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Major Casework

Temple Quay House, 2 The Square

BRISTOL BS1 6PN

Redevelopment of Edwina Mountbatten Care Home, Romsey

Churchill retirement living app 23/01700/FULLS

The points made to Test Valley Planning Committee, and which I think it is important to repeat are as follows:-

Change of use. The application by Churchill Homes is a significant change of use. The care home object was formally stated in 1962 as”*for the public benefit to relieve elderly people who are in need in particular but without limitation by providing housing, services and facilities calculated to relieve the needs of such persons at properties maintained by the CIO*”. Churchill Homes are just going to build some flats for sale at market prices (their annual report indicates £340K as typical sale price). In my view the TVBC have not done enough to make the provision for a care home that was clearly needed. I also note the forecasts of likely growth in dementia and mobility care for over 65s (report 8.2 retirement provision). This development is not contributing to provision for these conditions. **The Edwina Mountbatten care home provided affordable housing and elderly care.** This present plan brushes this off to be done somewhere else, for a very small charge to be paid by Churchill.

Number of properties and parking. The type of flats proposed are likely to need at least 80% car parking. (Compare Audley Village, Stanbridge Earls). There are 11 spaces shown on the plan; that is 23.4%. The report states 16 spaces, but even this is only 34%. This is surely unacceptable, given that residents aged 55 to 67 may still be working. The reality is the site is not of sufficient size to accommodate the number of flats and parking that the developers feel necessary to justify the high cost they paid for it to outbid TVBC.

Location. The site is adjacent to the area designated for the Romsey South Town Centre Masterplan. Section 8.21 of the report to the committee says this was adopted by the council on 2 September 2020. However this plan is far from being finalised, and this Edwina Mountbatten site now being considered is adjacent and could be very significant in making the masterplan more acceptable, such as avoiding the supposed need to demolish the Crosfield Hall, providing a new building for the Aldi supermarket.


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