

Southbourne Parish Neighbourhood Plan

Pre-Submission Modified Plan 2014 – 2029

Policy SB11 Community Facilities and Local Shops

Supporting Evidence SB11. EV1 Community and Shops Sites (September 2022)

Introduction

This list originates from the Small Sites Team meetings held: 1st July, 29th July and 18th October 2019. Group Members: Amanda Tait (Ch), Jonathan Brown, Robert Hayes, Roy Seabrook, Sarah O'Brien-Twohig, Sue Talbot. The purpose of the meetings was to consider whether existing uses should be supported or changes promoted. The deliberations are below. The list has been updated to September 2022 where appropriate.

Summary of Conclusions - List of Sites considered for allocation for a particular use and /or where a clear community use can be realised

Site 1 – Old Co-op – retain retail

Site 2 – Southbourne Farm Shop – retain retail, additional uses

Site 3 – Age Concern Southbourne – retain community use, long term use

Site 4 – Village Hall/Library – retain community use

Site 5 – Southbourne Club – retain club/community use

Site 6 – Tesco, Stein Road – retain retail

Site 7 – Recreation Ground – retain part community open space, + other uses

Site 8 – Cooks Lane – proposed footbridge landing, Green Ring

Site 9 – Kia-Ora, Main Road – retain tourism

Site 10 – Sea Scouts Building, Prinsted – retain community use

Site 11 – Tuppenny Barn – retain community use + some new dev.

Site 12 – Thistledown Childrens' Play Area – retain community use

Site 13 – Caravan and Camp Site – retain tourism

Site 14 – Private Childrens' Nurseries (2) – retain

Site 15 – Leisure Centre – retain community use

Site 16 – Doctors' Surgery – retain community use

Site 17 – Dental Practice – retain community use

1) OLD CO-OP SITE, MAIN ROAD (A259) eastern end of Southbourne

CURRENT USE: RETAIL

BACKGROUND INFORMATION: Formally the local Co-op store. Replaced by new Co-op building (has internal cashpoint) with 3 flats over erected on former Southbourne Garage site a few hundred yards west on the A259 Main Road (garage demolished). Recent CDC Article 4(1) Direction to prevent demolition (18/01404/PNO) followed by refusal in accordance with Local and Neighbourhood Plan policies of application for demolition of old Co-op building/erection of 5 dwellings (18/00201/FUL). Appeal by Co-op but they submitted no evidence of marketing as required by planning policy, appeal dismissed, and Inspector supported planning policies to retain retail. Currently has 8 marked out spaces on adjoining tarmac car park. The building and carpark have since been refurbished with excellent landscaping, and it is now a shop selling supplies for domestic pets.

ISSUES FOR POLICY TO ADDRESS: As per current SPNP (2015), considered that this site must remain in some form of retail. It is a gateway site to Southbourne on a prominent position by the Church roundabout. It has the benefit of off-road parking space and A259 passing trade to enhance viability.

RECOMMEND: RETAIN AS RETAIL

2) SOUTHBOURNE FARM SHOP, MAIN ROAD (A259) eastern end of Southbourne

CURRENT USE: Former egg production unit complex. Adjoining fields used for grazing. One large wooden single storey building on west side used for retail (quality convenience goods, plants, birthday cards etc.). No produce is grown on site but some comes from local farms. Open fish stall erected outside within complex twice a week. Currently has space for some 45+ cars on gravel area within complex, and an overflow parking area of some 30+ spaces on an adjoining field which is in the same ownership. Spaces unmarked. Other substantial mainly wooden buildings within complex used for some storage.

ISSUES FOR POLICY TO ADDRESS: Whole site, including adjoining fields, some 4 hectares. Much smaller area in retail, parking and other use. All within AONB. This is a very valuable retail asset to the community, with ample parking and a “gateway” location. Preliminary discussions have been started with the owners (Bulbecks : Parish Council Chairman) on what additional uses, if any, they can see this large site and various vacant/underused outbuildings, could be used for in future. Has considerable potential. We suggested café, retail, small start-ups/crafts – artists studios/Men’s Shed possibly? A meeting with the owners was requested in July but nothing has been arranged yet.

RECOMMEND: RETAIN AS RETAIL AND CONSIDER ADDITIONAL USES

3) AGE CONCERN SOUTHBOURNE/MENS SHED, NEW ROAD, SOUTHBOURNE.

