

Farnham Neighbourhood Plan

Farnham Neighbourhood Centres Study

May 2016

Neighbourhood Centres

Introduction

Early consultation on Farnham Neighbourhood Plan issues has indicated the importance of A key characteristic of neighbourhood 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 neighbourhood 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 Neighbourhood 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 was a matter for public consultation. Two options, in terms of defining the proximity of facilities, were consulted as part of the Regulation 14 consultation. Option 1 was for less than 50m (as the crow flies) between each premises where there are no barriers to movement and option was for 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 Neighbourhood 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 the regulation 14 consultation:

Using 50m (as the crow flies) between each premises/ open space (maps available in Regulation 14 Draft Plan – October 2014):

- Heath End
- Farnborough Road
- The Street, Wrecclesham (excl. 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 (maps available in Regulation 14 Draft Plan – October 2014):

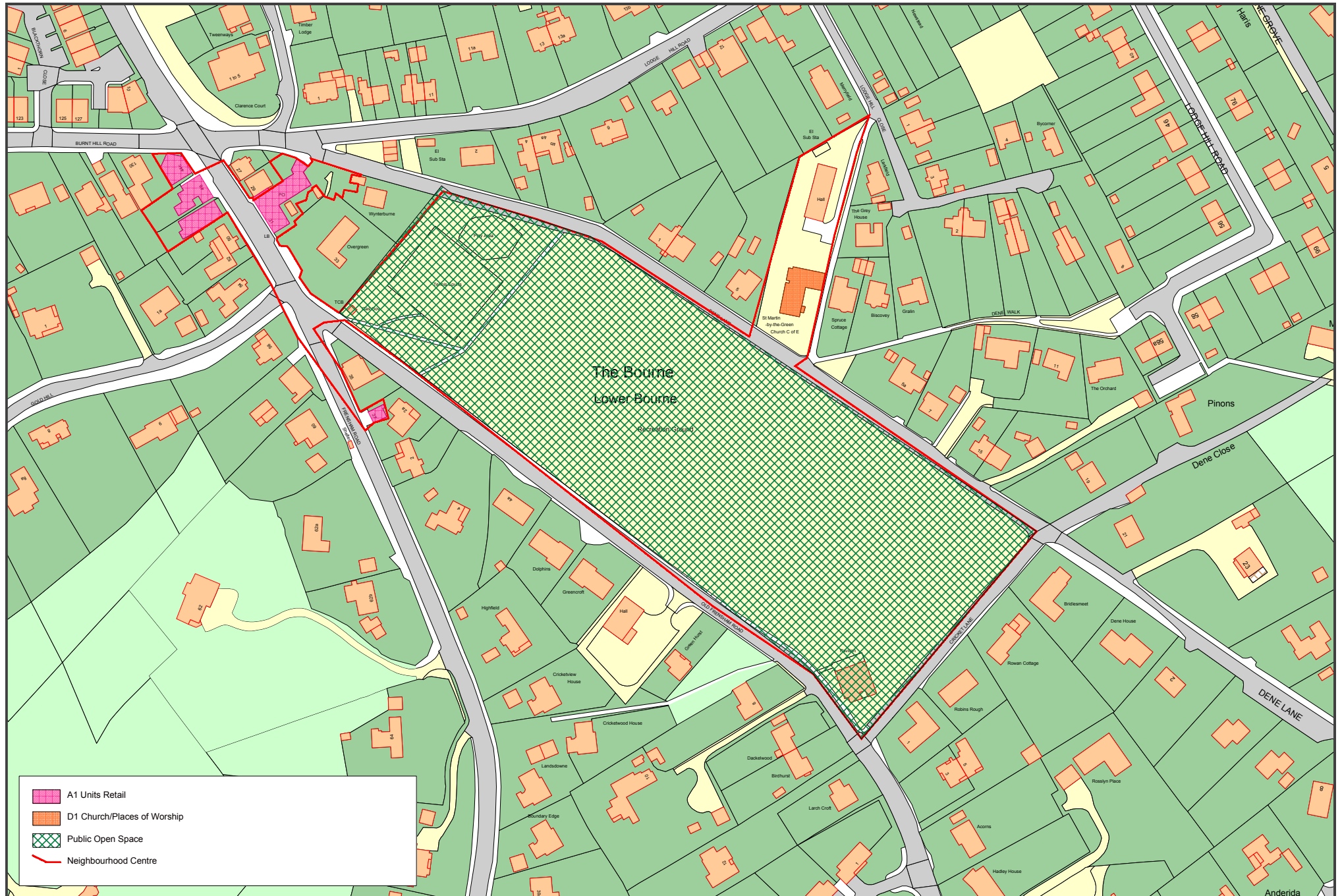
- St Mark's Place, Sandy Hill
- Upper Hale Road (Tesco Express)
- Willow Way (inc. Lobster Pot)
- Cumpsteys Corner, The Long Road (inc. recreation ground)
- The Street, Wrecclesham (inc. pub)

Consultation feedback was used to refine the definition of Neighbourhood Centres at 100m between each premises or facility.

