

MCA Development Site at Steamer Point

The case against, as put up by the local Action Group

The basis for our objections to this plan are as follows. We do hope that the FCRA will support the FCAC's decision.

1. The size and style of dwellings in the plan are not in keeping with the character of all other properties in the area, in particular the terraced and semi-detached properties.
2. The planned dwellings have much smaller and less spacious gardens to other surrounding properties.
3. It is not clear from the plan as to how many properties will have garages and parking spaces, the exclusion of which will have a significant impact on the area. The plan also includes an access directly into the grass car park which is under the control of Christchurch Council.
4. Although the proposed 26 dwellings is less than the original proposed of 35, it is very important for Residents to be aware that the effective density is about the same mainly due to the grass areas introduced. This involves 26 dwellings on 1.35 hectares which is a density of 19.3 dwellings per hectre. This is about 30% higher in density than the density of other properties in the surrounding area. This is a significant change in character as Freshwater Road for example is about 15 dwellings per hectre. All other properties in Friars Cliff are similar or less.
5. The new plan calls for the felling of 9 trees on the site although we were informed that the Council had only recently established a preservation order on ALL trees on the MCA site.
6. This is a conservation area with a Nature Reserve alongside the site. The plan appears to have in part not considered the location of buildings beyond 10 metres of the boundary.

We intend to submit a flyer to Friars Cliff Residents next week [commencing 6th October] to ensure that if they wish to object they can do so in writing to CBC by the 21st October.