CURRENT USE: Old Horsa School building owned by West Sussex County Council leased to Age Concern Southbourne (a local charity – no connection to AGE UK). Current lease expires 2021. The Charity is run entirely by volunteers. It provides coffee, a lunch and tea one day a week for local elderly. A Chiropodist visits regularly, Tai Chi classes, and some other events. Transport provided by ACS mini-bus which can be hired by other local charities. The building is in a poor state and replacement accommodation is urgently required. Mens Shed, included within the site lease, opens four days a week based in part of the main building and adjoining sheds. Both are providing a valuable service for the community. The site currently has space for some 12 cars on unmarked tarmac parking area at front of building.

ISSUES FOR POLICY TO ADDRESS: Must be identified in N Plan as community facility in order to maintain obligation on WSCC to re-provide a facility elsewhere if this site to be re-developed (Local Plan Policy 38). Some funds already available under 106 Agreement. Possible alternative future use as school car park, drop off/pick up site for schools as this is the only location offering some solution to existing school access problems. This would require re-working of school entrance. No knowledge of WSCC plans for site but will probably seek residential?

RECOMMEND: RETAIN BOTH BUILDING AND SITE FOR COMMUNITY USE UNTIL A NEW REPLACEMENT FACILITY AVAILABLE

4) VILLAGE HALL/LIBRARY, off FIRST AVENUE, SOUTHBOURNE.

CURRENT USE: The Village Hall was built by local fund raising in 1972 and is run by an independent Trust. Single storey and provides useful accommodation for low key community activities (WI, dance classes, quilting, art, play groups, etc who are generally satisfied with premises) but now becoming outdated eg there is a stage but no lighting or audio facilities. Has kitchen and small and inadequate office for Parish Clerk. Has 22 marked parking spaces including 2 identified for disabled use in associated tarmac car park.

West Sussex County Council operates Library, open part time (Monday to Friday 1-5pm, Saturday 9am to 1pm). Single storey building in good repair with 4 narrow chevron parking spaces roadside + 1 disabled space. Runs children's story sessions, two computers, photocopier, space used by knitting group etc. WSCC is currently reviewing whole library service, but has stated that no changes are proposed in the services and hours provided at Southbourne. However, WSCC has an on-going county wide programme considering the re-provision of library services in "community hubs".

ISSUES FOR POLICY TO ADDRESS: Community use of the site should remain although Village Hall building will require refurbishment/rebuilding in due course. There will be demand for community facilities both South and North of the village ie within reach of spread of all residents. If a new centre is provided in the northern part of Southbourne it should not be at the expense of all the facilities in the southern part. The Village Hall should be retained/maintained but in the longer term it could be rebuilt and alternative community uses found. The car park could provide parking for school runs/railway station.

RECOMMEND: VILLAGE HALL HAS LIMITED LIFE LEFT. LIBRARY BUILDING FABRIC PROBABLY OK. RETAIN BOTH BUILDINGS AND SITE FOR COMMUNITY USE, EVEN IF BOTH ACTIVITIES REPLACED WITH NEW BUILD ELSEWHERE.

5) SOUTHBOURNE CLUB, STEIN ROAD south of the railway line.

CURRENT USE: A privately run Community Facility (Club premises owned by all the members). Licensed premises open for limited hours which vary weekdays /weekends. A meeting with 2 Parish Councillors has resulted in the Club confirming that it has no plans to redevelop/move/extend. The Club is housed in a single storey building and owns an adjacent house, well used outside crown bowls greens and very large garden/field behind used for events eg barbecues. Currently has 40 marked spaces in associated tarmac car park managed for Club Use only.

ISSUES FOR POLICY TO ADDRESS: The Small Sites Group considers that this site has huge potential for redevelopment as land size is considerable, however under no circumstances would we want housing to replace it on this site. The building and interior could certainly use a face lift, but it is a popular and valuable community asset as it stands. It occupies an important central site which should be retained for community use.

RECOMMEND: REQUIRES BUILDING REFURBISHMENT/REPLACEMENT. CONSIDER RE-DEVELOPMENT, RETAIN SITE FOR COMMUNITY USE.

6) TESCO SITE, STEIN ROAD, SOUTHBOURNE

CURRENT USE: Small convenience store with external cashpoint. Has useful adjacent surfaced parking area off Hartland Way, unmarked but space for 10+ cars. This car park also serves the adjoining small independent greengrocers and hairdressers. There are 2 flats over and all buildings are in same ownership.

ISSUES FOR POLICY TO ADDRESS: Tesco and the 2 adjoining shops should be retained as small shopping area. They are within walking distance of a significant number of residents,

and are on one of the busy routes to the Bourne College. They also provide useful stopping off convenience shops for passing trade to and from Westbourne.

RECOMMEND: RETAIN FOR RETAIL

7) SOUTHBOURNE RECREATION GROUND, PARK ROAD, SOUTHBOURNE.