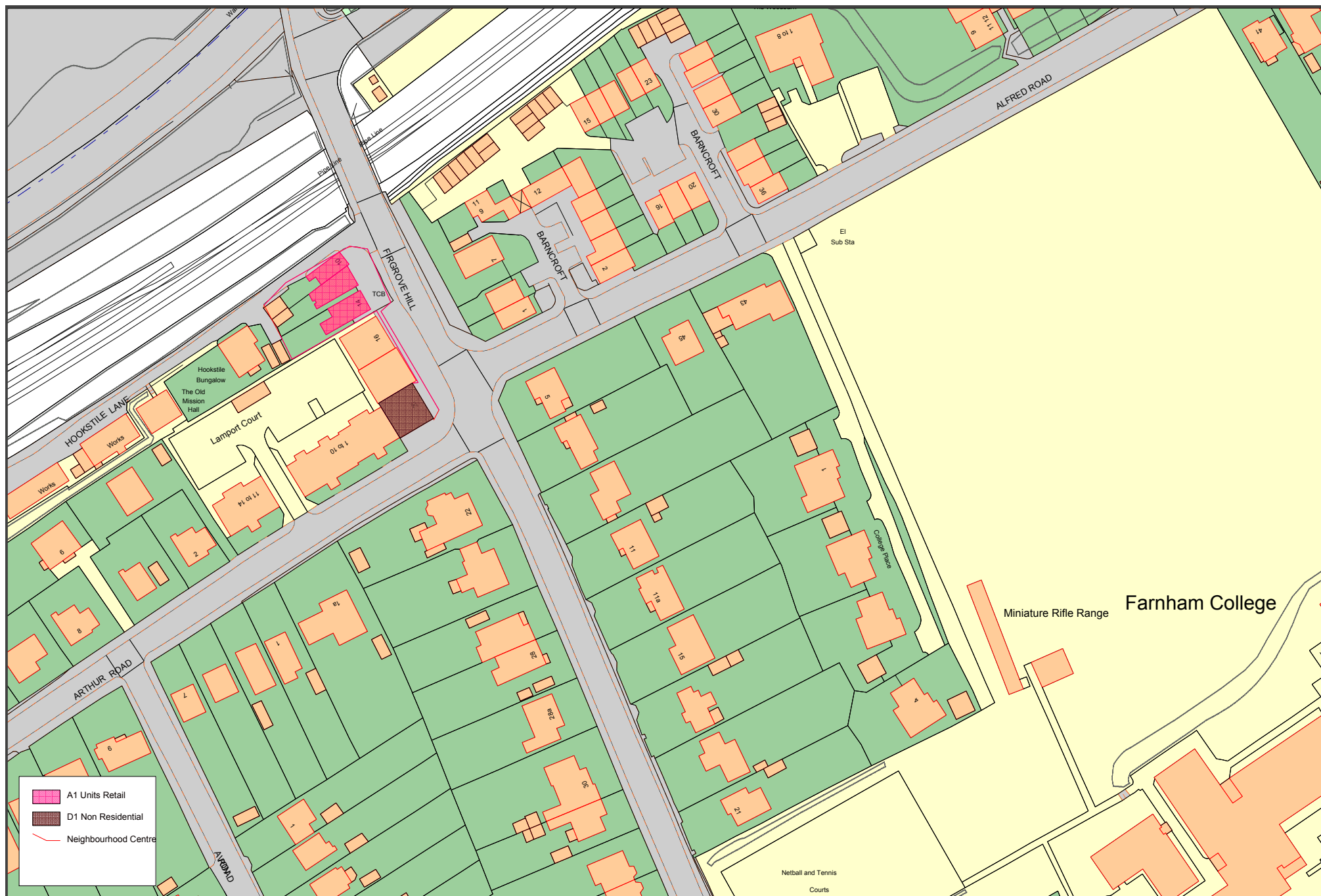
This resulted in the following Neighbourhood Centres being allocated, for which maps are provided at Appendix 1.

