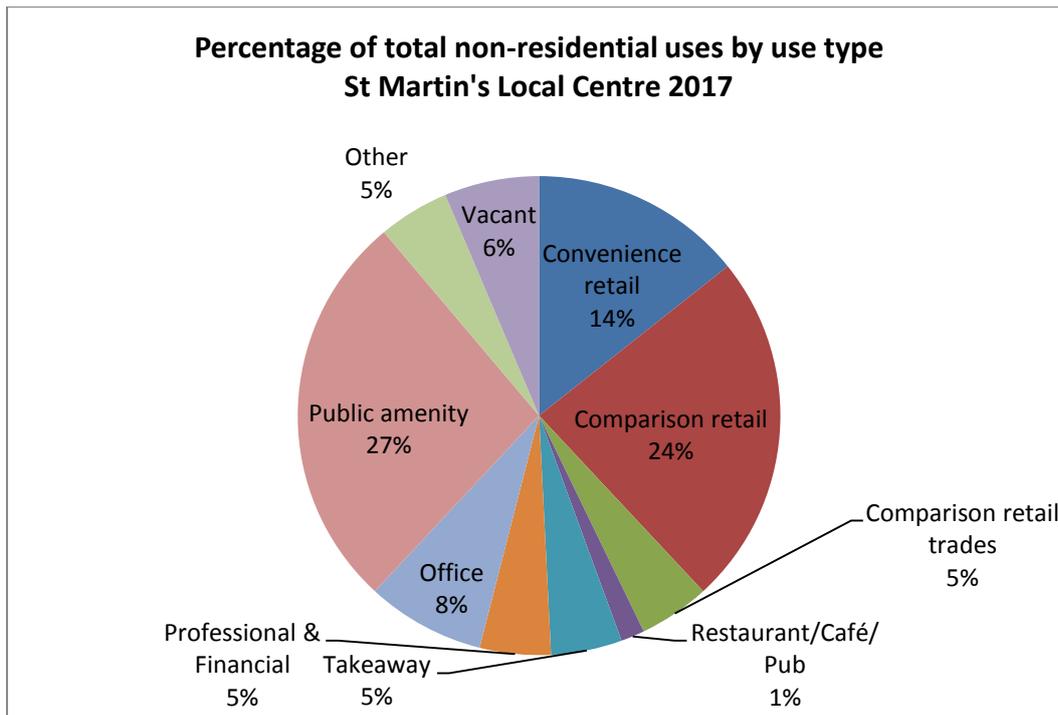


Figure 2: Percentage of total non-residential uses surveyed by use type (St Martin)

Of the 70 units surveyed, 29% were either comparison retail or comparison retail trades. New comparison retail units are not supported within Local Centres, and particularly in St Martin there are already a significant number of such units.

14% of units were convenience retail, including the general convenience retail units as included in the indicator above, and also pharmacies (of which there are two) and the bakery (Senners).

There is a significant proportion of public amenity type uses, including dentists, doctors, school, churches and the Douzaine and Parish halls. Such uses serve the local community and are appropriate for a Local Centre, and in accordance with policy LC3(A), dual use of such facilities is encouraged.

Restaurants/Cafes/Pubs and Takeaways account for 6% of the uses in the Local Centre, and include The Queens Inn, The Green Hut, Dawat and Mayflower. An additional café/restaurant is Magnolia, located at Le Grand Courtil Extra Care Housing but which is open to non-residents.

In terms of changes in the St Martin's Local Centre since 2016, two units which were previously recorded as vacant are now occupied - the former Rue Maze Dental Practice is now the Natural Health Clinic and Luxioso are based in the former Vets4Pets unit on Grande Rue.

There were four vacancies noted at the time of survey which were the former Furze Oven Café, a retail unit (formerly Merci XXX) the former offices of Lovell Ozanne and Partners (at the St Martin's Garage site, on the upper floor), and the St Martins Hotel site.

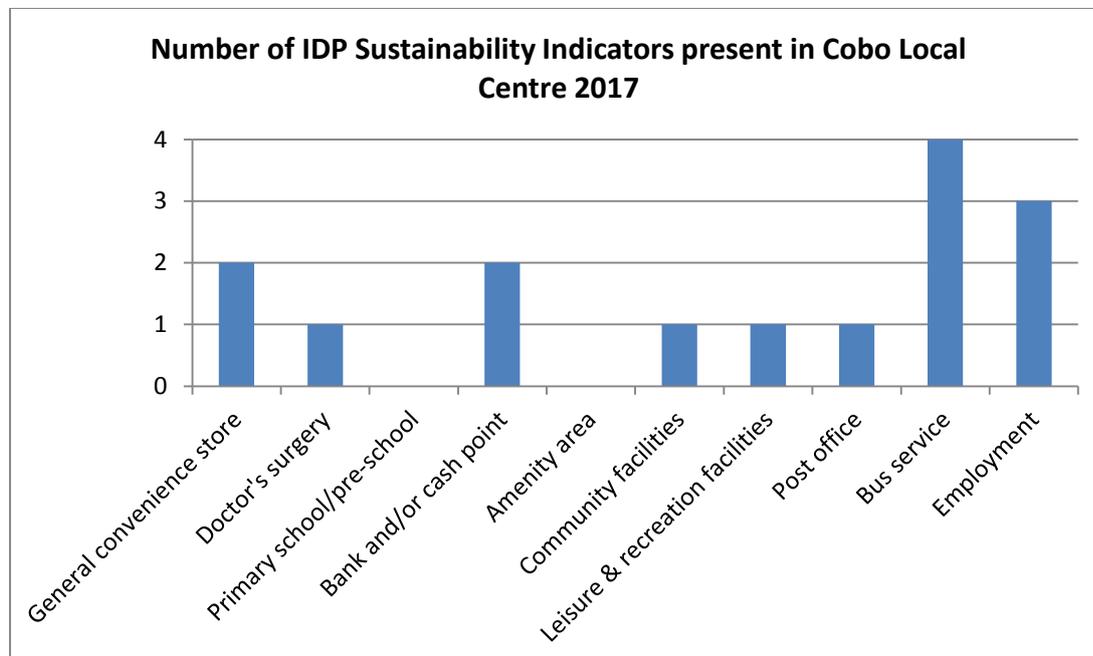
In terms of public realm, there are areas of conflict between pedestrians and vehicles in the Local Centre, including the regular mounting of the pavement along La Grande Rue by larger vehicles to enable oncoming traffic to pass. There are crossing points, but the east side of La Grande Rue lacks a dedicated pedestrian footway. The busy road therefore splits the Local Centre which feels dominated by traffic as a result. The pedestrian links and connectivity between the main community uses (e.g. St Martin's Primary School, Professor Shaw Community Centre, St Martin's Parish Hall and St Martin's Parish Church) are impeded by this dominance of traffic and crossing the road is difficult, for example around the filter junction between La Grande Rue and Rue Maze.

### Cobo Local Centre

Cobo Local Centre is the second largest of the seven Local Centres, with the second highest residential density at 15.1 dwellings per hectare (L'Islet has the highest density). Cobo is a compact Local Centre within an area described as semi-rural, which links both with the coast and more rural inland areas.