CURRENT USE: Provides a range of children's play facilities (including a fenced dog free area for the smallest children), benches, a football pitch (not full size) and a pavilion/changing facilities. Owned and run by the Parish Council. No parking provision other than roadside in Park Road but very few spaces usually available because roadside spaces occupied by Park Road residents who have little off-road parking themselves. It is not sufficient to meet the needs of the existing community.

ISSUES FOR POLICY TO ADDRESS: Many possibilities. If a new replacement bigger Recreation Ground is provided elsewhere some or all of this site could be developed for other uses. This might include a new road east/west across the site adjacent to the Bourne View access track (existing pavilion would need to be demolished) to cross Park Road and provide direct access into Clovelly Road through an industrial property (to be acquired). The children's playground area and public open space could be retained at the southern and eastern sides, but a new parking area could be provided to serve employment at Clovelly Road Industrial Estate. Also, it could provide for the development of flexible start-up office accommodation together with large meeting room space.

RECOMMEND: RETAIN AT LEAST PART OF RECREATION GROUND IF EXISTING PITCH/FACILITIES RE-PROVIDED ELSEWHERE. CONSIDER NEW ACCESS ROUTE THROUGH IT WITH CAR PARK AND POSSIBLE START-UP FACILITIES.

8) COOKS LANE, SOUTHBOURNE (HEELA SITE HSB0015)

CURRENT USE: A collection of small fields used mainly for horses/ grazing.

ISSUES FOR POLICY TO ADDRESS: A very small portion at western end required for landing pad for footbridge across railway, providing access to Green Ring, and some land for the Green Ring itself. Could provide parking for station when footbridge installed. Concern about pressure for residential development on this site as the roadside hedge appears to be an ancient hedge and Cooks Lane is an attractive narrow country lane inadequate for additional traffic unless hedges removed! Already used as a rat-run to the Inlands Road level crossing because the crossing gates are open for longer due to being operated by a pad in the road rather than the signalling controls in Chichester.

RECOMMEND: PROVISION FOR AT LEAST PEDESTRIAN FOOTBRIDGE LANDING PAD (AND FOOTBRIDGE) WITH FOOTPATH LINK TO GREEN RING, PARKING FOR RAILWAY STATION, SOME GREEN RING OPEN SPACE.

9) KIA-ORA, south of MAIN ROAD, NUTBOURNE.

CURRENT USE: Former horticulture nursery now used for small campsite (around 7 caravans/seasonal)

ISSUES FOR POLICY TO ADDRESS: This should be retained as a seasonal tourist facility but controlled to prevent expansion within the AONB or permanent housing.

RECOMMEND: RETAIN FOR TOURISM

10) SEA SCOUT BUILDING, southern end of PRINSTED LANE

CURRENT USE: Important facility for youngsters (Sea Scouts and other age segregated scouting groups). Currently 90 on waiting list to join. Also, shortage of volunteers to help run it. Important water-side training and Community Facility with launching ramp beachside, and boat storage within and adjacent to the building. Public unmarked gravel parking area adjacent to hut owned by Parish Council with capacity for some 9 cars. Also unmarked roadside space for a further 8 cars on opposite side of the road. All well used by visitors to Harbour during the day and at week-ends and scout related in the evenings.

ISSUES FOR POLICY TO ADDRESS: Retain. No scope for expansion. Possibility that a new community centre building elsewhere in the Parish could be used for some scouting sessions with this building being used for waterside training and storage of boats etc. The limitations imposed by the tides and dark winter evenings do mean that water based training can only be undertaken periodically. If an additional location is found, the two shipping containers currently used for storage should be removed as surplus to requirements.

RECOMMEND: RETAIN FOR SEA SCOUTS/COMMUNITY USE. ADDITIONAL FACILITY NEEDED ELSEWHERE TO MEET DEMAND. REMOVE SHIPPING CONTAINERS.

11) TUPPENNY BARN, MAIN ROAD (A259) western end of Southbourne

CURRENT USE: Smallholding owned and operated by Tuppeny Barn Education Ltd. (Charity) with the aims of advancing public education about horticulture, healthy eating

and sustainability, especially cultivation, cooking and eating of organic produce, and sustainable horticultural practices. A horticultural unit with a sustainably designed building containing hall, kitchen and shop. Provides courses, therapeutic horticulture projects (liaises with NHS) and social events. Has a weekly veg. bag scheme, produce shop + bread 2 days a week, pop up café, plant sales, local fish once a week. Set up 14 years ago. Currently some 1000 children visit each year via school visits, workshops, after school clubs, and sessions for under 5s). Provides ecological areas for education purposes.