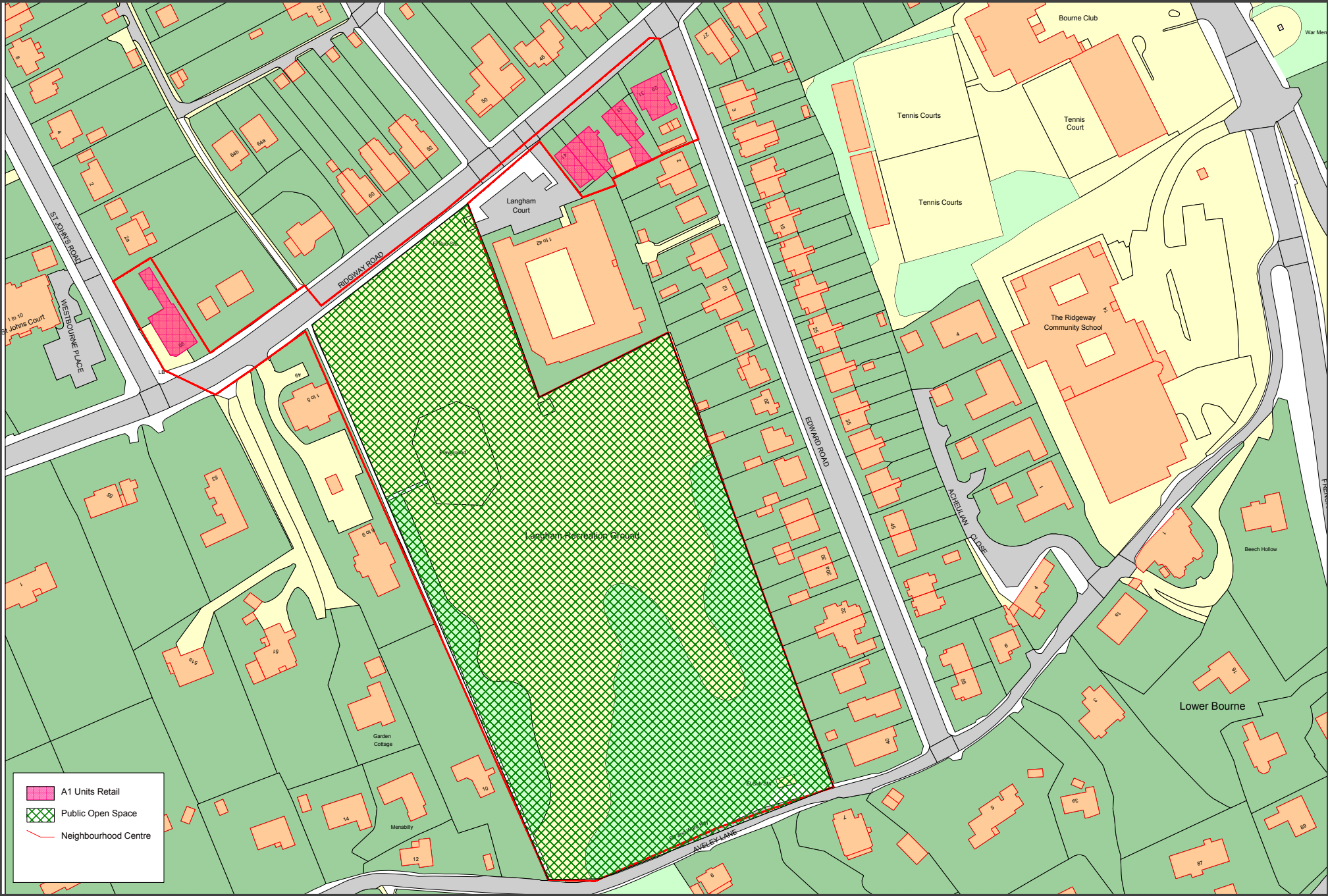
Neighbourhood Centre	Comprising
Frensham Road in the Bourne	5 x A1 1 x D1 1 x Public Open Space
Station Hill	4 x A1 3 x A5 2 x A4 1 x D1
Firgrove Hill	2 x A1 1 x A3 2 x D1 1 x C1
Ridgway Parade	5 x A1 1 x Public Open Space
Farnborough Road in Heath End	4 x A1 1 x A3 2 x A5
Heath End	6 x A1 1 x A5 1 x D1 1 x POS
St. Mark's Place, Sandy Hill in Upper Hale	1 x A1 1 x A5 1 x POS 3 x D1 1 x Playground 1 x Games Court
Upper Hale Road	1 x A1 2 x A3 6 x D1
Willow Way in Hale	3 x A1 1 x A3 1 x Public Open Space
The Street in Wrecclesham	4 x A1 1 x A3 1 x A4 1 x A5
The Long Road at Cumstey's Corner in Rowledge	3 x A1 1 x A3 A x A4 1 x D1