There are non-residential units scattered throughout the Local Centre, including The Rockmount (public house), La Reunion (restaurant), Cobo Bay Hotel and Cobo Tea Rooms along the coastal road, and Iceland food store, Cobo Fish and Chip Bar and Cobo Village general stores around the junction of Cobo Coast Road and Route de Carteret. The Local Centre serves both the local community and visitors to the beach and related facilities.

Cobo Local Centre, at the time of survey, had eight of the ten sustainability indicators present, as shown in [Figure 3](#) below:



**Figure 3: Number of IDP Sustainability Indicators present in Cobo Local Centre 2017**

There are convenience and comparison retail shops and trades, places to eat, bus services, a bank and employment opportunities, as well as public amenity uses and community and leisure/recreation facilities. There is no primary school or pre-school within Cobo Local

Centre, however La Mare de Carteret School adjoins the Local Centre boundary, with the result that the Centre has easy access to a primary school and a secondary school.

There are no defined amenity areas within the Local Centre boundary, but again the fields at La Mare de Carteret School provide such space, as does the beach, and there is an adjacent Nature Walk providing pedestrian access to Saumarez Park. There is a place of worship in Cobo Local Centre, and outside of the Centre, but close to it, there are good quality community facilities at Cobo Community Centre at The Guet.

In terms of accessibility, Cobo Local Centre was served by 4 bus routes at the time of survey, and cycle racks at Iceland complement the other transport options to and around the Local Centre. In future surveys, dedicated motorcycle and parking provision for disabled people will also be recorded. Crossing the busy coast road from the Local Centre to the beach can be difficult at times given the volume of traffic and the lack of a formal pedestrian crossing.

There are generally footways on one side of the road throughout Cobo Local Centre, but these are narrow in places and it can be difficult for groups of pedestrians to pass during busy periods, which impedes pedestrian flow. However, the Local Centre is compact, and the flat terrain aids walkability throughout the Local Centre.

Figure 4 below shows the balance of different use types within Cobo Local Centre.

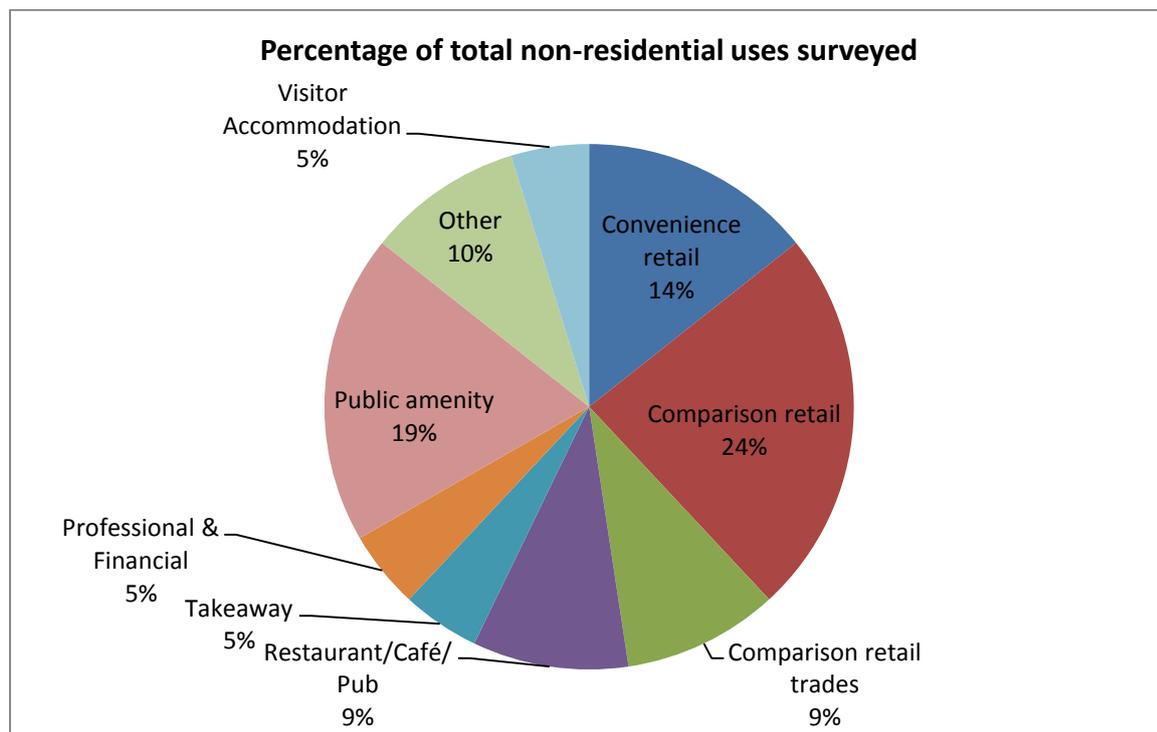


Figure 4: Percentage of total non-residential uses surveyed by use type (Cobo)

As shown, there is a relatively high proportion of comparison retail/comparison retail trades (33%) in Cobo when compared to convenience retailing (14%) which is similar to the proportions in St Martin. IDP policies do not allow for new comparison retail in the Local Centres, but this balance of uses will continue to be monitored.

The public amenity category includes the doctor's surgery, opticians and Cobo Mission Hall, and the 'Other' category includes Guernsey Glass Craft and Cobo Motors. The Rockmount and La Reunion (public house/restaurant) and Cobo Bay Tea Rooms make up the Restaurant/Cafe/Pub category.

There have been no changes in provision of services or facilities since the Centre was last surveyed in 2016, and there were no vacant commercial units in the Local Centre at the time of survey. No improvements had been made to enhance the pedestrian environment or the public realm.

### L'Islet Local Centre

L'Islet is the third largest of the Local Centres and the most densely populated (approximately 18.4 dwellings per hectare). The Local Centre is quite linear, with a group of commercial units clustered around the crossroads. It lies within a semi-rural area and has easy access to the coast. The 2010 Roger Tym & Partners Study considered that L'Islet had a 'good' retail offering that served the local population.

The Centre lacks pedestrian crossing facilities which can make it difficult for pedestrians, particularly around the crossroads, and pavements are generally on one side of the road. No bicycle stands or other bicycle infrastructure was noted during the survey, and future surveys will record dedicated motorcycle parking and parking for disabled people. The crossroads at the centre of the Local Centre provides a focal point but there is limited public realm in the Centre.

Figure 5 below shows the number of each of the IDP sustainability indicators present in the Local Centre.