ISSUES FOR POLICY TO ADDRESS: Would like to double school visits to 2000 over next 2 years and increase therapy places. To accommodate numbers needs to re-locate shop elsewhere within site. Would like to acquire adjacent land to expand current orchard to create community orchard. 14 years work to build up biodiversity of site with increase in all forms of wildlife and plants (ponds, orchard, beehives, hedges). Already noticing a decrease in visiting mammals probably due to adjacent housing development at “Southbourne Fields”. Don’t want further decline arising if field to north (HSB0022) developed as it would take away main wildlife corridor to Tuppenny.

RECOMMEND: RETAIN USE, PERMIT SHOP AND CAFE, ENABLE EXPANSION ONTO ADJOINING SITE TO NORTH.

12) CHILDRENS PLAY AREA, THISTLEDOWN GARDENS, HERMITAGE.

CURRENT USE: Play area for young children. Thought to be maintained by Housing Association?

ISSUES FOR POLICY TO ADDRESS: Retain as the only children’s play area west of Southbourne village and within walking distance of Hermitage and Lumley.

RECOMMEND: RETAIN

13) CARAVAN AND CAMP SITE, MAIN ROAD (A259), SOUTHBOURNE

CURRENT USE: Operated by the Chichester Camping and Caravanning Club. The site provides seasonal pitches for camping and caravans/motor vans. Popular. Provides useful well-run tourist facility. Causes no problems and brings business to village.

ISSUES FOR POLICY TO ADDRESS: Retain facility (tourism policy). Believed that a developer has an option on the site for housing development.

RECOMMEND: RETAIN FOR CAMPING AND CARAVANNING

14) TWO PRIVATE CHILDRENS' NURSERIES:-

**LOVEDERS NURSERY AND PRE-SCHOOL, PRIORS LEAZE LANE, SOUTHBOURNE
and
GREEN ROOTS NURSERY AND PRE-SCHOOL, MAIN ROAD (A259), SOUTHBOURNE)**

CURRENT USE: Childcare, all year except Christmas/New Year and Bank Holidays, Open 7.30 to 18.00 hrs. Both provide for newborns up to 5s. Loveders also provides drop-off and collection service from Southbourne Junior and Infants Schools, Westbourne Primary, Chidham Parochial School, Funtington Primary, and provides after school sessions for up to 12s.

ISSUES FOR POLICY TO ADDRESS: Expansion. Loveders has no current plans to expand but have said they could work from 2 sites. Green Roots has expressed current wish to expand, preferably on site close to A259 and they consider that new development could possibly double existing role. There appears to be a parking problem on local roads generated by staff from Green Roots.

RECOMMEND: RETAIN BOTH. EXPLORE EXPANSION (SECOND ASSOCIATED SITE) FOR LOVEDERS. EXPLORE RELOCATION / EXPANSION FOR GREEN ROOTS? NEED TO CONSIDER PROVISION OF CARE ON HOURLY BASIS RATHER THAN WHOLE DAY. WOULD BE USEFUL TO LOCATE NEW FACILITIES CLOSE TO ANY NEW COMMUNITY CENTRE/START-UP OFFICE ACCOMMODATION.

15) BOURNE LEISURE CENTRE, PARK ROAD, SOUTHBOURNE adjacent to Bourne Community College.

CURRENT USE: Provides gym, dance studio, four court indoor sports hall (five a side football, table tennis, short tennis, badminton, under 5s soft play), outdoor tennis courts. Accommodate GP referrals. Current car park provides some 40 spaces. It is understood that the land including the car park is owned by West Sussex County Council and the centre is managed by a private company in partnership with Chichester District Council.

ISSUES FOR POLICY TO ADDRESS: General Manager has confirmed a need for more parking space and while no proposals to expand at present there would be increased demand from new development and could develop café as community hub.

RECOMMEND: RETAIN

16) DOCTORS' SURGERY, MAIN ROAD (A259), SOUTHBOURNE.

CURRENT USE: Local Doctors' NHS Practice, visiting private physiotherapist. Shares car park with Travellers Joy Pub next door (most of car park owned by Fullers Brewery)

ISSUES FOR POLICY TO ADDRESS: Need to expand service with more doctors and health facilities? Clinical Commissioning Group and Surgery proposals unknown. Ownership of land unknown.

RECOMMENDATION: RETAIN.

17) THE DENTAL PRACTICE, MAIN ROAD (A259), SOUTHBOURNE,

CURRENT USE: Building used as dental practice for many years. Currently provides full range of dental services. 2 designated spaces in surfaced car park, 9 further unmarked spaces shared with Boots next door.

ISSUES FOR POLICY TO ADDRESS: No issues/proposals known.

RECOMMEND: RETAIN NO CHANGE