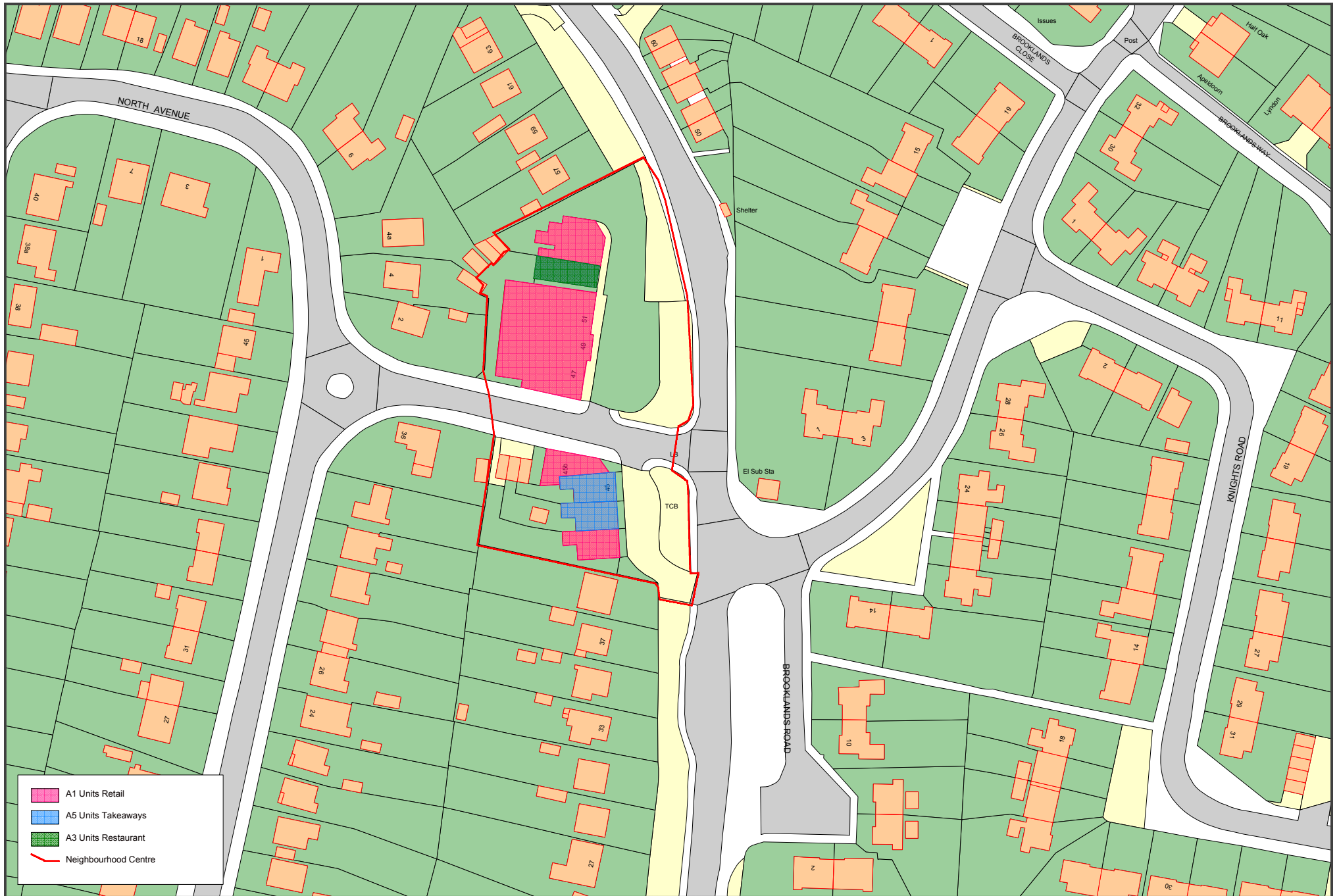
Appendix 1 - Maps

