

Farnham Neighbourhood Plan

Farnham Local Centres Study

August 2014

Local Centres

Introduction

Early consultation on Farnham Neighbourhood Plan issues has indicated the importance of local centres and there is a need to identify and aim to protect them.

A key characteristic of local centres is that they serve a local neighbourhood by providing a cluster of units in Use Class A (such as shops; public houses; restaurants and take aways) or Use Class D1 (such as such as primary schools, GPs, libraries, places of worship and community halls) within convenient walking distance of one another. In addition, well related public open space may also be regarded as part of the hub of a neighbourhood. This ensures that centres provide conveniently clustered local services, a social and economic focus for the local area and opportunities for linked trips. In identifying local centres, units (occupied or vacant) have only been considered to form a local centre if they are located close to another unit or to adjoining public open space.

Methodology

Source of Data

Throughout the Neighbourhood Plan area, Farnham Town Council members identified the location of convenience shops eg supermarkets, shops, chemists and post offices (A1), banks (A2), restaurants/ cafes (A3), pubs (A4), takeaways (A5) as well as community services such as primary schools, GPs, libraries, places of worship and community halls (D2) and adjoining public open space.

These were plotted onto a map of the town.

Criteria for selection of Local Centres

In order to define a local centre for the purposes of the Farnham Neighbourhood Plan, a number of criteria have been established:

- They are located outside the Town Centre boundary
- They contain 5 or more Use Class A; Use Class D1 (community service) units or public open space. At least one supermarket, convenience store, newsagent, pharmacy or post office must be present.

Units which were currently either occupied or vacant were counted for the purposes of this exercise.

The function and convenience of local centres is based on the proximity of facilities. How close each facility needs to be to each other whilst still remaining convenient is a matter for further consultation. Two options appear reasonable in terms of defining the proximity of facilities:

Option 1

- There is less than 50m (as the crow flies) between each premises where there are no barriers to movement

Option 2

- There is less than 100m (as the crow flies) between each premises where there are no barriers to movement

From the map prepared by Farnham Town Council to identify the location of convenience shops, pubs, takeaways, community facilities, adjoining open space etc, the clusters of facilities which met the criteria for defining a Local Centre were plotted.

The boundaries of each identified Local Centre were plotted to include the identified property and its curtilage (to allow expansion if necessary).

Outputs

The following Local Centres were identified for the purposes of consultation:

Using 50m (as the crow flies) between each premises/ open space (see maps in Appendix 1):

- Heath End
- Farnborough Road
- The Street, Wrecclesham (not inc pub)
- Frensham Road
- Ridgway Parade
- Station Hill
- Firgrove Hill

Using 100m (as the crow flies) between each premises/ open space brings in additional areas or extends the areas defined above (see maps in Appendix 2):

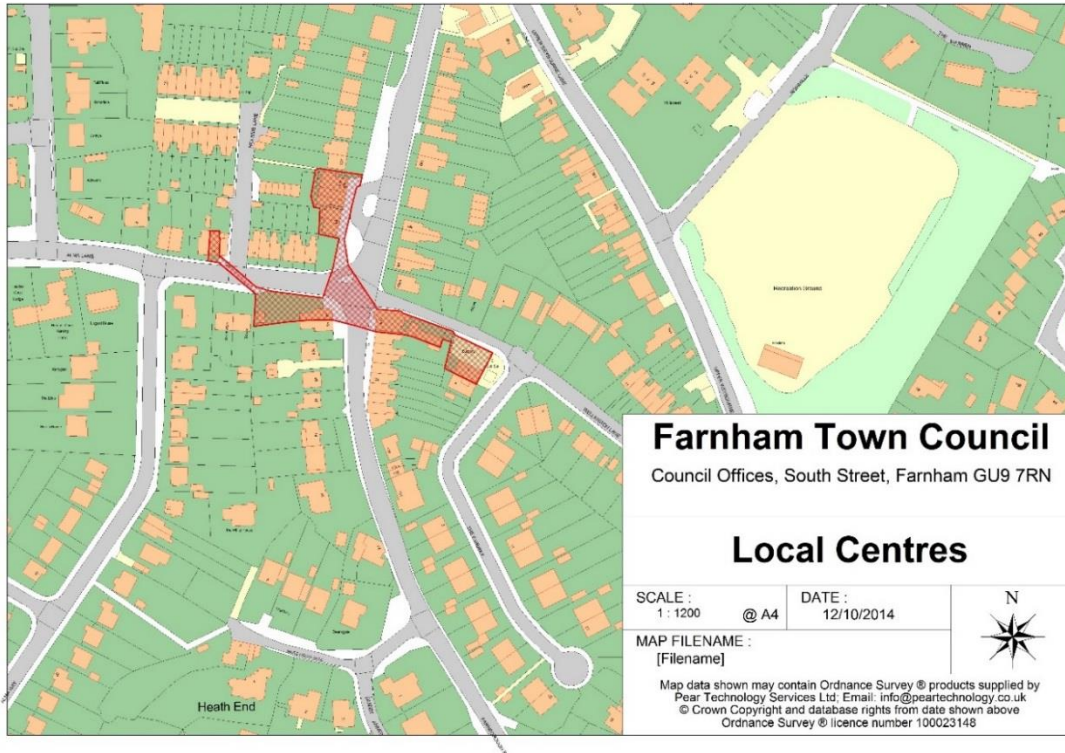
- St Mark's Place, Sandy Hill
- Upper Hale Road (Tesco Express)
- Willow Way (inc. Lobster Pot)
- Cumpsteys Corner, The Long Road (inc. recreation ground)
- The Street, Wrecclesham (inc pub)

