

**From:** Kelly Palmer [REDACTED]  
**Sent:** 20 March 2025 15:16  
**To:** Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>  
**Subject:** Application Ref: 25/10551/PINS

Good Afternoon,

Application Number: 25/10551/PINS

I want to voice my disapproval and objection to the planning application in the reference number above as I [REDACTED]

[REDACTED] Director of Stockwood Land Limited, has put in a planning application to build additional flats on the existing Orchard House building, which is freeheld by STOCKWOOD LAND 2 Limited, [REDACTED]. My understanding is that [REDACTED] was previously the director for STOCKWOOD LAND 2 Limited up until July 2023.

The current freeholder, has been consistently unreliable with regards to the buildings safety and the safety needs of the residents already in situ. [REDACTED] have applied for planning permission on Orchard House many times in the last four years having been informed of the issues with EWS1 and neglecting fire safety. On further online researching of [REDACTED] this is not the first time they have ignored fire safety legislation, therefore, I feel this would be a very careless decision of Bristol City Council to allow this to happen as it will put even more peoples lives at risk.

Myself and the other leaseholders of Orchard house have paid for a desktop preliminary review for EWS1 Form in 2021 and a physical inspection/intrusive EWS1 form in 2023 which [REDACTED] are aware of, as they took our money for this from the management company. The outcomes of these inspections have been a B2 rating which meant that fire safety isn't up to a safe standard and essential work on the building is needed. Since then, no work has been undertaken by the freeholders, despite also having a First Tier Property Tribunal hearing and a remediation order, with outcome of work needing to be completed by June 2024 by the Freeholder. This has still not been actioned or even acknowledged by the Freeholder.

All the while, I, a hardworking NHS Nurse and good resident in my building have been paying my ground rent to the freeholder, where as they have not communicated at all to me, any other leaseholders, or the buildings management company.

Following research by residents of Orchard House, we have established that the management company and leaseholders are unable to apply for the Cladding safety scheme as they need permission from the Freeholders, but they are simply ignoring this. Homes England and our Local MP have also attempted to contact [REDACTED] regarding this, but has been ignored.

The torment this situation has had on my life since living here has been horrendous. I was a first time buyer, that used the Help to Buy equity loan to help get myself on the

property ladder with good faith I would be able to move on after a few years. I have been trying to move on with my life and have been unable to sell my property, I have not been able to remortgage to a mortgage lender with better rates due to no broker wishing to lend, I have had to pay off the Help to Buy equity loan using my own funds in order to stop having to pay unnecessary interest on it and to be able to look at the prospect of renting my property out, becoming a reluctant landlord. It has been near impossible to make any form of plans in my life due to this and I hate having to live there knowing it is an unsafe building, with Freeholders that quite simply do not seem to care.

The impact of your decision could make or break myself and other leaseholders of Orchard House and if it is allowed to happen, I fear the extension of Orchard House could pose a severe risk to life for the 54 Leaseholders.

Many thanks

Kind regards  
Kelly Palmer