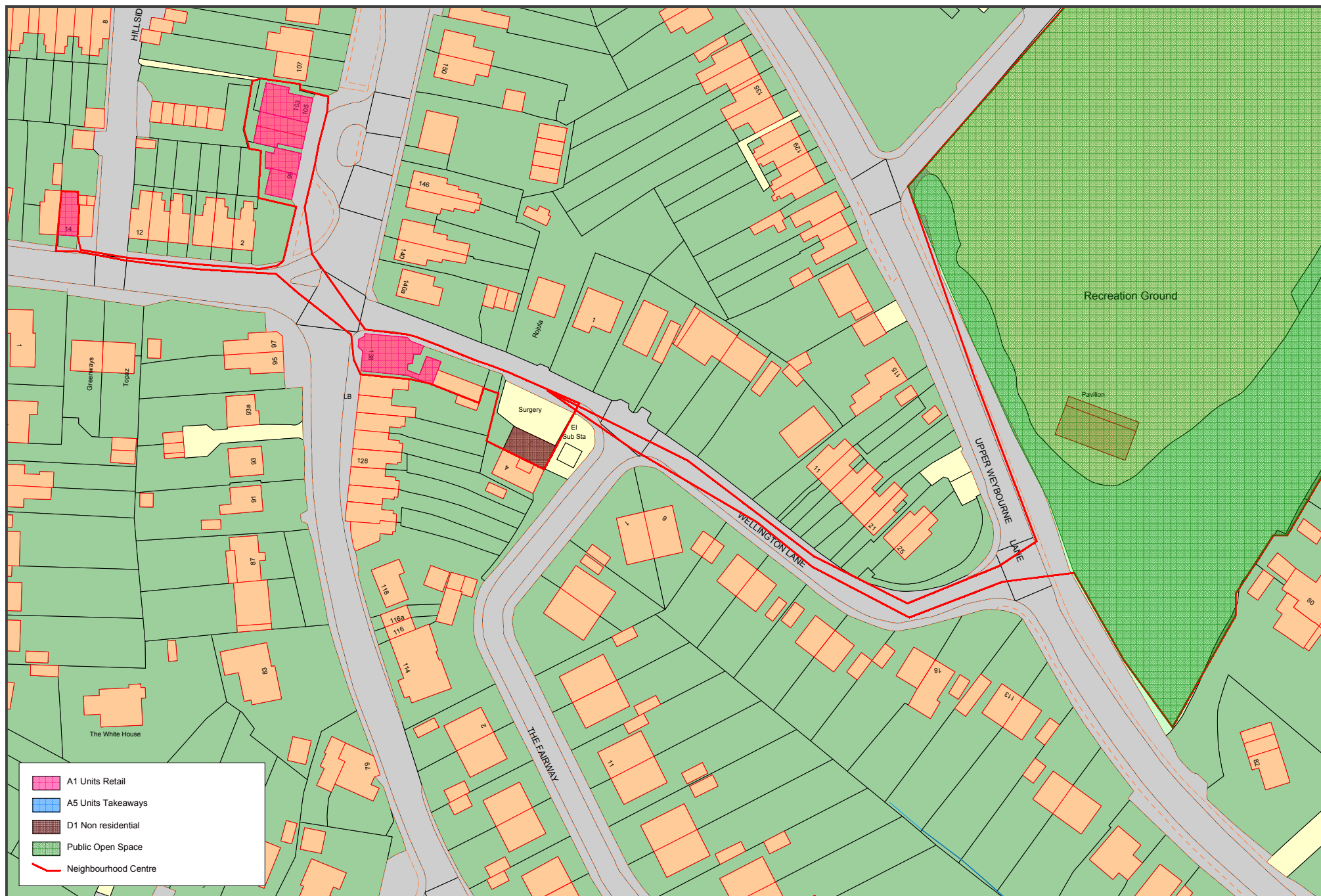


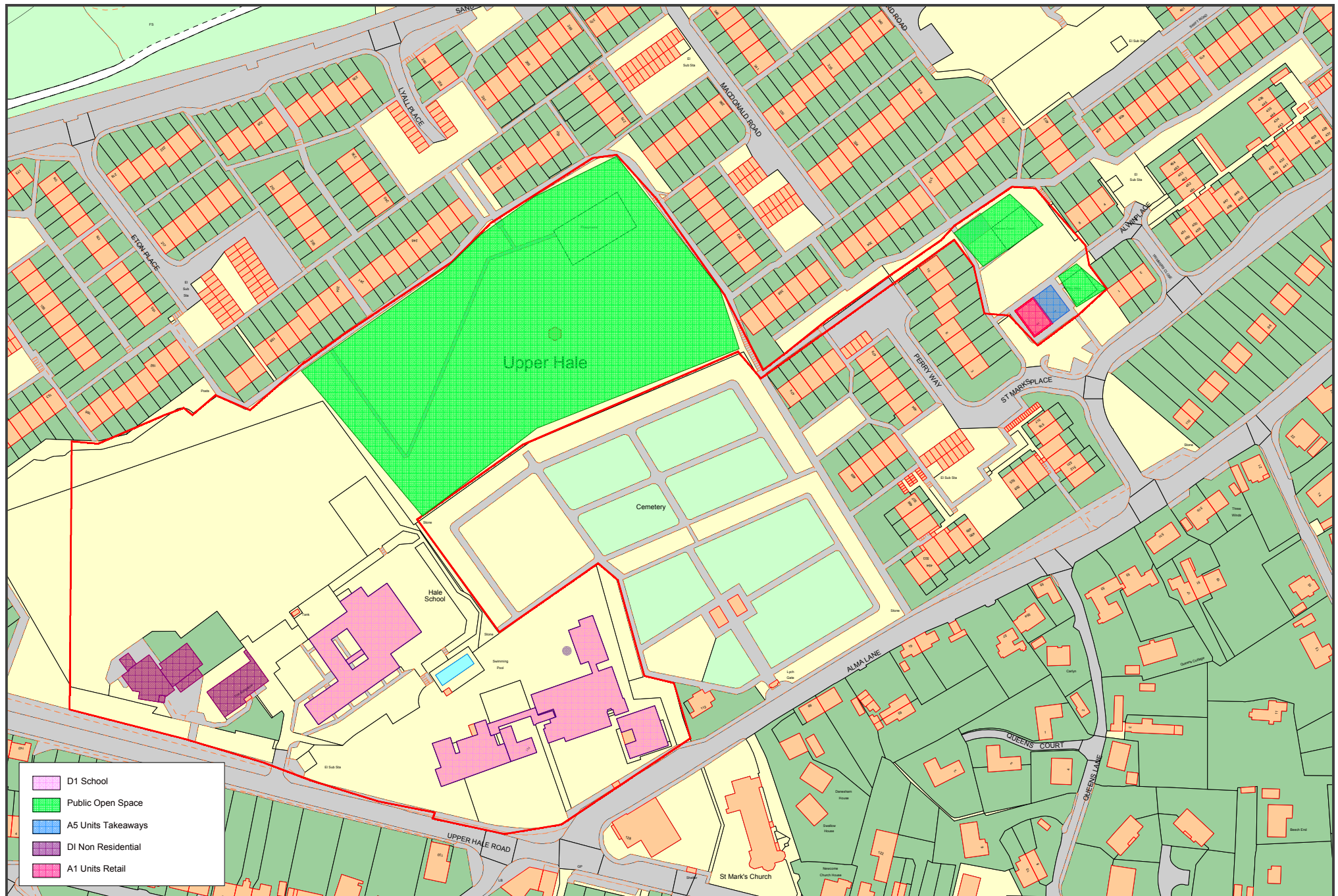


