

EP/133/17/PD



The Seahorse Café
110 Sea Road
East Preston
BN16 1NN
04.10.2017

Dear Sir / Madam

Ref: Change of use from A1 to A3 at 126 Sea Road East Preston

I write in reference to the above planning application to express a few concerns. These are mainly about traffic management and parking in the vicinity of the application.

126 Sea Road is located along an overcrowded road which already has frequent major parking issues. The free car park mentioned in the proposal is soon to become Pay & Display, further exacerbating the parking problems. Another eating venue may well put extra pressure on local parking, affecting the already established businesses; causing more parking issues for staff and customers alike and also, very importantly, local residents.

I note also the applicant plans to use locally-produced produce - surely this still needs to be delivered? In addition to the increased traffic the café's customers will generate, these deliveries will also bring increased van and lorry traffic into the area.

This part of Sea Road, is already well served by the range of established food and drink venues: Chinese, Indian, Fish and Chips, pizza/kebab, three pubs all serving food, not to mention us at The Seahorse Café. I have concerns over the viability of yet another eating place in this area. Communities and businesses do best when there is a strong mix of different businesses on offer.

I understand you can only consider matters relating to Planning Legislation into account, but I sincerely hope you will take on board the above points when considering the application.

Yours faithfully

A black rectangular box redacting the signature of Rachel Hawkins.

Rachel Hawkins

Owner

The Seahorse Café