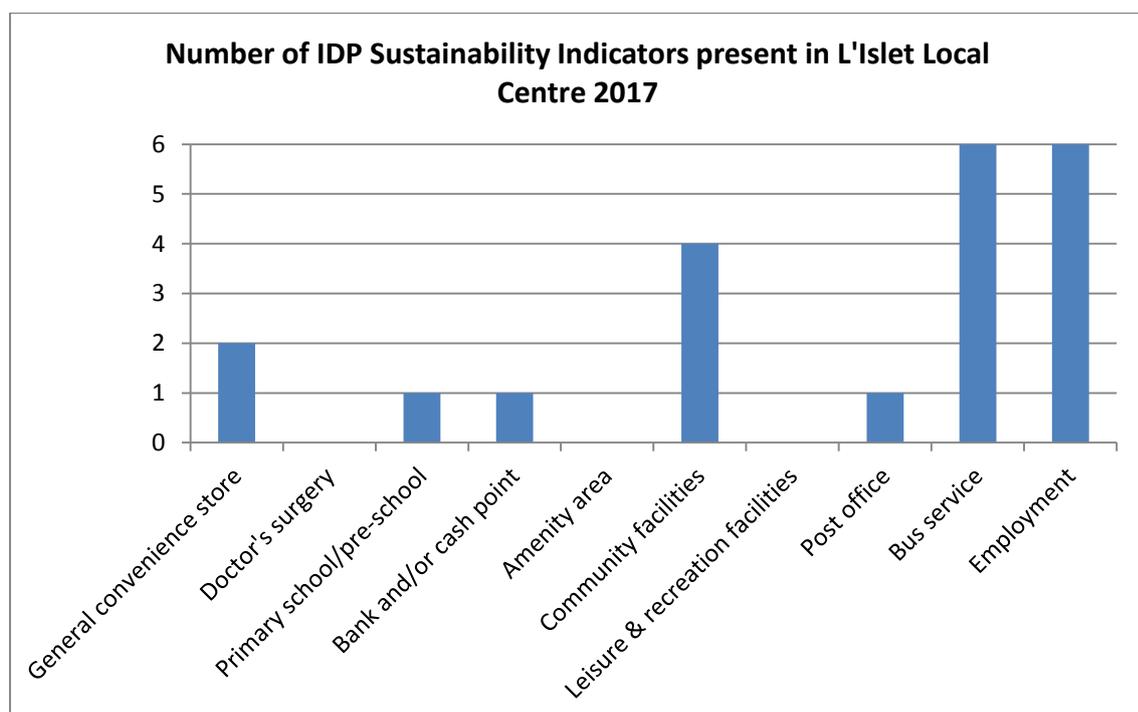


Figure 5: Number of IDP Sustainability Indicators present in L'Islet Local Centre 2017

The Centre is reasonably well served, with two churches, convenience stores and cash point, however there are no banks or doctor's surgery within the Local Centre boundary. There are opportunities for employment, but there were also several vacancies within the Local Centre at the time of survey (including employment units, e.g. at the Bakery Complex, and retail units).

There are no amenity areas within the Local Centre boundary, though there is easy access to the coast which lies outside but adjacent to the Local Centre. Six bus routes were noted to serve the Local Centre at the time of survey.

Figure 6 below shows the percentage of non-residential uses by use type.

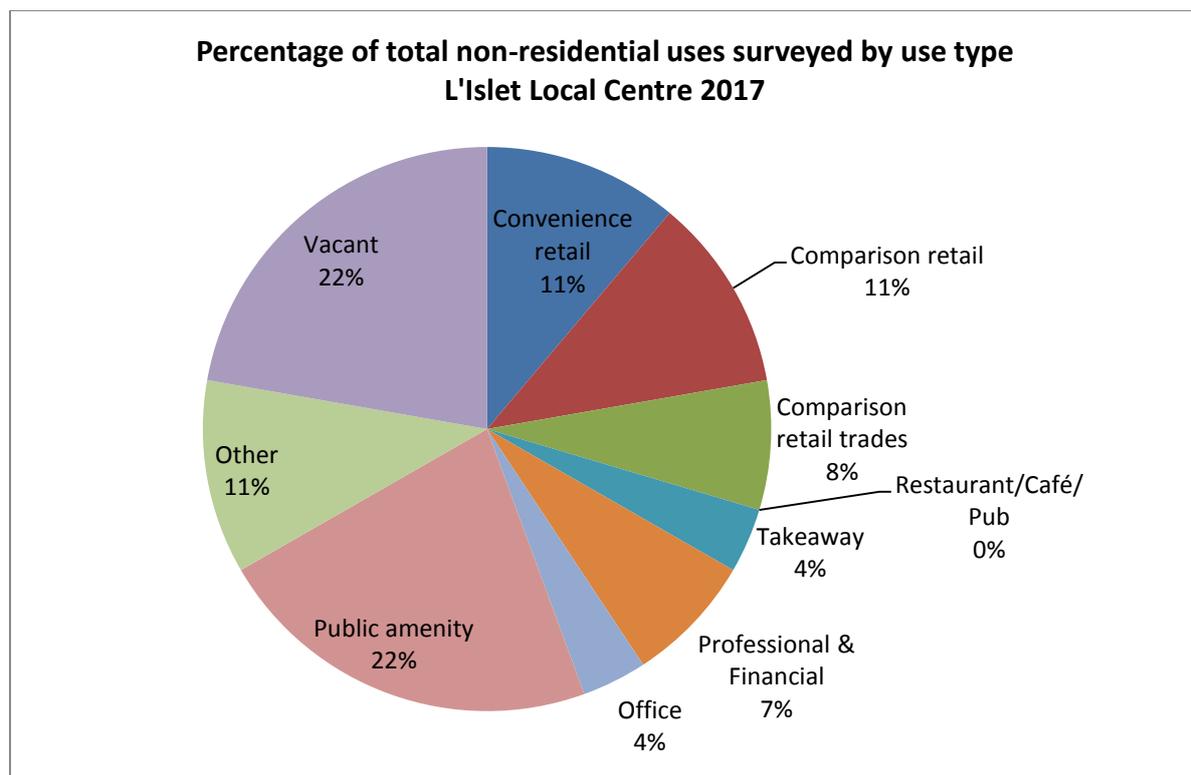


Figure 6: Percentage of total non-residential uses surveyed by use type (L'Islet)

The balance between convenience retail (11%) and comparison retail (19% including comparison retail trades) is more even in L'Islet than in Cobo and St Martin, which perhaps reflects the different roles, historically, of the Local Centres.

The 'Other' category includes business and employment such as Melody printers and Rihoy & Sons Builders. The 'Public Amenity' category includes the Salvation Army and St Mary's Church and Community Hall, as well as Little Cottage Day Care.

There have been a number of changes in L'Islet Local Centre since it was last surveyed in 2016. The former petrol station and car sales site is now Isabelle Vets. A vacant unit recorded in 2016 is now Next Generation Interiors.

A total of four units at the Bakery Complex appeared to be vacant at the time of the 2017 survey, plus there were two other vacant retail units in the Local Centre, at Lifestyle House on Les Tracheries Road (L'Islet crossroads).

As noted there are several bus routes which serve L'Islet, connecting the Local Centre to Town and the north end of the Island. The Local Centre is itself somewhat dominated by the car, with no formal crossing facilities for pedestrians and no cycle stands. As with the other Local Centres, dedicated motorcycle parking and parking for disabled people will be recorded in future years.