Consultation feedback will be used to refine the definition of Local Centres.

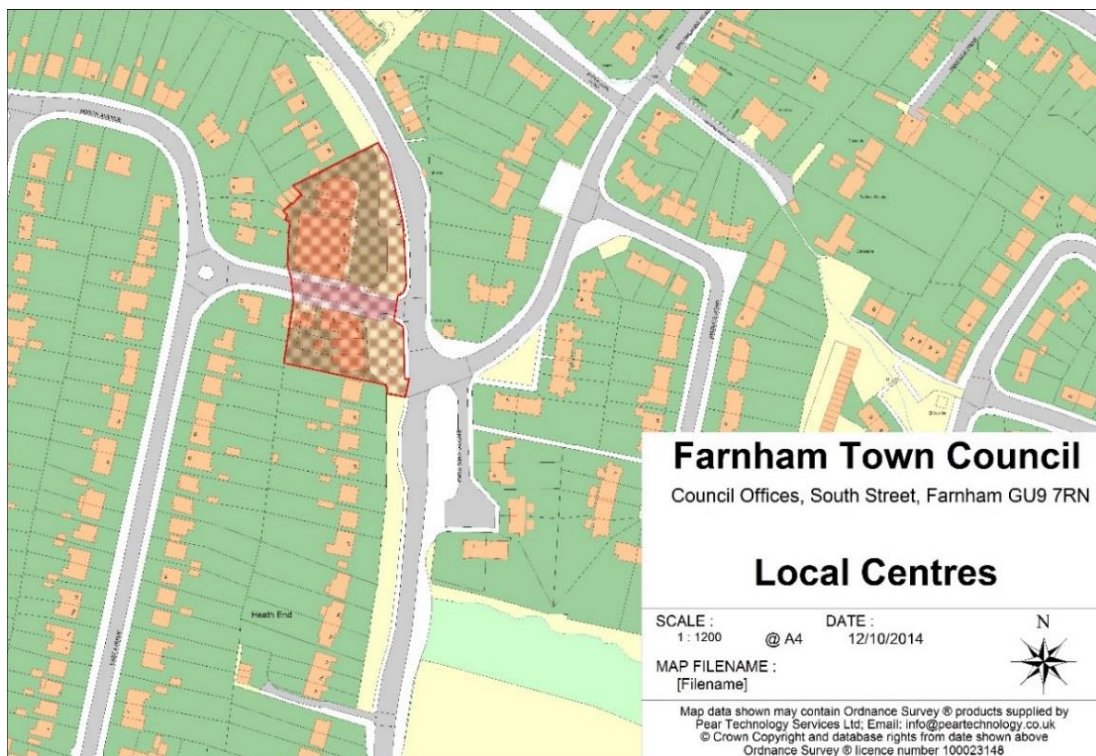
Appendix 1

Local centre maps using 50m (as the crow flies) between each premises/ open space

