

Project Brief
Farnborough Open Space & Public Realm

Document Control

Version History

<i>Version</i>	<i>Date</i>	<i>Comments</i>
0.1	29.09.2026	Initial draft completed by PW & CH.

Document Distribution

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Project Name	<i>Farnborough Open Space & Public Realm</i>
Brief Description of Project	
Feasibility works to propose a series of interventions to improve the wider public realm environment across the Civic Quarter site including discussions with HCC regarding traffic calming measures and a new crossing across Meudon Avenue.	
Project Initiation/Background	
This project aims to improve the wider public realm environment forming part of the Civic Quarter regeneration site following the conclusion of the Strategic Delivery Review of the masterplan which confirmed that the ambitious scope of the outline consent is not deliverable in the current economic climate. The review has concluded that parcellisation, i.e. selling part of the site, is the best way forward if development is to occur. This parcellisation approach does, however, mean the public spaces in between plots are left outside of the development framework and so require a series of focussed interventions to ensure they are not left behind to the detriment of the town centre.	
Project Outcomes/Benefits	
1. The public space around the Civic Gardens will be of an acceptable quality and accessibility 2. Wayfinding to, and through the Civic Gardens will be enhanced, with connection to the rest of the town centre in the north, and across Meudon Avenue to the south 3. The skatepark will be refurbished and will be better visually connected to the wider Civic Gardens area 4. Meudon Avenue will be less of a barrier to pedestrian movements between the Civic Quarter and Farnborough Business Park increasing the permeability of the wider town centre environment.	
Project Consultees	
This item will be raised with SLT during their meeting on 06/10/2026 as part of the wider Cabinet Report covering the results of the Strategic Review of Farnborough's Civic Quarter. Relevant operational colleagues (Park, Play & Open Spaces Manager, Service Manager Environmental Contracts, Town Centres Manager etc.) will be consulted in due course to confirm any ongoing revenue liability arising as a result of the proposals.	
Strategic Alignment	
This exercise aligns with the objectives articulated in the Council's Delivery Plan, particularly the priority theme relating to Skills, Economy and Regeneration. This project will directly support meeting the Council's objective to 'partner with experts to deliver transformation of town centres and neighbourhoods'.	
Dependencies	

Beyond feasibility stage the project is dependent on the sale of land for development. While capital receipts are not ringfenced, the council is not in a position to commit to further expenditure without a reasonable prospect of funds being received. It is suggested that, even if feasibility shows the project can be delivered, further work is paused until the council has received offers on land within the civic quarter site. Any construction activity should wait until contracts have been exchanged.

In respect of reducing speed limits and creating a pelican crossing on Meuden Avenue, the project is dependent on Hampshire County Council's agreement, there is a process for this which will be scoped as part of feasibility

Project Resource Allocation	
Role	Name
Sponsor	Karen Edwards
Project Executive	Peter Wright
Project Manager	Charlie Heavens
Internal Technical (Surveyor)	Simon Ross
Finance Lead	TBC
Legal Lead	TBC
Property Lead	Helen Jones
Economic Development Lead	Diane Hight
Operational Leads	Andy Ford - Park, Play & Open Spaces Manager Ruth Whaymand - Service Manager Environmental Contracts David Lipscombe - Community Safety Manager

Use	Amount (£)
Cost consultancy	£5,000
Landscape Architecture	£10,000
Urban design (Queensmead connection)	£5,000
Transport consultancy/surveys	£10,000
Specialist consultancy for skatepark	£2,500
Contingency	£5,000
	£42,500

Project Status and next steps

1. Given that the project is currently unfunded the immediate next step is to decide whether or not to proceed with feasibility. This is the subject of the cabinet report to which this brief is an appendix.
2. If funding is approved then cost, landscape and urban design consultancy will be procured as a first stage, to work up a more detailed brief on the back of high-level design and generate some options around cost programme for further approval before undertaking transport and skatepark design.
3. Once the feasibility is complete then the project will need a decision as to whether to proceed, which will be related to progress on land sale and the availability of further funding

Estimated Project Start Date	October 2026
Estimated Project Completion Date	April 2026

Project Approval	Cabinet Decision
Date	20.10.2026