

# Preston Community Hub

## Pro's & Con's



christmas-market plastic-tree  
co-operative market-garden  
toast cakes tea avocados  
thriving sustainable social sourdough  
cycling refills salads delicatessen afternoon-tea  
recycling dogs pilates cream-tea  
eggs employment sausages walking  
music coffee yoga community horticulture  
children volunteering bacon-roll profitable  
breakfast brunch ev-charging solar table-tennis  
environmentally-friendly organic stamps  
meetings kids-menu



# Community Hub



## Pro's

- **Delivers the two most desired projects in the Neighbourhood Plan**
- **Creates a new, versatile and inclusive meeting space; open to everyone**
- **Supporting a growing village; can be built in phases**
- **New opportunities; badminton, pickleball, Pilates, parties, agriculture**
- **Opportunities for employment, volunteering and training**
- **Run by the community for the community; inclusive**
- **All profits invested back into the community**
- **Encourages and supports social interaction and wellbeing**
- **New services; café, parcel drop off, prescription pick up, dry cleaning**
- **Community business have a 92% long term survival rate**
- **Supporting local suppliers and supply chains**
- **Reduced carbon footprint; refills, plastic free, homegrown produce**
- **Energy efficient new building; renewable energy**
- **Disabled access and parking**
- **Funding available specifically for community projects**

## Con's

- **No need for new community facilities; existing spaces underused**
- **Competition to the Red Lion**
- **Would create additional visitors to the village**
- **Preston will become a tourist hot spot**
- **Will Increase traffic in the village; already a problem**
- **Shop not commercially viable resulting in failure**
- **If shop fails, an empty building will be left**
- **Would encourage further residential development in the village**
- **Not enough volunteers; business will fail**
- **Not enough community support; business will fail**
- **No footpaths to and from the site; difficult to access when dark**
- **Delivery lorries would create noise and disturbance**
- **Hitchin is close by so no need for a shop in Preston**
- **Would negatively impact other local shops**
- **Funding money could be spent on other projects**