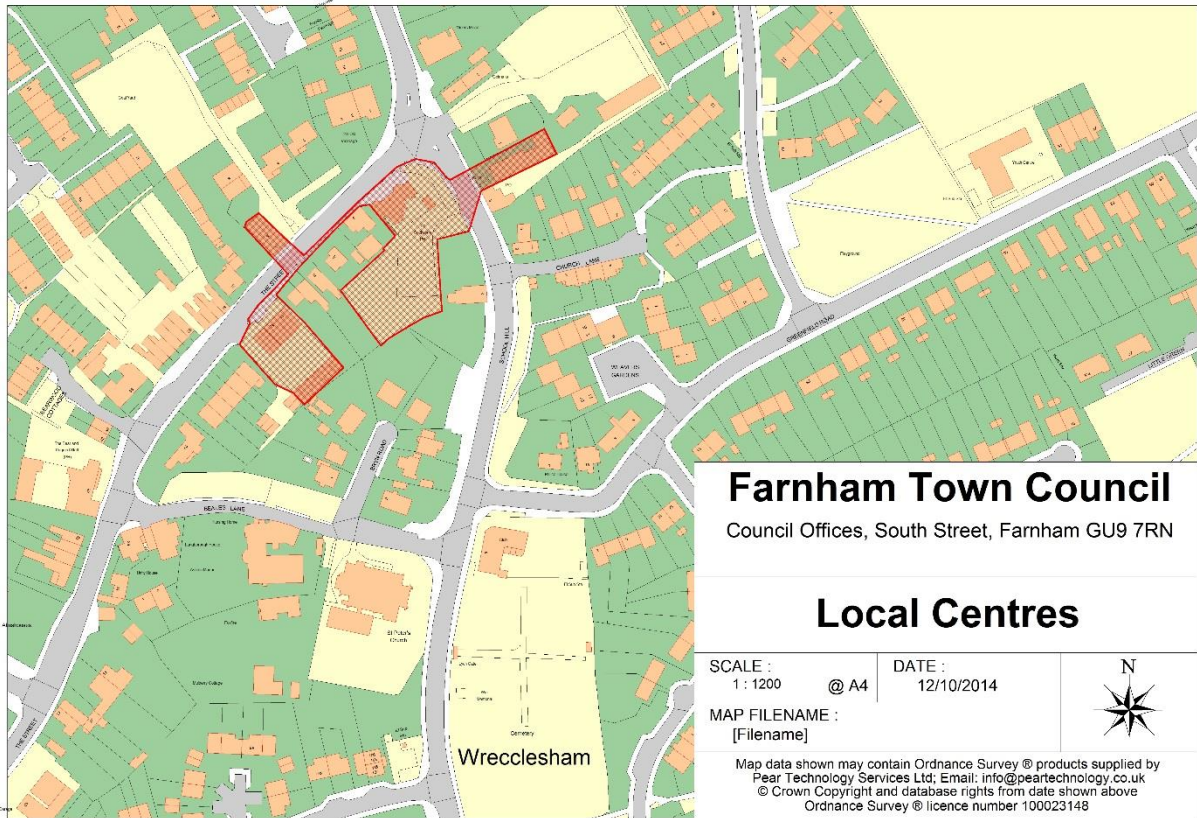
Heath End



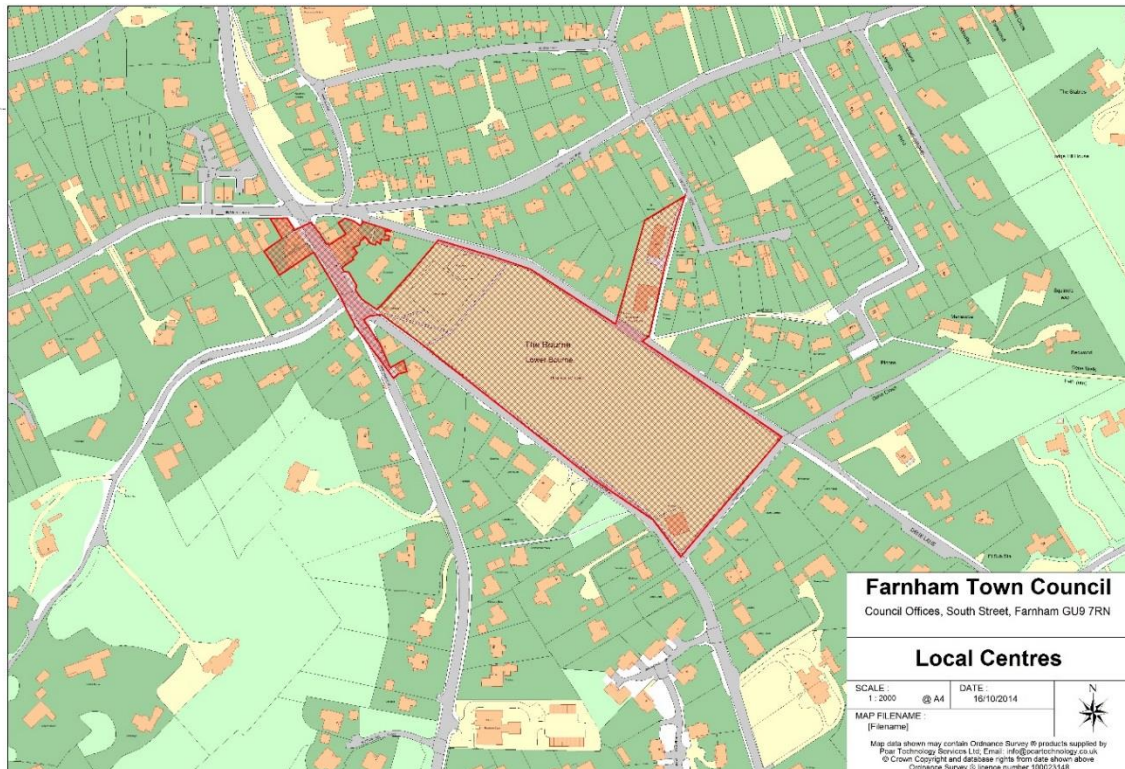
Farnborough Road