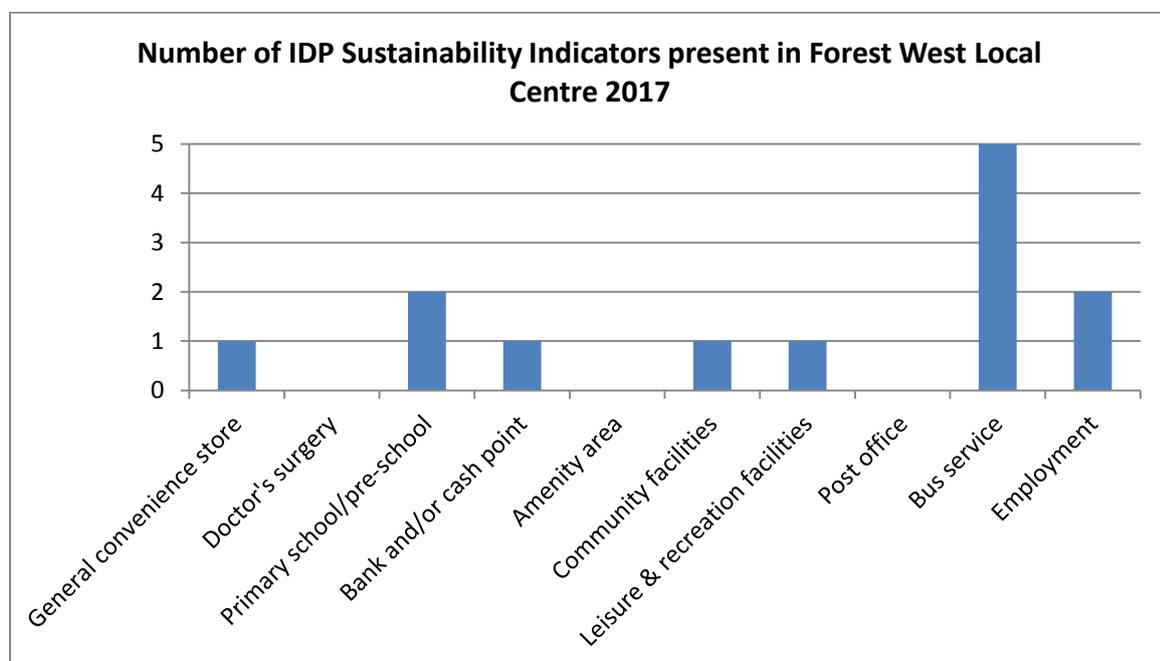
### Forest West Local Centre

Forest West Local Centre lies to the west of the airport and covers an area of approximately 12.1 hectares (74 vergées). There are approximately 9.2 dwellings per hectare. There are two clusters of non-residential uses, one of which centres on the two schools and the petrol station, the second of which is The Mallard Complex and neighbouring Venture Inn.

Forest West lies within a semi-rural area and has a rural feel due to the views into and across more rural adjoining areas.

It is likely that, along with Forest, this Local Centre serves both the local population in the southern part of the Island as well as passing trade. In itself, the Mallard Complex may have a broader catchment area, given the presence of the Mallard Cinema in particular.

At the time of the on-site survey Forest West had seven of the ten sustainability indicators present as shown in [Figure 7](#) below.



**Figure 7: Number of IDP Sustainability Indicators present in Forest West Local Centre 2017**

There is no doctor's surgery, amenity area or post office in the Local Centre, however there are two schools, a convenience store (Co-Op En Route) and petrol station, community

facilities and employment opportunities, as well as a variety of facilities and opportunities at the Mallard complex, including the cinema, hairdresser and restaurant. Frequent bus services connect the Local Centre with the airport, St Martin's Local Centre and Town. There are pavements on one side of the road in the Local Centre and a pedestrian crossing linking the two schools enables pedestrians to cross the busy road safely. However, crossing the road at the junction of Rue des Landes/Rue de la Villiaze remains difficult, though a new 'Filter-In-Turn' at the junction of Rue des Landes/Rue de la Villiaze has been implemented and noted during the survey which acts as a traffic calming measure.

No bicycle stands or other relevant infrastructure was noted during the on-site survey. Future surveys will record dedicated motorcycle parking and parking provision for disabled people.

Figure 8 below shows the percentage of non-residential uses surveyed by use type.

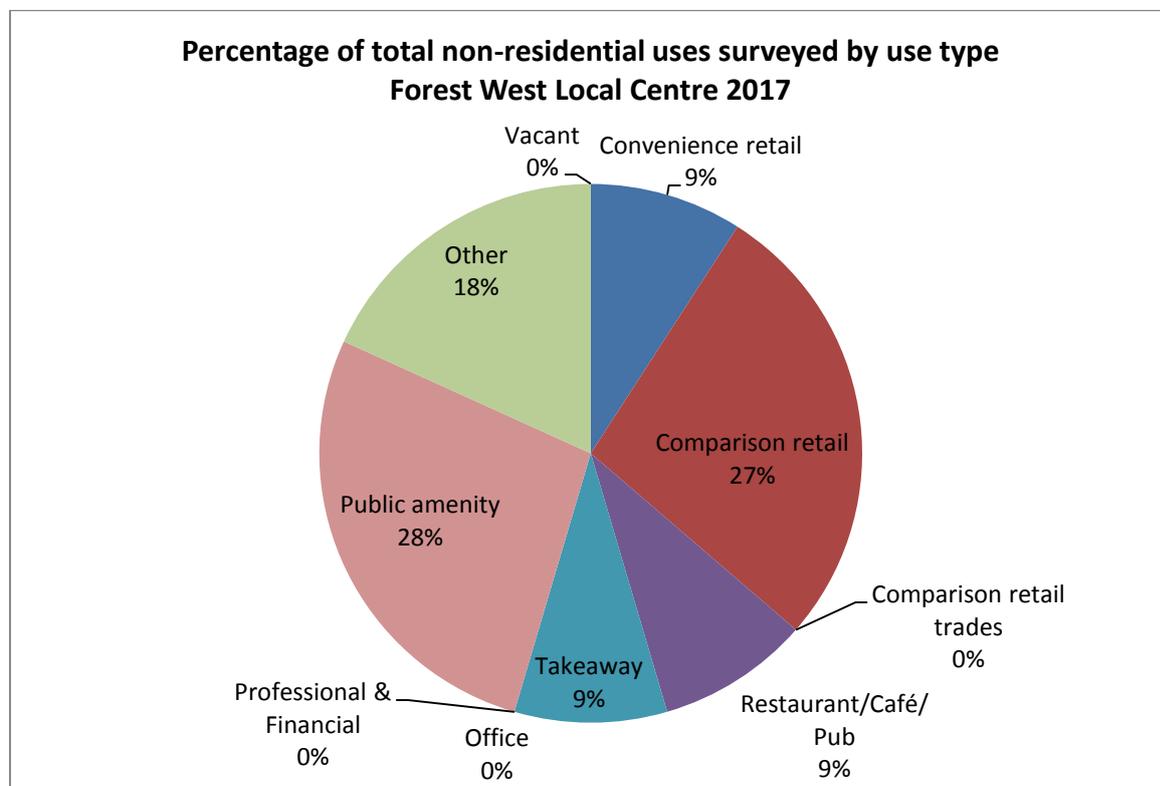


Figure 8: Percentage of total non-residential uses surveyed by use type (Forest West)

There were 11 non-residential units observed at the time of survey. There were no vacant commercial units.

The percentage of comparison retail units reflects the car sales businesses located within the Local Centre. The 'Other' uses represent the Mallard Complex (which as noted above comprises several businesses and facilities) and a car repair business. Public Amenity uses include the two schools and the Forest Douzaine Room.

