

**From:** Stephanie Culpin [REDACTED]  
**Sent:** 03 March 2025 21:07  
**To:** Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>  
**Cc:** [REDACTED]  
**Subject:** S62A/2025/0079 515-517 Stockwood Road Brislington Bristol BS4 5LR

**Application Number: 25/10551/PINS**

I would like to lodge my strong objection to the above mentioned planning application. I am a leaseholder and resident at Orchard House. I have copied in End our Cladding Scandal, our MP and Matty, a local journalist, who have all been following the situation at Orchard House closely.

I attach the following documents for your attention:

1. APP/Z0116/W/24/3341173 Appeal Decision report - for which I was in attendance
2. FTT Remediation Order
3. Article from Bristol Cable [REDACTED]
4. Article from BBC [REDACTED]
5. Article from Sky News [REDACTED]

Stockwood Land Limited, Director - [REDACTED] has submitted a planning application to build further flats on to the existing Orchard House building. The freeholder of Orchard House is STOCKWOOD LAND 2 Limited, Director - [REDACTED] was a Director at STOCKWOOD LAND 2 Limited until July 2023.

In May 2021 leaseholders paid for a preliminary review of all documentation for sign off under the EWS1 form. Signing of the EWS1 in relation to the building could not be carried out under Option A due to the combustible and unknown materials identified. The report determined that a physical inspection would be required. In April 2023 leaseholders paid for an intrusive EWS1 Option B survey to take place. The result of the assessment was a B2 rating which means there isn't an adequate standard of fire safety and remedial work/interim measures are required.

**Since May 2023 leaseholders have known that the building is unsafe and requires work to remediate the dangerous materials but to date no work has taken place.**

In December 2023, myself and another leaseholder, secured one of the first First Tier Property Tribunal (FTT) Remediation Orders (CH1/00HB/2023/0007). This judgment ordered our freeholder to complete the required works by 12<sup>th</sup> June 2024. No action has been taken by the freeholder to date. The freeholder did not take part in the FTT remediation hearings.

Since the survey in 2023 our freeholder has cut all communications with leaseholders and our management company. Ground Rent has been collected and paid to the freeholder during this period.

Our management company have confirmed that they are unable to apply to the Cladding safety scheme as they are not the responsible entity for the building. They say that they have asked the freeholder to provide authority and/or apply themselves however they have ignored these requests. Leaseholders are also unable to apply for the

Cladding scheme. Homes England have been trying to contact [REDACTED] since August 2024 to arrange for them to complete and application but have also been ignored.

[REDACTED] and their associated companies, have been applying to Bristol Council for planning permission for new developments at Orchard House since 2021, when they knew of the defects at Orchard House. The Freeholder and his family have shown a pattern of applying for permission to build a care home, then switch to residential as a way of avoiding affordable housing targets, as was the case at Orchard House.

I attach a copy of your appeal decision for their last attempt, of which I attended the hearing in person. Here I met with Horizon Homes, Stokes Morgan and other associates [REDACTED] including a Barrister. All of which assured me they would share the dire situation my neighbours and I are in with [REDACTED]. We of course did not hear anything and instead have been insulted with yet another planning application by the same people.

[REDACTED] have also been fined by Avon Fire for ignoring fire safety legislation at another building and they have been involved in a number of planning and development controversies over the past 10 years. All of these are documented online.

Bristol Council, Avon Fire, Homes England, MP [REDACTED], Sky News and The Bristol Cable have all failed to get a response from the freeholder, along with the leaseholders and our management company.

The [REDACTED] toll this situation has had on me over the years is almost indescribable. I brought the flat in 2018 in good faith and utilised the government help to buy loan to get my first step on the housing ladder. I have since been left in an impossible position where I cannot sell my flat, I cannot remortgage, I cannot pay off my help to buy loan, I cannot move forward in my life and all whilst going to sleep at night knowing I am in an unsafe building.

Allowing the building of more flats on to a B2 rated building like Orchard House is a huge risk to life and cannot be considered. Orchard House is unsafe, there is no argument to be had on this, and exposing the building to further fire risks through machinery and hazardous materials is unthinkable. My understanding would be that any extension of Orchard House would also be subject to a B2 rating and therefore only making the current problem even worse.

I understand that I have shared more information than you require but I feel it is important that your department understands the severity of our situation and the impact your decision has on the 54 leaseholders at Orchard House.

Many thanks for your time.

Kind regards  
Steph Culpin