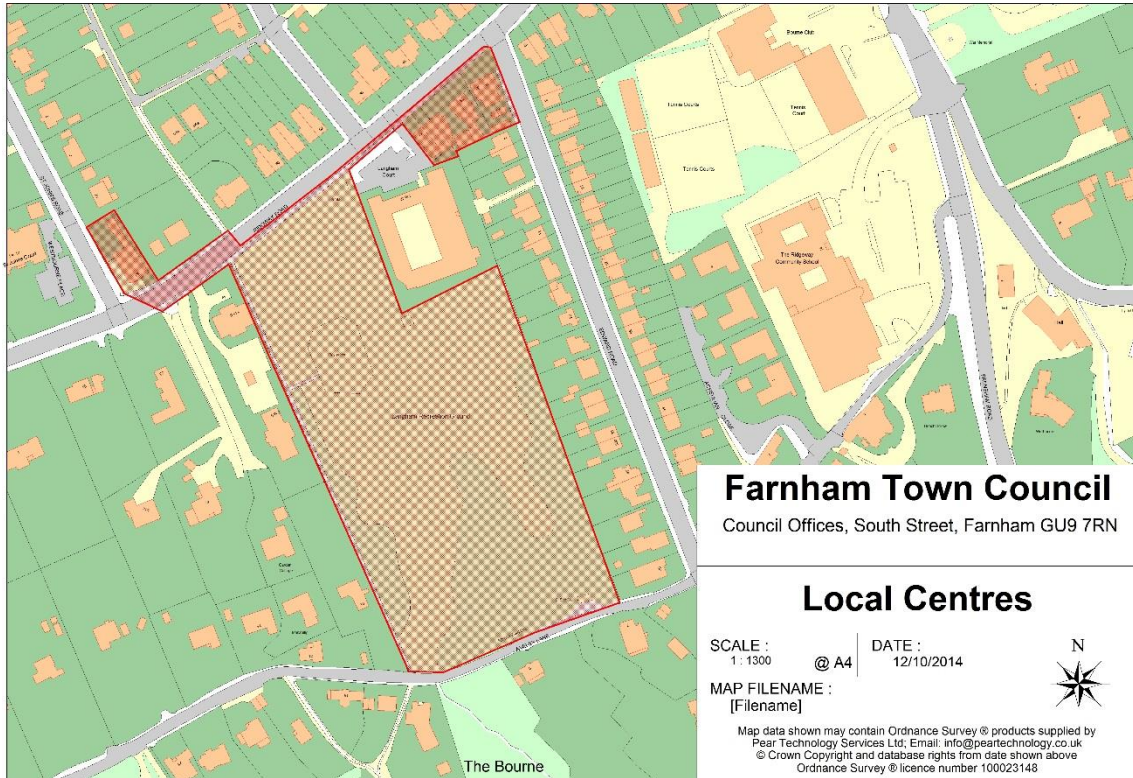
Wrecclesham



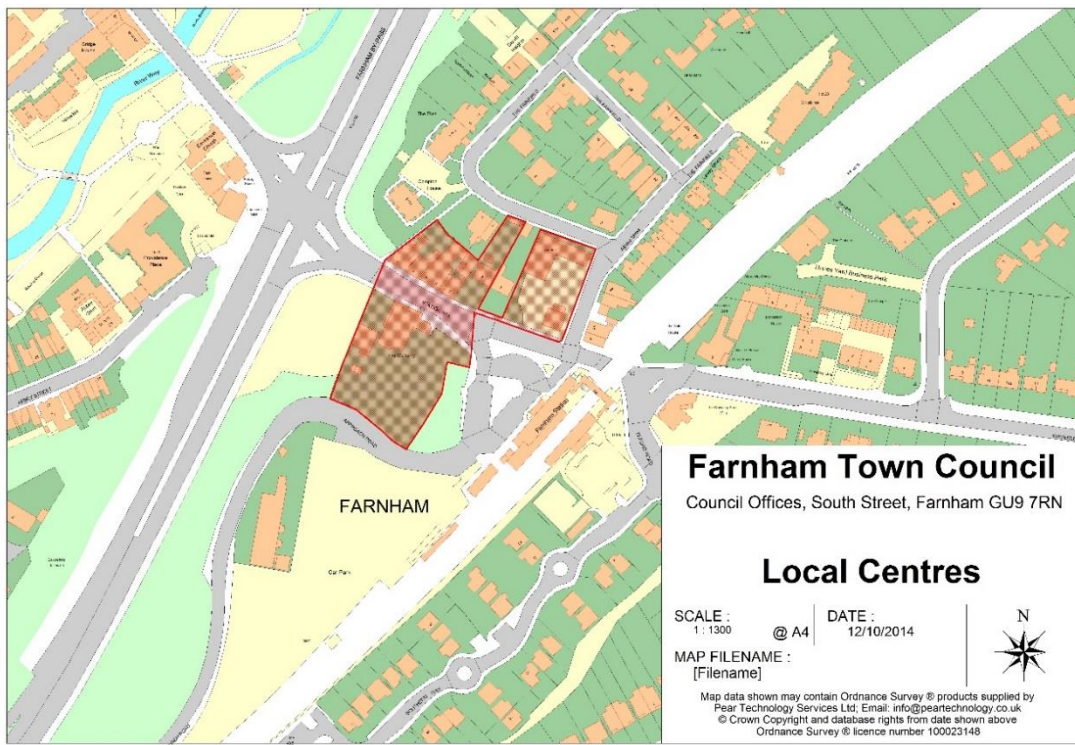
Frensham Road (Bourne)



