

Your Ref. Planning application 24/00405/FUL Site code 5953

OBJECTIONS

I object to the proposal to turn the former Care Home at 348 Winchester Road, Southampton, SO166TW into a multiple occupation property/business. (HMO)

There is an acute shortage of Care homes within Southampton and particularly lower cost options in suitable locations. The demand by Southampton City Council services and private elderly people within Southampton is very high to allow people to remain near their existing community and families. The Care Home at 348 Winchester Road is an ideal location for city residents, support families and support services. The existing Care Home is a suitable size for a Care Home business, gardens are limited, the property is not grand which reduces operating costs. Parking as a Care Home is adequate, ambulance access and parking is perfect as has been demonstrated many times. The location beside the UHS hospital is ideal for the Home, the emergency services and comforting to Care Home residents and their families. The Care Home should be maintained in this location.

HMOs is a business that provides low cost accommodation for people that have limited housing options, that are transient and generally do not have an attachment to the property or the location.

Residents of HMOs have a very strongly supported history of causing many more complaints than any other form of residential property. The complaints include, litter and dumping in the vicinity of the property, smoking and alcohol in the vicinity of the property, unofficial sub-letting, noise, anti social behaviour, etc. These characteristics are well understood and recorded by public services. This does not imply that all individuals are troublesome, however, large HMOs tend to be dominated by individuals that are anti-social and who influence others in the HMO.

To limit the impact of problems that HMOs cause for public services and local communities the size of HMOs are generally limited to a maximum of five individuals per property. The HMO proposal for 348 Winchester Road is huge relative to the existing average size HMO. The impact of introducing this very large HMO at this location would be extremely harmful to the character of the area and its current residents. Current residents are generally families, many elderly that currently feel safe walking in this location. There are also many children and young people that walk in this location to schools, college, sports centre, etc. they will be adversely affected by this proposed HMO.

The large number of residents proposed for this HMO would also be damaging for the residents of the HMO. Many HMO residents have needs that conflict with living in large densely populated homes. This large home environment would cause additional stress for individuals that would be damaging for all occupants of the HMO.

This HMO proposal should be rejected to ensure a Care Home in this location is maintained, the peace, safety of local residents is maintained and the needs of proposed residents are provided for more correctly.

Kind regards

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