

From: Charlie Simpkin [REDACTED]
Sent: 20 March 2025 18:10
To: Section 62A Applications Non Major
<section62anonmajor@planninginspectorate.gov.uk>
Subject: S62A/2025/0079 - objection/comments

Hi, re; Application Number: 25/10551/PINS

I would like to lodge strong objections to the above mentioned planning application.

I am a leaseholder and resident at Orchard House.

I understand another leaseholder has sent objections attach long the following documents, which I also believe should amount to a strong case against the developer generally and in conjunction with this application:

1. APP/Z0116/W/24/3341173 Appeal Decision report
2. FTT Remediation Order
3. Article from Bristol Cable

[REDACTED]

4. Article from BBC

[REDACTED]

5. Article from Sky News

[REDACTED]

Stockwood Land Limited, [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, two other leaseholders, 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 12th 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 [REDACTED] 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.

Another leaseholder has in their objections sent a copy of your appeal decision for their last attempt, of which she attended the hearing in person. Here she met with Horizon Homes, Stokes Morgan and other associates of [REDACTED] including a Barrister. All of which assured her they would share the dire situation we 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.

██████████ 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, ██████████, 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 mental, physical and financial toll this situation has had on us all as leaseholders over the years is almost indescribable.

I purchased the flat in November 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 attached 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.

while this may not be relevant in theory, 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.

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Further points adding to my objections have not changed since the last appeal which surrounded matters like parking (or the lack thereof, and no enforcement in place at all to assure I do not lose access to my parking space if more residents appear, a space which is mine in my lease); the loss of light and privacy to existing flats at orchard house is completely unfair as they bought in faith; the imposition this building work will put on neighbouring businesses too; also the noise this development will cause when my wife works from home will be untenable.

Also, builders smoking is something you can't get away from, and frankly the thought of a stray cigarette potentially causing a fire to the block given the unsafe building safety findings is terrifying.

The plans have barely changed and regardless of any adaptations made, this company and associated companies should be barred from carrying out any developments whatsoever as they're an unlawful, unscrupulous organisation causing a group of council tax payers a lot of anxiety, stress and depression. To see them winning this will quite frankly be galling and I know some people at OH who are already at their wits end and I worry for peoples mental health.

A government scheme has left us in this place, and to think the government are supporting the perpetrators over the victims is unthinkable.

While the matters at OH may be beyond scope of consideration in terms of black letter law, please allow common decency and sense to prevail.

Thanks for your time.

Kind regards
Charles Simpkin

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