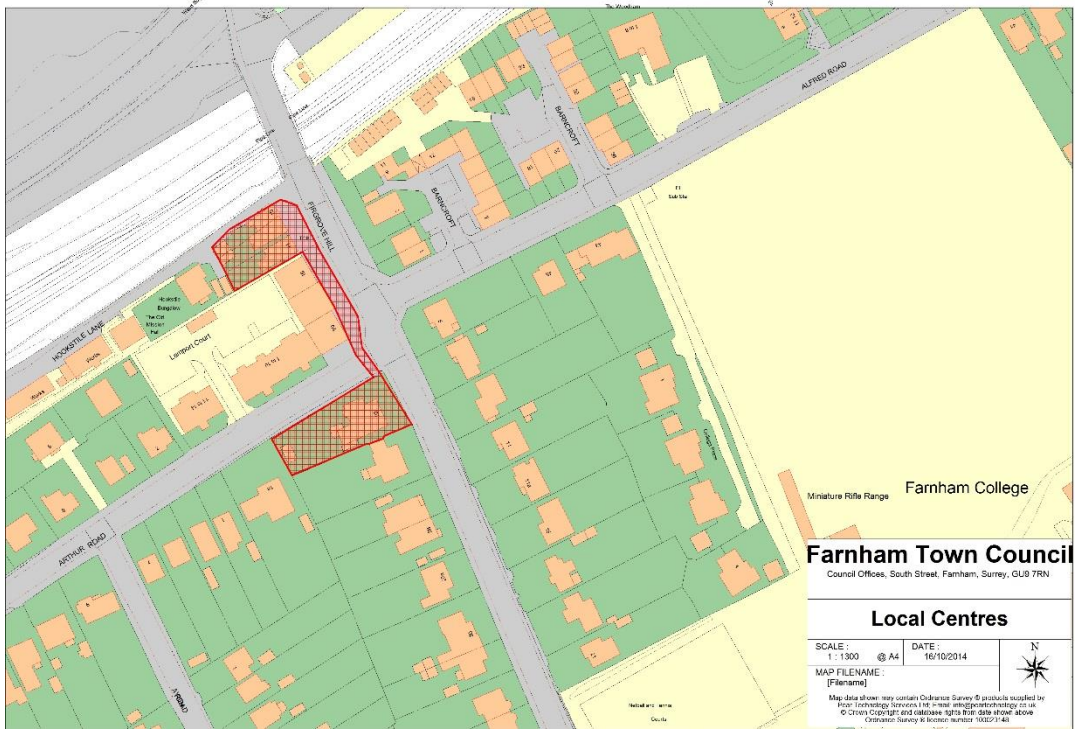
Ridgeway



Station Hill



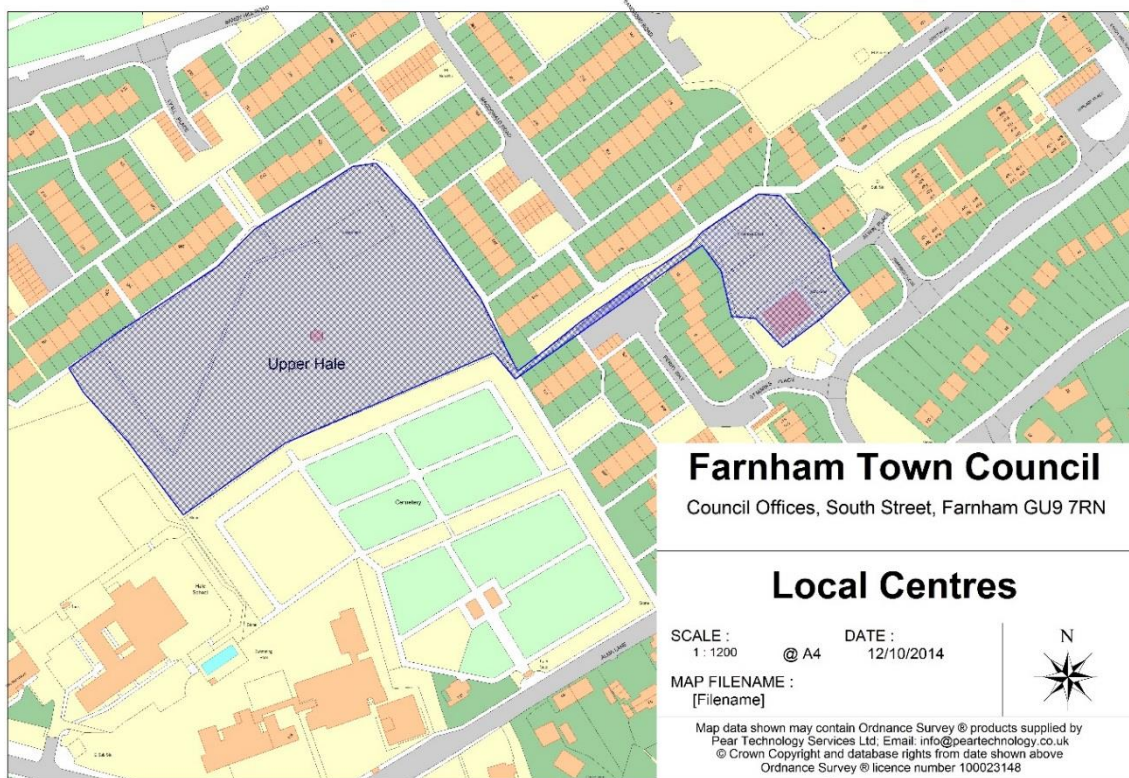
Firgrove Hill



