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To: [Section 62A Applications Non Major](#)
Subject: Planning – Application Comments - 25/14113/PINS
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Dear Sir/Madame

I am writing to object to this planning application in Highland Square. I understand the site needs to be developed, but not into another HMO. This area is already saturated with student accommodation, which is having a detrimental effect on the area and the number of HMO's has already risen from 95 to 102 in the past year.

The increase in HMO's/student population further increases the transient nature of the local community. As a result, there is constant fly tipping which I regularly need to report to "fix my street". This often coincides with students finishing term at the end of their year. Highland square is permanently full of black bins on pavements, blocking paths and is an eyesore for the residents.

Even though this is a residents parking area, there is no capacity for more cars and I am sure these developments will bring more cars.

Please can you consider this proposal carefully. There needs to be more family housing here not student/HMO properties built. At least family accommodation will raise council tax to help pay for more services. The area already needs to be reviewed/monitored for the present amount of fly tipping and solution for having 20+ black bins permanently on the street.

Thanks for your time

Yours Faithfully

Justin Swift-Smith