



Quantum Group

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To the Residents of West Christchurch

Dear Resident

Re: Former QinetiQ Site, Bailey Drive, Christchurch

I am delighted to let you know that we have now formally lodged our planning application for the comprehensive redevelopment of our riverfront site at Bailey Drive behind Christchurch Retail Park! This application is particularly exciting for us as Quantum is a local company and it is our firm desire to see Christchurch with its wide variety of shops, restaurants, bars, cafes and visitor attractions which give the town its unique character and charm, continue to prosper.

Following our Community Engagement Day back in October 2011, which was so enthusiastically received by local residents, we have reviewed the many comments and suggestions received on the day and also via email afterwards and we have endeavoured to include as many of these within our scheme as possible.

The planning application number for this site is **8/12/0044**

If you would like to express your support or make a comment about our planning application, please email us at yourviews@quantumgroup.org.uk or just click on this link.

We do hope you may be moved to support this planning application as your support is crucial in sending out a clear message to the local authority that you want to see the redevelopment of this redundant riverfront site become a reality!

The deadline for comments to be received by the council is 19th March 2012.

What is being proposed?

By way of a recap, the planning application that we have lodged includes the following features:

- ✓ 25 new affordable homes
- ✓ New Health & Fitness centre
- ✓ New food store
- ✓ Community children's play area
- ✓ Ferry and boat landing pontoon (incorporating a Ferry link to Town Quay)
- ✓ Public riverside open space
- ✓ Public access to the water

How will Quantum's proposed development benefit Christchurch?

We consider our proposal for this site at Bailey Drive will provide an enormous boost to the town, both directly and indirectly, in a number of fundamental ways;

The creation of over 300 new jobs for Christchurch - For some time now, this redundant site has lain empty contributing nothing to the town and providing virtually no employment for local people. These new jobs for local people will be of immense economic benefit to the town with the wealth created being spent back in the borough. These days the creation of this number of new jobs is extremely rare.

Provision of much needed local social housing - **The inclusion of a food store on this site will make it possible for us to fund the construction of 25 new affordable housing units.** You may be interested to know that we have already agreed in principle a deal with Sovereign / Twynham Housing Association whereby they will take on the housing element of this application. The mix and the tenure of the housing has been the result of extensive dialogue between Quantum, Sovereign and Christchurch Borough Council's housing team. Therefore the residential element of this development will be **100% affordable** and the Borough have our assurance that it will be constructed and finished to a high standard of which we can all be proud. 25 new dwellings in turn will create additional spending within the local area.

Public access to the extensive river frontage - This has been a military facility since the 19th Century so public access to the site and riverbank has thus far been prohibited.

Retention of food spend within the borough – Residents in West Christchurch will now have a viable and convenient local alternative to travelling to Bournemouth by bus or car to do their weekly shop. This will also provide a wider spin-off benefit to local shops and businesses within the town by ensuring local people stay local and spend their money locally. According to evidence published on 3rd October 2011 by consultants NLP for Christchurch Borough Council, **60.1% of residents** who live within a 10 minute drive of Christchurch Town Centre do their weekly shop in Bournemouth! The report goes on to show that annually, a staggering **£69,470,000** (at 2009 prices) is spent in Bournemouth that could otherwise be spent in Christchurch.

Recycling area - providing a convenient location for the recycling of bottles, plastics, paper and textiles.

Increased connectivity with surrounding areas via the proposed new ferry link and foot / cycle bridge & extension of the cycle path - Providing more opportunities to walk and cycle rather than take the car.

Permanent public memorial providing historical recognition of Sir Donald Coleman Bailey - This will highlight the hugely important historical contribution made by Christchurch, where the famous Bailey bridge was invented.

Improved visual character of the area through tree planting and soft landscaping - Currently the site is an eyesore. It is surrounded by high fences and razor wire. Quantum plan to totally transform the site which will hugely enhance the area and provide an easily accessible amenity for local residents.

Once again, if you would like to express your support or make a comment about our planning application, please email us at yourviews@quantumgroup.org.uk

We do hope you will support this planning application. Your support is vital if this exciting proposal is to become a reality.

Remember, the deadline for comments to be received by the council is 19th March 2012.

Please feel free to contact me if you would like to request further information or if have a particular question regarding the project.

Kind regards



Simon Hammond

Director

For and on behalf of Quantum

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