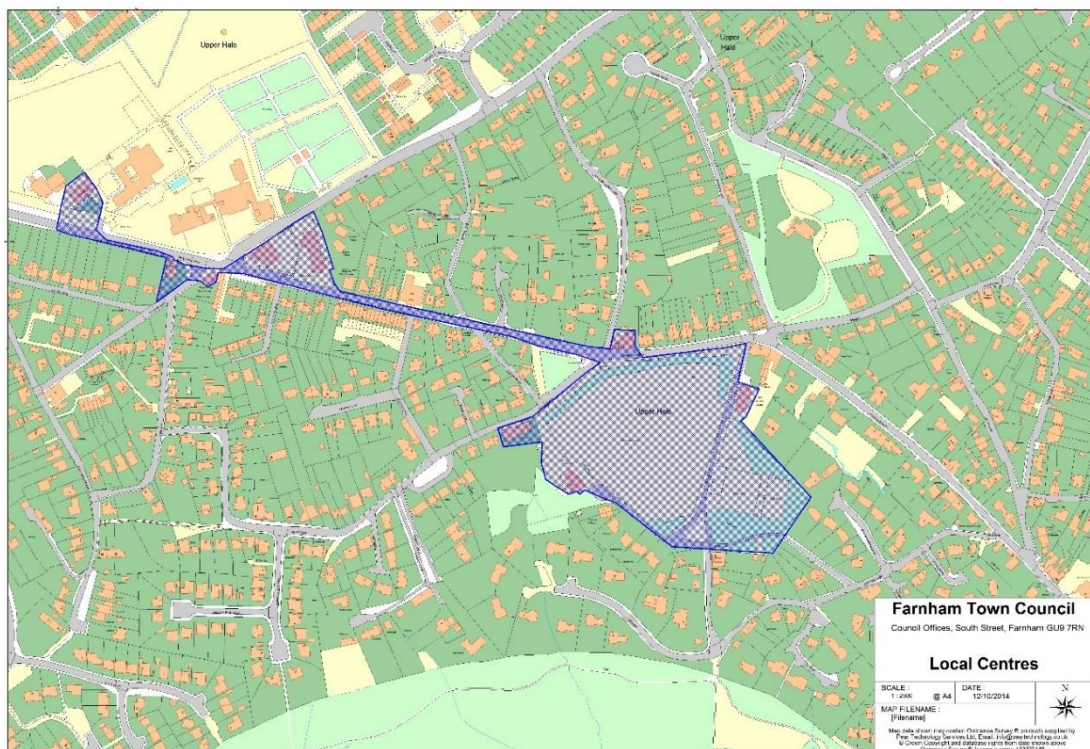
Appendix 2

Local centre maps using 100m (as the crow flies) between each premises/ open space

