

Planning Application 8/19/1172/FUL

Former MCA Training Centre, Penny Way, Steamer Point, Christchurch - Demolition of existing buildings and erection of 26 residential units comprising houses and apartments, associated car parking, landscaping and associated works.

Statement of Objection

I am immensely saddened on behalf of Christchurch residents and thousands of visitors who come to this part of our treasured coastline to see Members being asked to approve this Application.

This is probably the most important location in a generation being considered for residential development. Not only is it immediately adjacent to both Highcliffe Castle's protected Local Nature Reserve at Steamer Point, which is important for wildlife, geology, education and enjoyment (without disturbing wildlife) but also the nationally important geological cliffs forming the Site of Special Scientific Interest starting at this point and continuing along the coast to Milford in Hampshire.

The sensitivity of this former historical scientific and research facility, and more recent the Coastguard Agency site, is underlined by previous development schemes being rejected by Christchurch Planners and then, in 2014, consent being granted on appeal for 26 individual houses.

To now ask for a four-storey block of flats on the most prominent part of the site in this location is totally wrong and inappropriate both on Policy grounds and aesthetics. Saved policy ENV9 makes this very clear and includes **'proposals should not detract from the visual dominance of the cliffs being subservient to them'**. The flats will be visually dominant along the whole coastline as far as Hengistbury Head, another protected local nature reserve.

The applicant should be content with the appeal decision for 26 individual houses rather than to spoiling the amenity of this part of the coastline with a four-storey block of flats.

I would ask you to reject this application. Should the applicant decide to Appeal, this will allow a Planning Inspector to consider the application thoroughly, having regard to the planning history of the site including the departure from policies to correctly protect the coastline.

Thank you.

Cllr Nigel Brooks MBA MRICS Chartered Surveyor

11th March 2021

Councillor Highcliffe & Walkford