### St Pierre Du Bois (St Peter) Local Centre

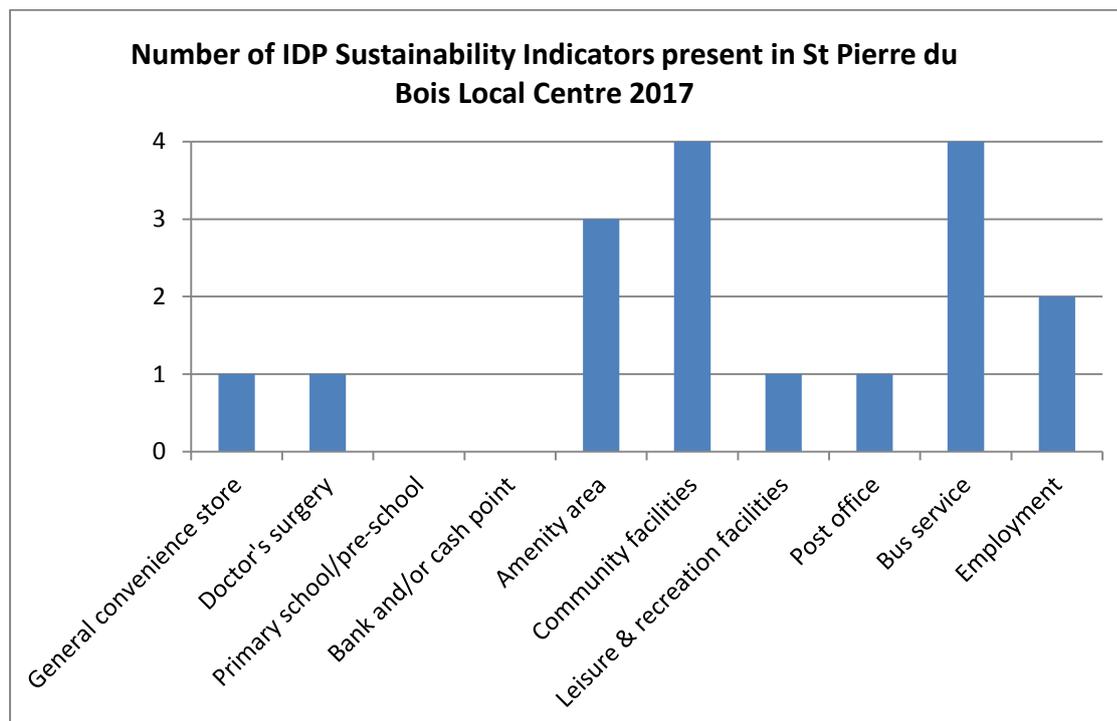
St Pierre Du Bois Local Centre is the least densely populated of the Local Centres. The Centre lies within an area described as 'Rural' and there are areas of land designated as Important Open Land within the Centre, protecting the rural nature and lower densities of development of the Local Centre. The St Pierre du Bois Church Conservation Area falls partly within the Local Centre, encompassing the Church and associated historic cluster of development.

The Local Centre is somewhat split by the roads through the Local Centre, with Route du Longfrie acting as more of a through route (though providing access to the Post Office and Longfrie Public House) and Rue des Brehauts is less busy and leads to the quieter space and focal point of St Peter's Parish Church.

The 2010 Roger Tym & Partners study considered that St Pierre du Bois served a local rural catchment.

Non-residential uses are distributed throughout the Local Centre, although the community uses are predominantly to the west and the commercial uses to the east of the centre.

At the time of survey, 8 of the 10 sustainability indicators were noted in the Local Centre, as shown in [Figure 9](#) below.



**Figure 9: Number of IDP Sustainability Indicators present in St Pierre du Bois Local Centre 2017**

St Pierre du Bois Local Centre has a range of services and facilities including post office, pub, food hall, doctor's surgery, pharmacy and amenity areas. There is no primary school, and no pre-school was noted within the Local Centre at the time of survey. [Figure 10](#) below shows the balance of the non-residential uses within the Local Centre.

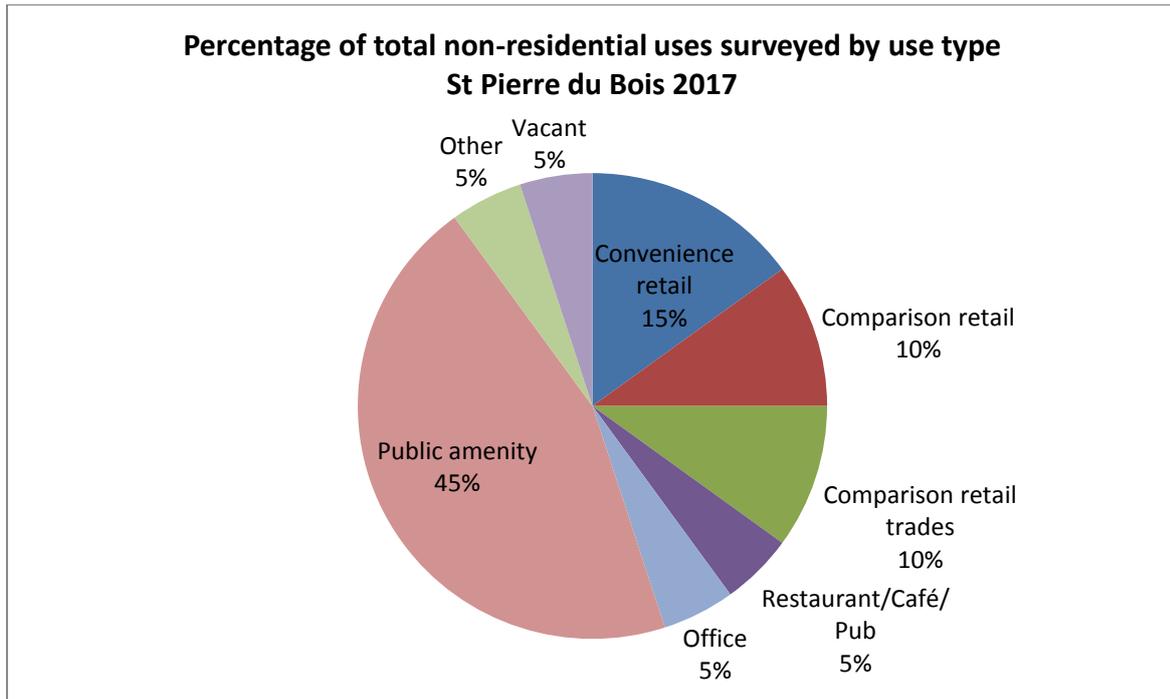


Figure 10: Percentage of total non-residential uses surveyed by use type (St Pierre du Bois)

The public amenity uses include the church, park, Douzaine Room, community hall and community centre, so the Centre is well served in this regard.

Since 2016 data was gathered, Natwest Bank in St Peters Local Centre has closed. This is perhaps one of the most significant changes in any of the Local Centres since 2016, given the potential impact on the range of services offered in the Local Centre. The unit occupied by the former bank is currently vacant.

Another change observed was the opening of Les Brehaut Farm Holiday Cottages within the Local Centre.

The pedestrian environment of St Pierre du Bois was considered reasonable but the filter in turn junction at Route de Longfrie was found to impede the pedestrian access to the general convenience store. There are generally pavements on one side of the roads in the Local Centre, though some of the roads have no pedestrian provision and crossing points could be improved. No bicycle stands or other cycle infrastructure was noted during the survey. Future surveys will record the provision of dedicated motorcycle parking and parking provision for disabled people. At the time of survey, 5 bus routes served the Local Centre, with connections to the airport, St Martin, Town and the south west of the island.