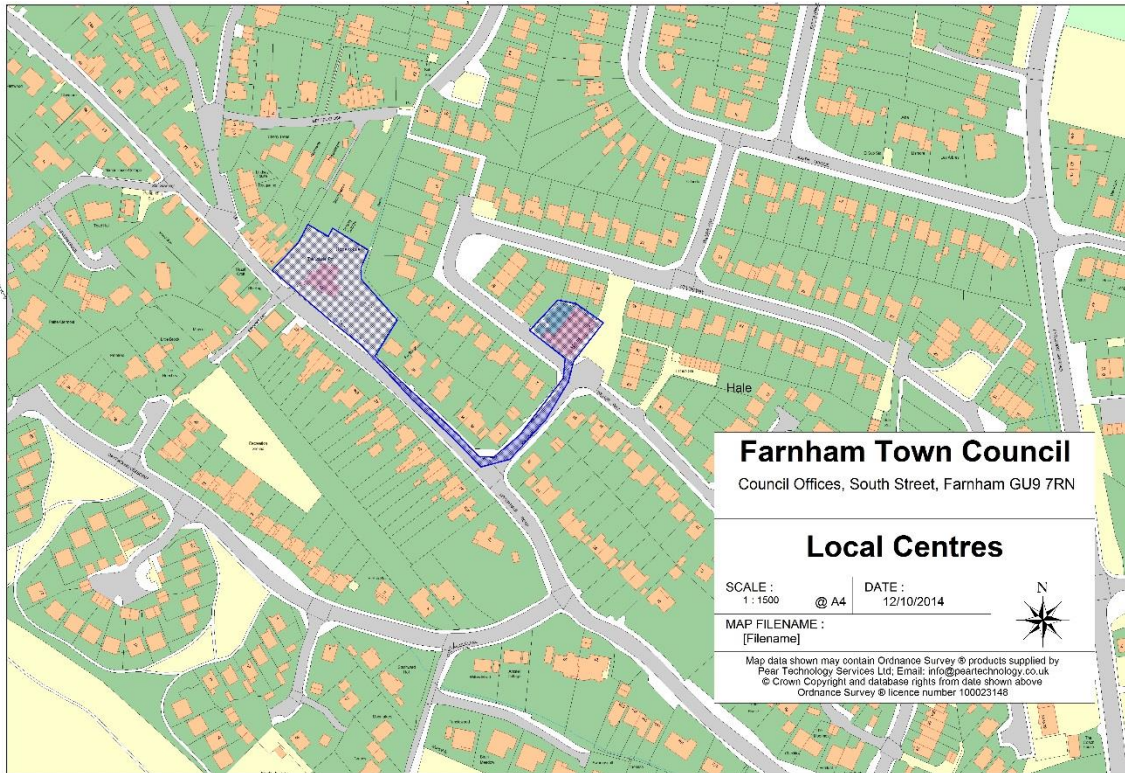
St Mark's Place



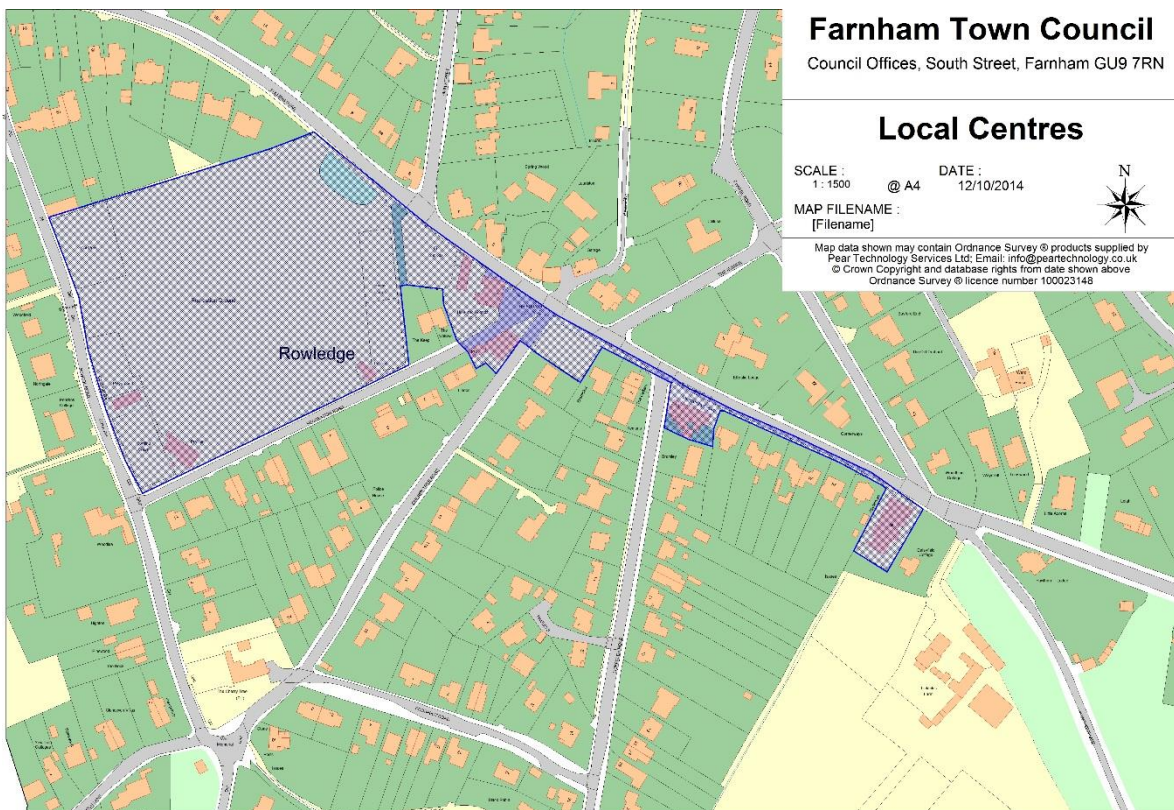
Upper Hale Road



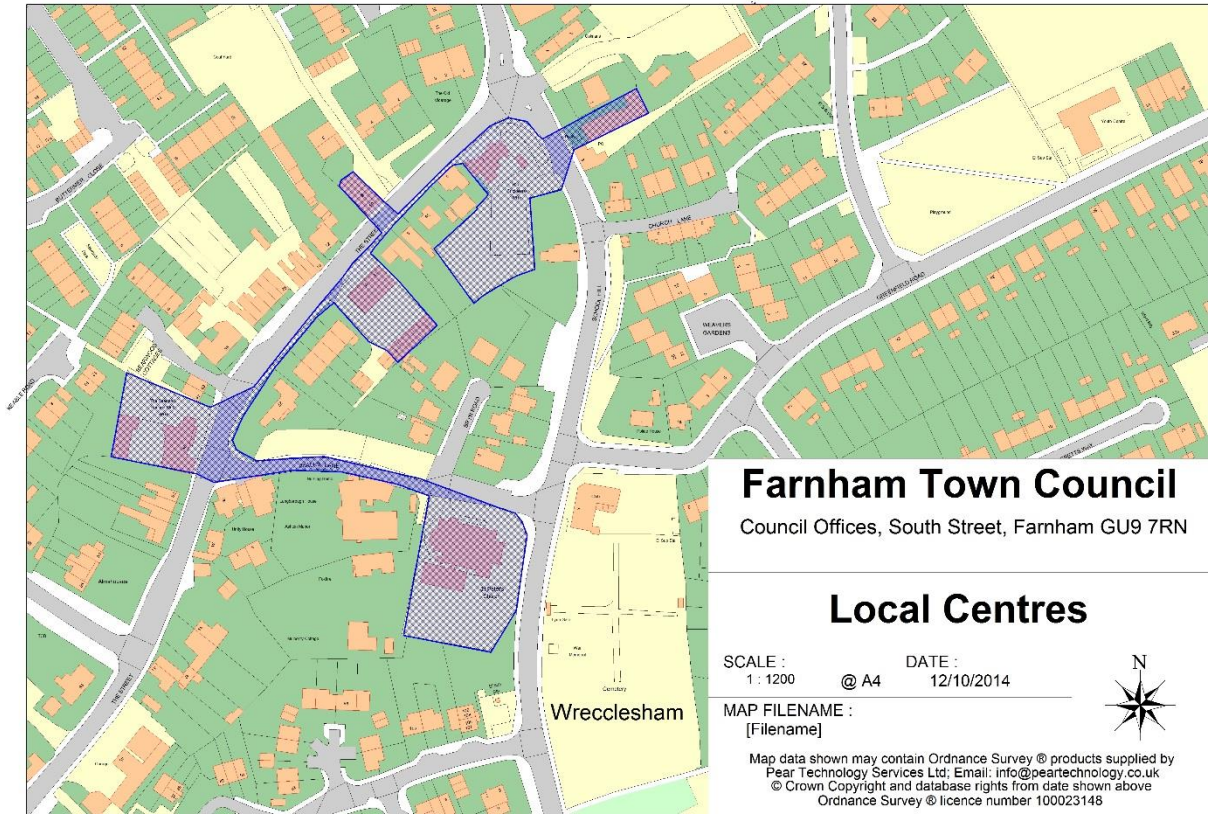
Willow Way



Cumpstey's, Rowledge



Wrecclesham



Farnham Town Council

Council Offices, South Street, Farnham GU9 7RN

Local Centres

SCALE : 1 : 1200 DATE : 12/10/2014
@ A4

MAP FILENAME :
[Filename]



Map data shown may contain Ordnance Survey © products supplied by
Pear Technology Services Ltd; Email: info@peartechology.co.uk
© Crown Copyright and database rights from date shown above
Ordnance Survey © licence number 100023148