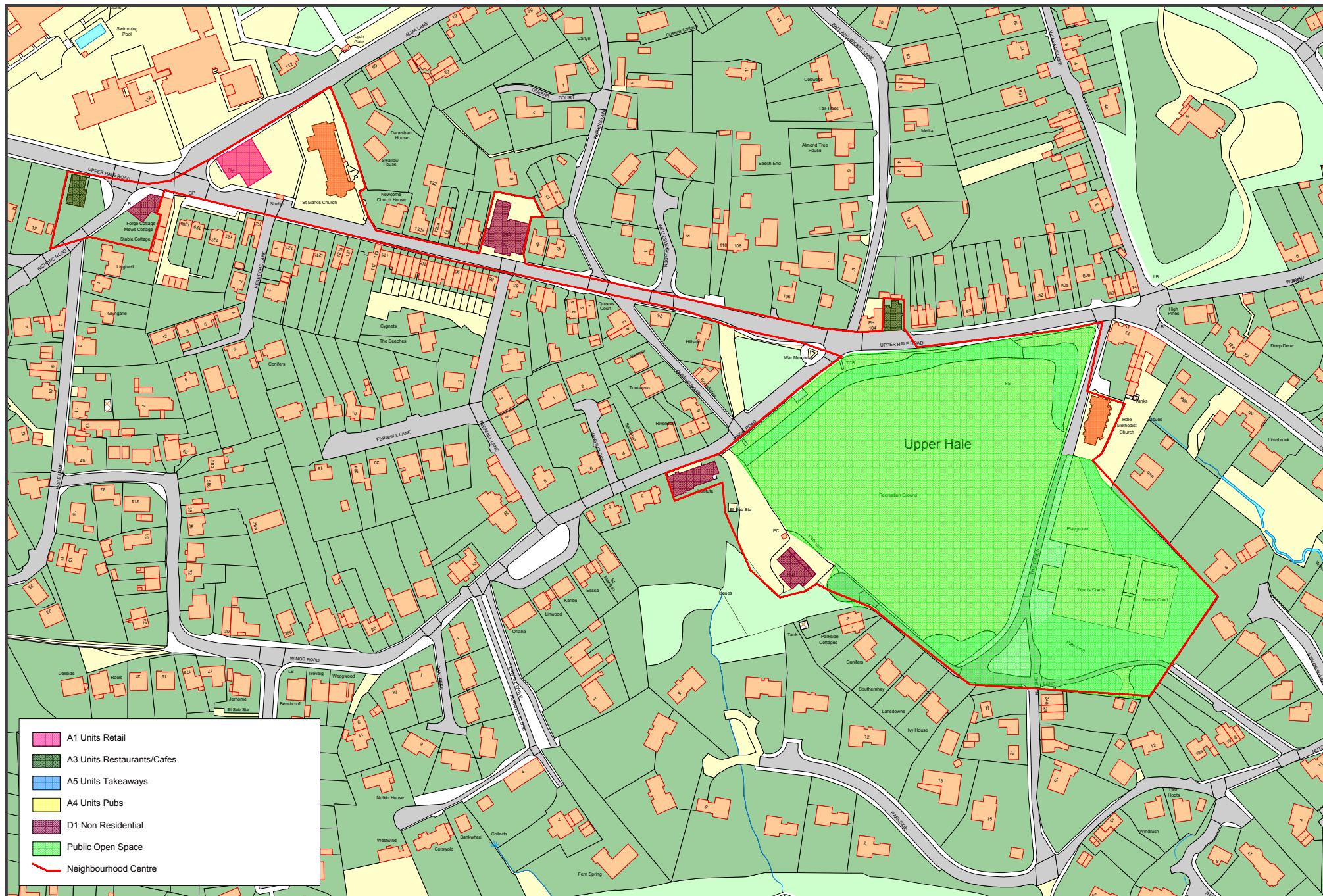


