

**Southbourne Parish Neighbourhood Plan Review
Policy SB2 Land East of Southbourne Village
Supporting Evidence SB2.EV1**

VILLAGE CENTRE

**Southbourne Parish Neighbourhood Plan 2 – Review
INFRASTRUCTURE GROUP MEETING 21 August 2019 7.00pm at St John’s Centre
Notes**

Present : Jonathan Brown, Roy Seabrook, Jeff Ware, Mike Downer, Sarah O’Brien Twohig, John Garrity, Graham Hicks, Geoff Talbot, Sue Talbot.

Apologies : Robert Hayes, Neil Redman, Alice Smith, Sarah Richardson.

1 SB10 – VILLAGE CENTRE (shops)

- 1.1 The pros and cons of defining a new centre and future planning policy relating to existing shops/services were discussed.
- 1.2 It was considered that the Co-op/Post Office, Farm Shop, Boots, Pub, Restaurants/take-aways, Hairdressers and other shops/services located on or near the A259 benefit from passing trade and are well located to serve people living south of the railway line in Southbourne. Quite a number of shops had closed in previous years and been converted to housing eg the Southbourne Post Office, and the Newsagent (Harmans). A small Greengrocer and Fish shop have become a domestic appliance service centre, and a Hardware Shop and Off Licence had gone through several changes and were now an Undertakers.
- 1.3 It was also noted that Nutbourne is served only by the shop within the local garage on the A259, having lost its Post Office and General Store to housing some years ago. Hermitage and Lumley have the Ivy Wine Shop and a Pub, but no longer a Post office and general convenience store, instead relying on the shops in Emsworth which are relatively close.
- 1.4 It was considered that all the shops/services on the A259 should be supported and any losses resisted. The Group agreed with the existing planning policy that had successfully opposed the demolition of the old Co-op and its replacement with housing.
- 1.5 It was noted that Tescos, the greengrocers and the hairdressers in Stein Road/Hartland Close were also well located to serve Southbourne north of the railway line and passing trade on its way to and from Westbourne/Woodmancote. Similarly, it was agreed that these should be retained.
- 1.6 However, the 1250 new homes proposed in the Local Plan may be sited away from the A259 and some distance from any existing shops. If this proves to be the case, some new convenience retail will be required to serve them, ideally within walking distance. Hopefully, this will not lead to the demise of any of the existing shops.

- 1.7 Recommendation 1 The existing settlements within the Parish are quite spread out with no clearly defined centres. Therefore it was considered appropriate to recognise this and retain as many shops as possible within walking distance of most local residents. It also seemed reasonable to support the provision of new shops proposed within the Settlement Boundaries, should this occur, provided they are neighbourly and have adequate access and parking.
- 1.8 Recommendation 2 If Southbourne is to have major new development, some new retail should be provided to serve it, ideally within walking distance of the new housing.

END