### L'Aumone Local Centre

L'Aumone Local Centre, whilst not the smallest of the Local Centres, has only five of the ten indicators present. However it remains an important Local Centre lying within a semi-rural area. It has an approximate residential density of 14 dwellings per hectare, making it the third most densely populated of the Local Centres (L'Islet and Cobo being more densely populated). L'Aumone serves a predominantly residential area as it lies within reasonable

walking distance of several residential areas, including L'Aumone Estate, Le Villocq Estate, Courtil Ollivier and estates off Rue de la Perruque and Rue du Presbytere.

Figure 11 below shows the number of each of the indicators present.

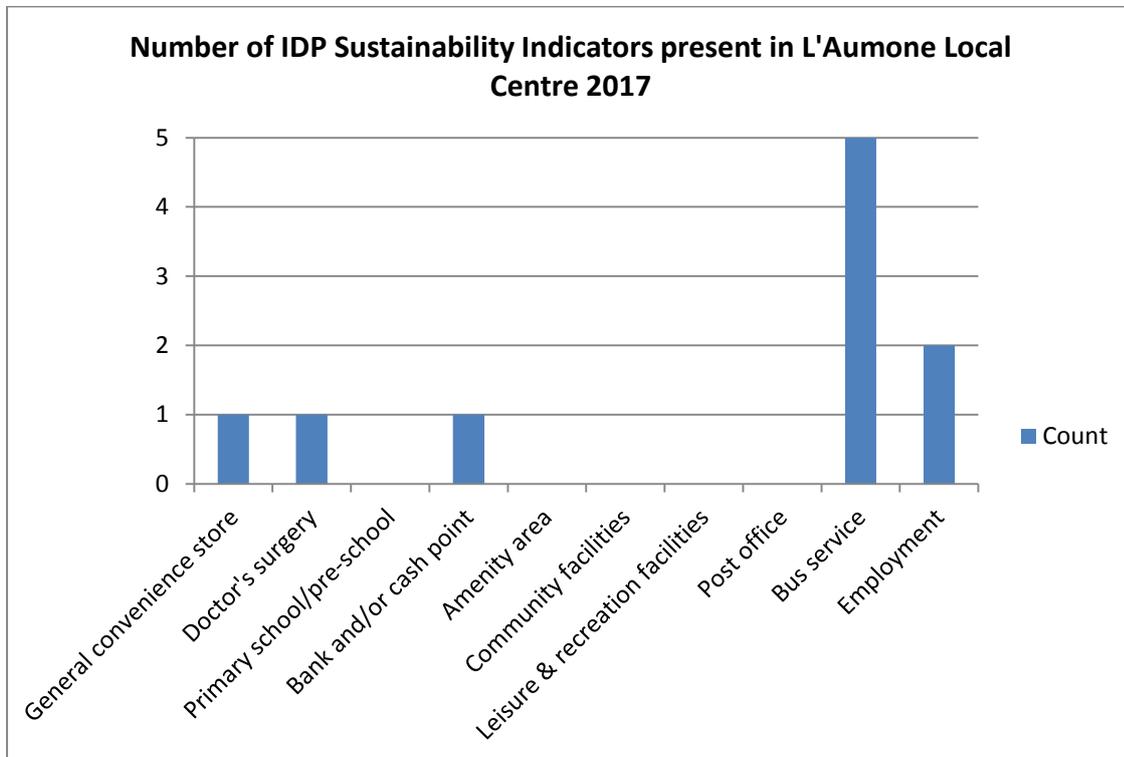


Figure 11: Number of IDP Sustainability Indicators present in L'Aumone Local Centre 2017

There is a doctor's surgery, pharmacy, convenience store and petrol station, as well as a hairdressers and cash point. There was no school or pre-school, post office, amenity area or community facilities in L'Aumone at the time of the survey.

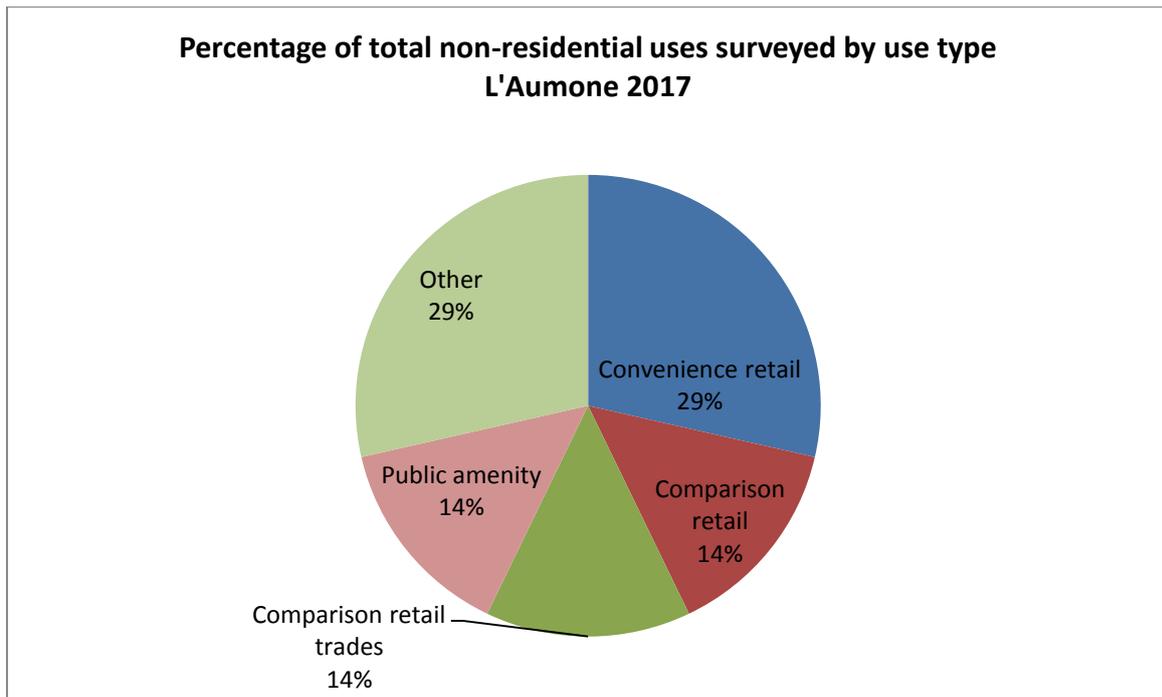


Figure 12: Percentage of total non-residential uses surveyed by use type (L'Aumone)

The public amenity use relates to the doctor's surgery, the comparison retail relates to petrol sales, and the 'other' uses comprise the residential home (which provides an employment opportunity) and the plasterers. Convenience retail incorporates both the Co-Op En Route and also the pharmacy.

Whilst outside of the Local Centre boundary, Le Friquet Garden Centre provides additional facilities within reasonable distance of L'Aumone Local Centre (including a café with a soft play area). Further away but still within walking distance are the current Grammar School site on Rue des Varendes and the football ground and sports facilities at Footes Lane.

