

1. Since the onslaught of HMOs in the Polygon area since early 90s it has been Plainly obvious that residents have repeatedly reported noise and ASB from HMOs .
2. The main problems raised are:
3. The negative impacts on amenity from the transient nature of the occupiers living within a family home orientated community and upsetting the balance and mix of the households within the community, disturbance arising from the intensification of use of a home by the greater comings and goings associated with occupiers living independently of each other in comparison to a typical a family unit;
4. Why was policy SDP 1 and H4 used to refuse this last time but not now for this second application ?
5. Also note that a sound proofing condition can now be imposed on any NEW HMO room.
6. Are the Panel aware that Noise Nuisance will NOT accept noise complaints from within any HMO, meaning that quite housemates need to be protected from noisy ones by sound proofing.

My further research shows that the house numbers go from 2 - 96 on the south side and from 1 - 115 on the north side meaning about 105 houses ,of those 65 are HMOs, averaging about five people in each, which makes 325 people , and the 40 flats or family homes would average about 5 occupants in each. (120 people ?)

It is not easy for me to know which houses are converted to flats to know the exact number but it (the Polygon and Wilton) is obviously already an Unbalanced Community and you need to check if there is nationwide policy against that.

It may be part of the National Planning Policy Framework.

Stewart Morris
42 Harborough Road
Southampton
SO15 2FY