

Rec'd 25/7/24

Alec W Fry FCA, 1 Barling Mews, Love Lane, Romsey, Hants. SO51 8TB

Telephone 01794 511341; email a.fry469@btinternet.com Mobile 07732 336395

Monday, 22 July 2024

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

Further to my letter of 9th June further research has shown an error in the third paragraph "Location". This previous letter did not make clear that the Mountbatten Care Home site is included in the masterplan study area. This paragraph has been amended in the attached letter, and I would be grateful if you would withdraw the version of 9th June from my submission.

To make the matter clear I am attaching a copy of the masterplan context map fig 2.2 which shows the boundary of the study area as a black dotted line.

I plan to attend the Inquiry at Romsey Crosfield Hall annex on 13th August.

Yours faithfully,



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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 within the area designated for the Romsey South Town Centre Masterplan. See attached “context map” of the masterplan area as published in the masterplan fig 2.2). 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.

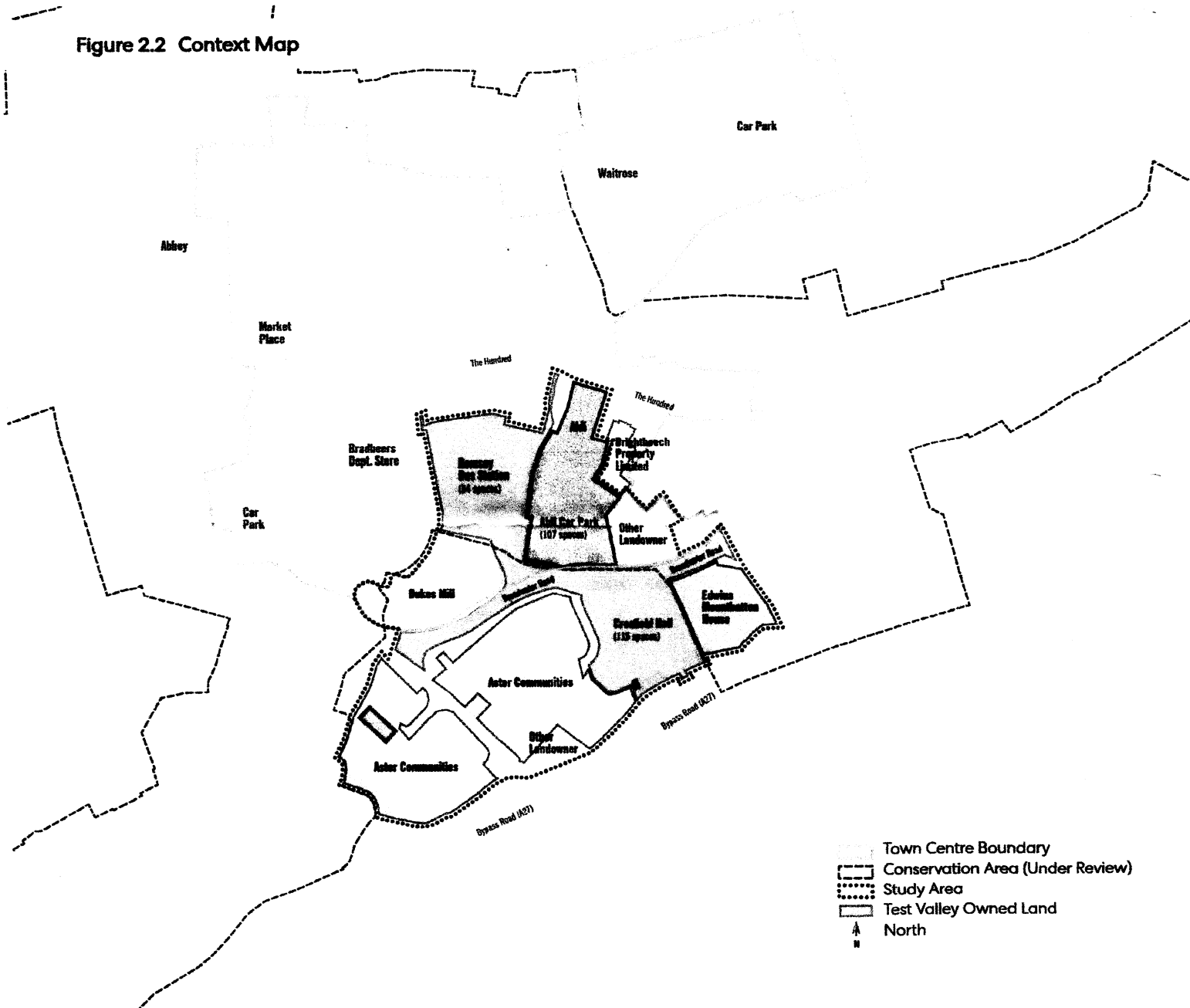

Alec W Fry FCA

Area South of Romsey Town Centre

2.12 The area to the south of Romsey Town Centre and the focus of this Study, is the area shown in Figure 2.2 – Context Map. The area is comprised of a variety of landholdings, the primary of which is the TVBC owned Crosfield Hall, Broadwater Road, and the Romsey bus station and associated facilities. The Study Area also incorporates Dukes Mill, the Aldi store and car park, Edwina Mountbatten House, Brightbeech Group

landholdings adjoining Aldi, Broadlands Eastwood Court and the Aster Housing Estate. The Study Area is not intended to reflect an area where development is proposed or where the landowner is promoting development, but shows important landholdings that have a bearing on the Masterplan. Throughout the Masterplanning process, there has been no fixed area boundary for discussions, meaning that some landholdings have been included or excluded as the process has progressed. Not all of the landholdings

Figure 2.2 Context Map



GET /eSCL/ScannerStatus HTTP/1.1
Host: localhost

GET /eSCL/ScannerStatus HTTP/1.1
Host: localhost