L'Aumone Local Centre lies adjacent to the Castel Hospital site and close to other sites of considerable size that are in States of Guernsey ownership. Where these sites are becoming obsolete or not fit for purpose there may be scope for considerable opportunities for development through IDP Policy S6: Strategic Opportunity Sites.

Five bus routes served the Local Centre at the time of survey, providing frequent links to Town and the west coast. There were no bicycle stands noted during the survey, and future surveys will record motorcycle parking provision and parking for disabled people. The pedestrian environment was considered to be good as there are pavements on both sides of the road and there is a pedestrian crossing on the main route through the Local Centre.

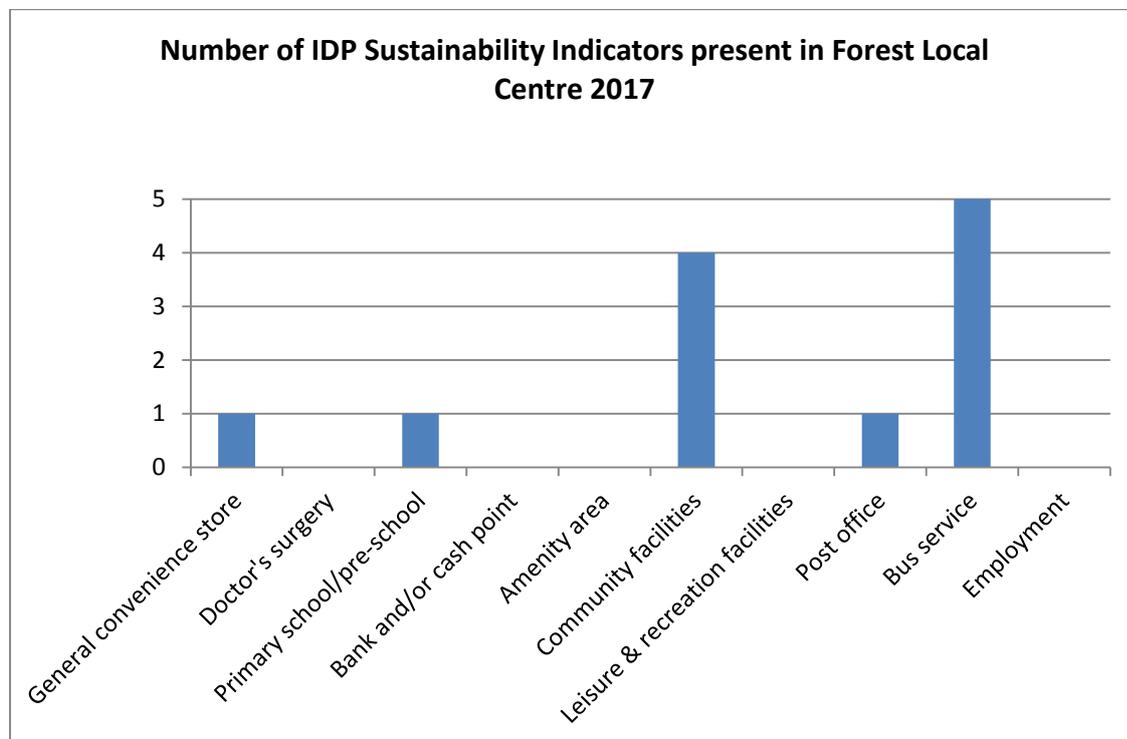
There were no changes recorded to the provision of services and facilities in L'Aumone between the 2016 and 2017 surveys and there were no vacant commercial units at the time of survey.

### Forest Local Centre

Forest is the smallest of the Local Centres in terms of land area, population and the number of dwellings. It has an approximate residential density of 5.7 dwellings per hectare, equal to St Peter. The Forest Church Conservation Area falls partly within the Local Centre, centred around the church and the small enclave of historic buildings around it. This historic hamlet, the well-cared for public realm and the rural setting, provide Forest Local Centre with a distinctive character.

The 2010 Roger Tym & Partners Study found that Forest Local Centre served a wide catchment due to the popularity of Forest Stores, as well as serving the local population and passing trade.

Five of the ten indicators were present at the time of survey, as shown in [Figure 13](#) below.



**Figure 13: Number of IDP Sustainability Indicators present in Forest Local Centre 2017**

There is no bank/cash point, doctor's surgery, amenity area or employment opportunities within the Local Centre. However, there are good bus routes and the area is well linked to the airport, which in itself provides opportunities, as does Forest West Local Centre which provides complementary facilities and services. Crossing the busy road remains difficult at times with no formal crossing point, and there are no facilities for cyclists visiting the centre. As before, dedicated motorcycle parking and parking provision for disabled people will be recorded in future years.

Forest Stores provides a strong anchor for the Local Centre which includes a post office, and there are two pubs, two churches and a pre-school. In terms of the scale of provision, given that this is the smallest of the Local Centres the relative level of provision is reasonable.

Figure 14 below shows the relative breakdown of uses by use type.

