

From: Laura Clarke [REDACTED]
Sent: 20 March 2025 12:59
To: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>
Subject: Objection to buliding on orchard house

Dear Sir/Madam

Application Number: 25/10551/PINS

I would like to lodge my strong objection to the above mentioned planning application. [REDACTED]
[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 to live in and requires work to remediate the dangerous materials but to date no work has taken place. 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.

I bought the flat in 2019 and utilised the government help to buy loan to get my foot in the door of the property ladder. I have since been left in a horrible position in my life with [REDACTED] 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 [REDACTED] I keep an emergency pack by the door incase we need to make a quick escape.

Allowing the building of more flats on to a B2 rated building like Orchard House is unsafe, and I personally [REDACTED] cannot allow there to be any more added danger to this building.

Many thanks for your time.

Kind regards
Laura