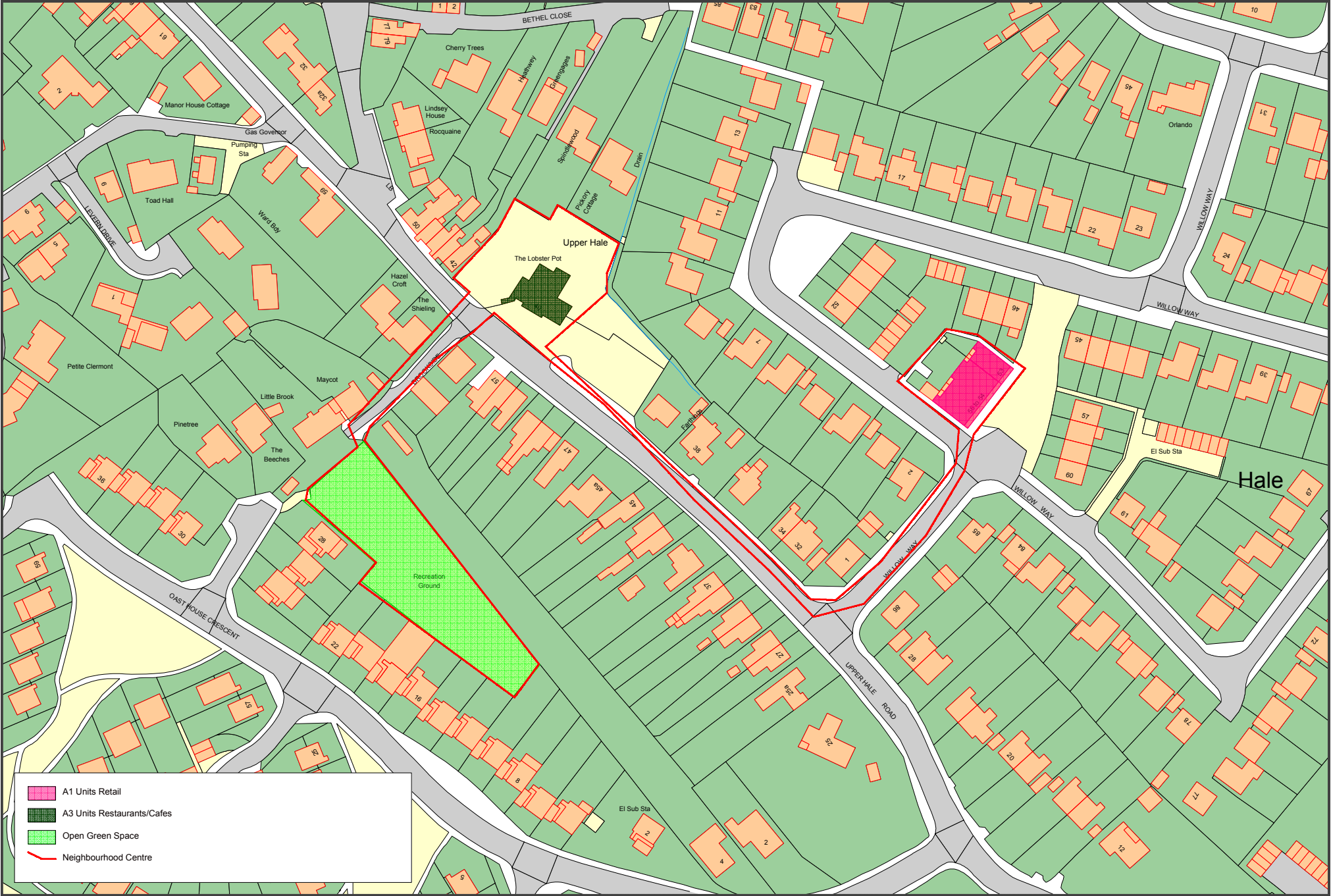