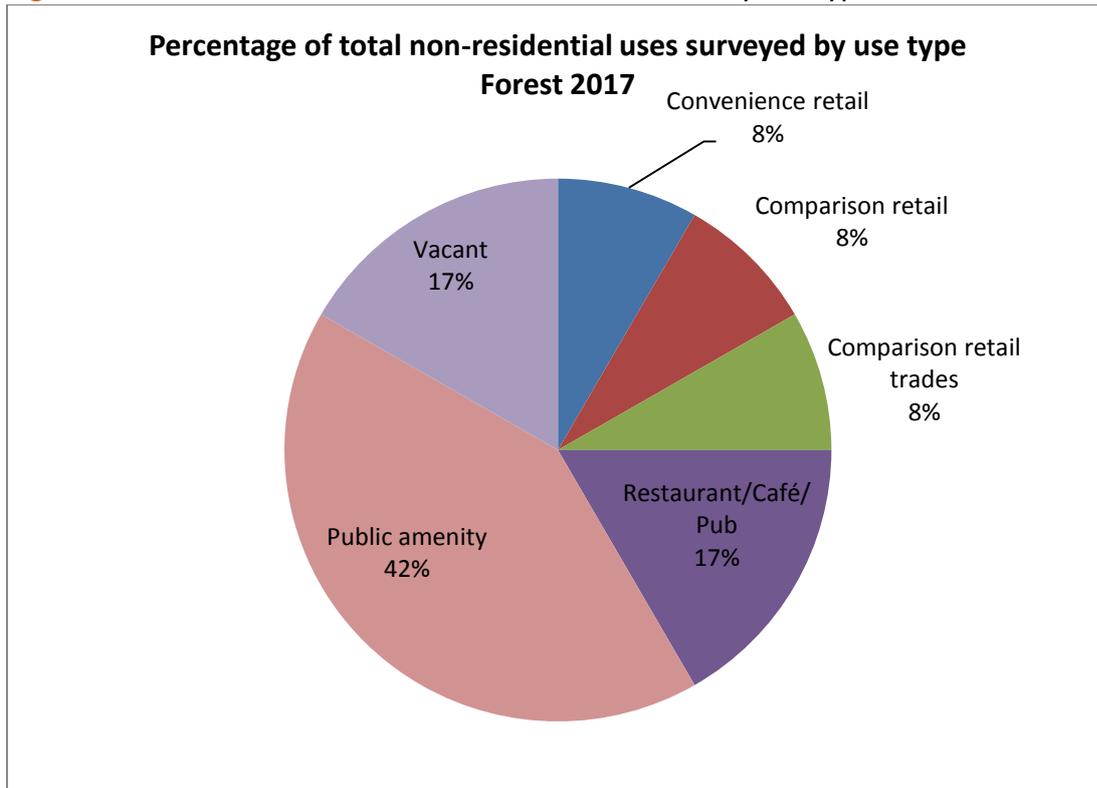


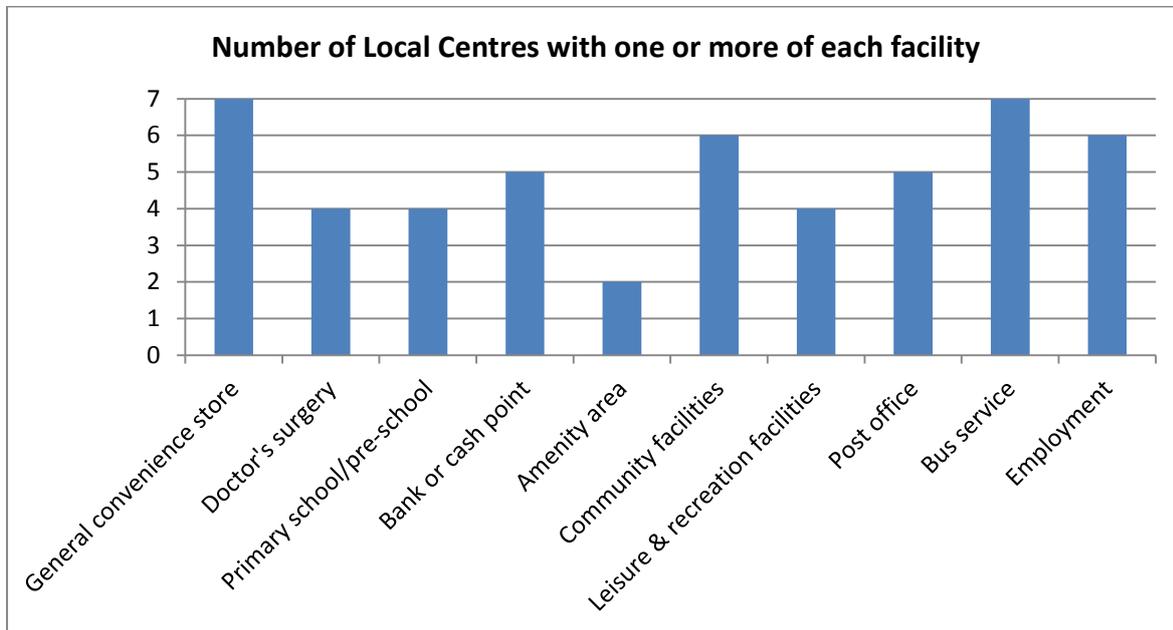
Figure 14: Percentage of total non-residential uses surveyed by use type (Forest)

The 'Public Amenity' uses in Forest Local Centre include the two churches, church hall and Air Scout hut. The Deerhound and Happy Landings constitute the Restaurant/Café/Pub category.

There have been no changes to the provision of facilities or services in Forest Local Centre since the 2016 report. At the time this survey was conducted, the former Forest Motors site remained vacant (as per 2016), and there was a vacancy adjacent to Willow Tree Beauty and Neat Feet chiropodist (Rue des Croise).

## Summary and Conclusions

Overall, the Local Centres remain well served, with most of the indicators listed in the IDP present in most of the Local Centres as shown in [Figure 15](#) below.



**Figure 15: Number of Local Centres with one or more of each sustainability indicator**

It is also important to consider the Local Centres not just on these indicators, but also in context. For example, only two of the Local Centres have amenity areas, but in some cases considerable amenity space lies just outside the Local Centre boundary (for example the beach in the case of coastal Local Centres). Similarly, in the case of Cobo, Forest and L'Aumone Local Centres, schools lie within a short distance of the Local Centre boundaries.

Pedestrian and bicycle infrastructure improvements could be made within all of the Local Centres, but each is well served in terms of the number of bus routes. Accessibility is important in terms of the IDP objectives in relation to infrastructure and inclusivity, as well as the wider States objectives relating to health and wellbeing.

The policies in the Island Development Plan place significant emphasis on the individual character, setting and scale of the Local Centres when considering development proposals, and the annual survey contributes to evidencing the individual nature of each Local Centre. For example, the largest Local Centre, St Martin, had the greatest range of sustainability indicators as well as other services and facilities and is a different scale to the more rural Local Centre of St Pierre du Bois, which still contains a range of facilities and services that serve the local community but there are fewer non-residential uses. Forest, for example, has a low residential density and fewer facilities but complements the provision at Forest West.

[Table 2](#) below shows the proportion of non-residential uses relative to the number of dwellings in the Local Centre, to give an idea of how the level of facilities relates to the local community (the number of non-residential units divided by the number of dwellings within

the Local Centre). This is scaled up in the final column of the table to give an approximate number of non-residential units per 100 dwellings simply for the purposes of comparing the figures (whole figures being easier to compare).

**Table 2: Proportion of non-residential units relative to the number of dwellings within each Local Centre**

Local Centre	Number of dwellings at June 2016	Number of non-residential 'units'* observed during survey	Approximate number of non-residential units per dwelling within Local Centre	Approximate number of non-residential units per 100 dwellings
St Martin	356	70	0.19	19
Cobo	273	20	0.07	7
L'Islet	304	27	0.08	8
Forest West	112	11	0.09	9
St Pierre du Bois	62	20	0.3	30
L'Aumone	111	7	0.06	6
Forest	34	12	0.3	30

\*'Units' in this report refers to amenity areas as well as buildings.

Interestingly, St Pierre du Bois and Forest Local Centres have the highest ratio of non-residential to residential units, again highlighting that relative to the size of the Local Centre, both have a reasonable range of facilities and services. In terms of how many of these non-residential units are considered important to the sustainability of the Local Centre is somewhat different, for example a general convenience store is considered a critical element, whereas comparison retail is not. However it does suggest the function of the Local Centre, with Forest perhaps serving more passing trade (as a result to the links to the airport, for example and with the 'anchor' of Forest Stores), and St Pierre du Bois potentially serving a wider rural area, given it's greater distance to a Main Centre and its high proportion of public amenity uses.

The number of vacancies in each of the Local Centres was observed during the survey. L'Islet had both the highest number and highest percentage of vacancies within any Local Centre, however the St Martin's Hotel site in St Martin remains a significant vacancy, given the size of the site. A notable vacancy in St Pierre du Bois is the former Natwest Bank.

Overall each of the Local Centres continues to provide vital services and facilities to the community and each retains at least one convenience store which is considered critical for a Local Centre. Whilst each unique Centre has opportunities to improve, none appear to show significant signs of decline and the number of indicators present in each Local Centre appears proportionate to its size, location and function.

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**Have you visited our website?** Go to [www.gov.gg/planningandbuilding](http://www.gov.gg/planningandbuilding) for additional information on the Island Development Plan, Supplementary Planning Guidance (including Development Frameworks), Annual Monitoring Reports, Quarterly Monitoring Reports and other relevant evidence reports.

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