

Dear Mr Fox,

I write to you to provide commentary on behalf of the Seafront Traders Association on the above submission made by SBC which was published on the SBC website 16th June 17.

6. ***“ At this stage and having regard to the matters set out above, TSL consider that they can provide between circa 525 - 740 car parking spaces on the site as part of the development proposals that are being progressed.”***
7. ***“ Such provision would be achieved by a combination of means; in part by way of a surface level car park which would provide a subordinate portion of the overall quantum of parking spaces and a multi-storey car park which would provide the majority of spaces.”***

The above statements made by Turnstone estates relate to the number of spaces they are prepared to incorporate onto the Seaway development.

At the hearing Turnstone's transport consultant said the transport modelling they had done for the planning application was based on 540 car parking spaces. There is obviously a big difference between 540 and 740.

Turnstone and SBC signed a pre contract agreement in circa December 2014 for the development and Lease of the Seaway car park. It is my belief a minimum number of car parking spaces to be re provided has been identified under the terms of this contract and the likelihood is the developer may decide to provide only the minimum spaces necessary to fulfil its obligations under this contract, otherwise face increased build costs.

SBC have refused to reveal the number of spaces specified under the contract.