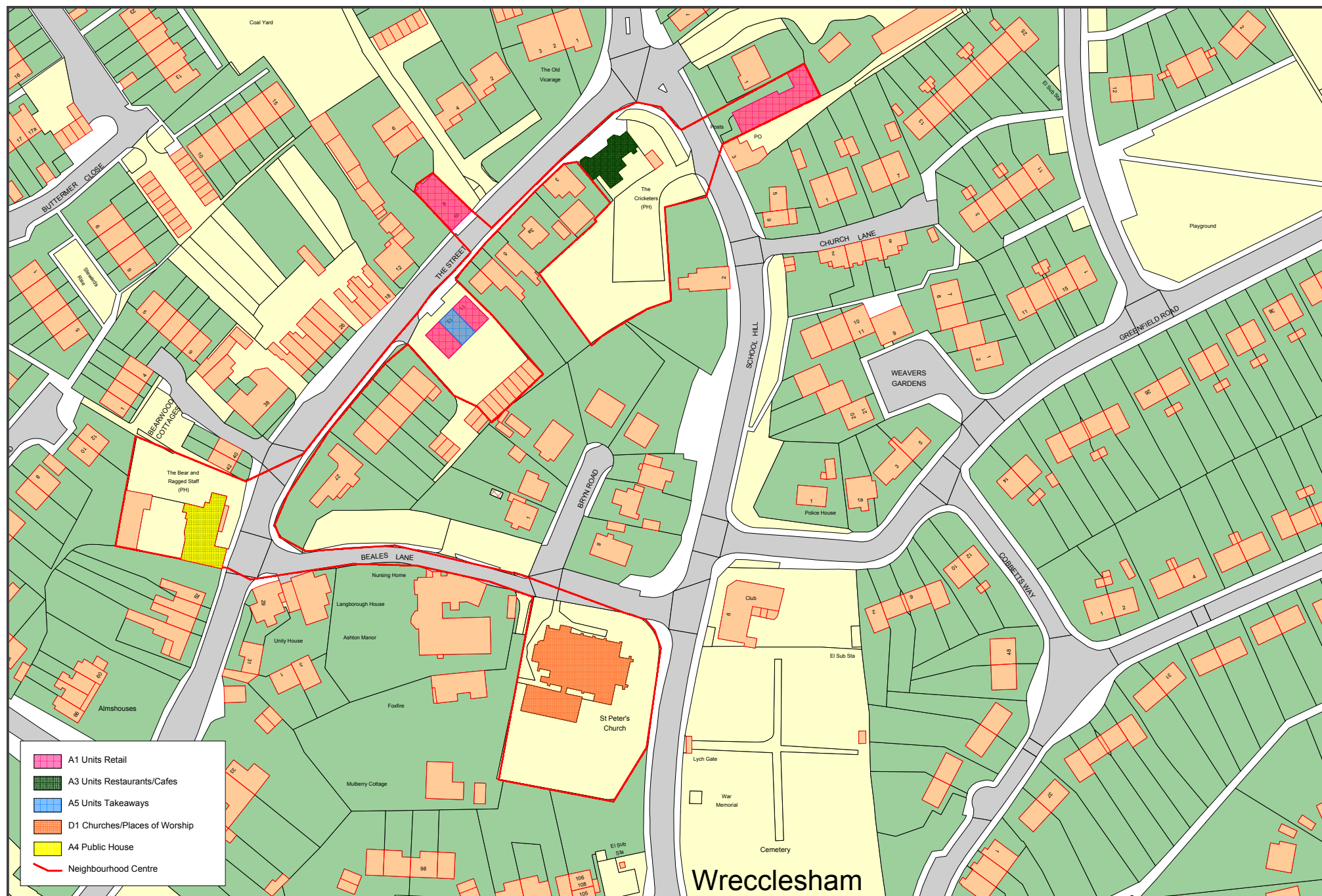












The Long Road, Rowledge

