

From: Rachel Walker [REDACTED]
Sent: 20 March 2025 21:46
To: Section 62A Applications Non Major
<section62anonmajor@planninginspectorate.gov.uk>
Subject: Re planning application S62A/2025/0079

To whom it may concern,

Re planning application S62A/2025/0079
Stockwood Road, Bristol BS4 5LR proposed development adjacent to/attached to
Orchard House

I strongly object to the proposed development.
My reasons are as follows:

1. I am [REDACTED] - my windows face out to the proposed plans. The height of the proposed plan would completely overshadow my flat and minimise natural light. This would both be detrimental to my ability to conduct my day to day activities and to my mental health. No one should have to live in such an environment, especially when the property was purchased on the basis of having big windows and a lot of light, which helps in a small flat.
2. The proposed plan does not give clear information on what parking will be supplied to the new properties to be built. The original application form within the documents suggests there is no current parking which is not taking into consideration the car park directly opposite the plans which wraps around orchard house. This then leads to a proposed 16 spaces for vehicle/cycles. If this is a proposed 16 vehicle spaces- Where are these? If this is a proposed 16 cycle spaces, great... but my concern with this is the residents of the proposed building that own a car will then need to park somewhere and aside from an already busy Hungerford Road, this would lead to our parking spaces being taken. The parking spaces that are currently on site have been paid for within the price of each flat (if included, some flats don't have parking spaces within their leasehold). This already seems to be an issue, with residents often coming home on an evening with nowhere to park.
3. The entrance to proposed site is the current entrance for orchard house. I feel this entrance is already a tricky area to manoeuvre in terms of road safety. When leaving the site by car, the pavement view is already blocked by orchard house to the right and fencing to the left. Adding in another building to the left and an adjoining building above will reduce even more light and view, causing this to be dangerous to anyone using the pavement/cycle path. This pavement is heavily used throughout the day, including by hundreds of students leaving both a secondary school and college at either end of the road. This is the only access to the site of orchard house and proposed building, so also unsure how the works to build to the side and above of this is going to be safe and provide no disturbance to others. It seems impossible that the new building would not make this entrance more dangerous to the drivers and schoolchildren crossing the already visually difficult and busy entrance.

4. Lastly, the owners of 'stockwood land LTD' who are proposing these plans, are also the owners of 'stockwood land LTD 2' who are the freeholders of orchard house. Orchard house leaseholders are currently tied to the building and unable to sell their flats because of cladding issues and the worst possible fire risk rating through an EWS1 survey. Despite opening many communication avenues with the free holders about the issues(as well as gaining a remediation order against them to fix the issues, contact from the management company, local MP's, Homes England, our own lawyer etc) freeholders are ignoring the leaseholders and the risks associated with the building. I cannot begin to express my anger at this and the issues this has caused me, alongside their constant applications to build and adjoin to an unsafe building. This should never be allowed! Bristol city council are also very aware of these issues so should also not be accommodating any planning proposals from this company until people can live freely and safely. [REDACTED] and their associated companies do not build with responsibility and safety in mind, and should not be allowed to continue building and selling properties like this. Maybe if the freeholders, namely [REDACTED] and Bristol city council between them sorted out fixing the current issues with the flats , helping the people that live there currently move on with their lives without the problems hanging over them, the leaseholders may then be more amiable to further improvements on the current site moving forward. Joining to an already unsafe building seems like a recipe for disaster and permitting this would surely open Bristol city council up to comeback in the event of a fire.

Thank you,

Rachel Walker
[REDACTED]