[redacted]

---------- Forwarded message ---------
From: **Stephen Cantwell** <stephen.cantwell@adur-worthing.gov.uk>
Date: Mon, 8 Jul 2024 at 09:23
Subject: Fwd: AWDM/0786/23 - Amended/Further information (McCarthy Stone at Barrington Road site, Worthing) - WSCC Fire Service response
To: Support Planning <support.planning@adur-worthing.gov.uk>

Hi Support Team

Please log and publish AWDM/0786/23.

Thanks
Stephen

Stephen Cantwell
Principal Planning Officer (Major Applications), Planning & Development
01903 221274

---------- Forwarded message ---------
From: **FRS Water and Access** <FRSWaterandAccess@westsussex.gov.uk>
Date: Mon, 8 Jul 2024 at 09:06
Subject: RE: AWDM/0786/23 - Amended/Further information (McCarthy Stone at Barrington Road site, Worthing)
To: Stephen Cantwell <stephen.cantwell@adur-worthing.gov.uk>, Support Planning <support.planning@adur-worthing.gov.uk>, Andrew Mugan <andrew.mugan@adur-worthing.gov.uk>

Hi Stephen,

Having viewed the details provided for this application, providing the fire hydrant indicated is in position and ready for use prior to any occupation of this property, the condition raised will be met. Unfortunately, on too many occasions properties are occupied prior to fire hydrants being installed or West Sussex Fire & Rescue Service being informed they are in place and ready for use, which then puts properties and more importantly lives will be put at risk in the event of a fire.

Regards

Ian

Ian Stocks
Water & Access Manager - Protection
West Sussex Fire & Rescue Service
Office 0330 222 4499 **Mobile** [redacted]
Web www.westsussex.gov.uk/fire
Email frs.waterandaccess@westsussex.gov.uk
Bognor Regis Fire Station Fire Station, West Meads Drive, West Sussex, PO19 1BD

My pronouns are he/him/his
Click here to find out why we use pronouns in our signatures



From: Stephen Cantwell <stephen.cantwell@adur-worthing.gov.uk>
Sent: Tuesday, July 2, 2024 1:12 PM
To: Support Planning <support.planning@adur-worthing.gov.uk>; Andrew Mugan <andrew.mugan@adur-worthing.gov.uk>; Ian Stocks <ian.stocks@westsussex.gov.uk>
Subject: AWDM/0786/23 - Amended/Further information (McCarthy Stone at Barrington Road site, Worthing)

****EXTERNAL****

Hi

Support team

Please can you log these to AWDM/0786/23.

Andrew (Waste Services) and Ian (FRS)

on this occasion, please could you take my email as a consultation on these plans.

- **Ian** - the amended fire strategy for your consideration, including the hydrant position your commented on 27th June (i've added a screenshot of this below my signature)
- **Andrew**- the waste management plan response is set out in red text in the thread below. i've attached your comment of 3rd october tio this email (titled 'FB1E3993' etc)

Thanks in anticipation

Stephen

Stephen Cantwell
Principal Planning Officer (Major Applications), Planning & Development
01903 221274

RE: AWDM/0786/23 Fire Hydrants for McCarthy-Stone - 62 age-restricted apartments at former HMRC Site, Barrington Road. Worthing External Inbox ×

FRS Water and Access Thu, 27 Jun, 16:44 (5 days ago)
to me

Hi Stephen,

Having viewed the information provided in the attached plan for the location of the only fire hydrant intended for this site, evidence will be required to show that the fire hydrant location is within 150m of the fire appliance when attending a fire within an apartment, either one of the 3 access stairways. If dry risers are to be included, the inlet must be within 18m of the fire appliance location and in line of sight of the pump operator at the rear of the appliance.

Evidence will also be required to show all parts inside all apartments are within 45m of the location of the fire appliance or dry riser outlet or 60m if the property is fully sprinklered, accordance with Approved Document B (AD-B) Volume 2: B5 Sections 13 & 15.

Regards

Ian

Ian Stocks
Water & Access Manager - Protection
West Sussex Fire & Rescue Service
Office 0330 222 4499 **Mobile** [redacted]
Web www.westsussex.gov.uk/fire
Email frs.waterandaccess@westsussex.gov.uk
Bognor Regis Fire Station Fire Station, West Meads Drive, West Sussex, PO19 1BD

---------- Forwarded message ---------
From: **David Williams** <David.Williams@mccarthyandstone.co.uk>
Date: Tue, 2 Jul 2024 at 12:27
Subject: FW: Durrington HMRC McStone conditions AWDM/0786/23
To: Stephen Cantwell <stephen.cantwell@adur-worthing.gov.uk>
Cc: Tim Beckett <Tim.Beckett@theplanningbureau.ltd.uk>

Good afternoon Stephen

Picking up from our meeting last Thursday where we ran through some of the detailed and condition-able elements please find attached a raft of information to hopefully address the points raised.

- Photos of balconies (as proposed at Durrington) as used elsewhere.**See attached details from a similar /recent project in Blandford. Also Images of installed balconies.**

- Cotswold brick and samples of the red and purple brick. **Brick samples have been posted recorded delivery yesterday so they should arrive by Wednesday. Please can you confirm once received. We have had to order these bricks due to lead times now so would hope this provides the comfort required.**

- LLFA drainage update awaited (as per your instruction to consultant earlier) **To be sent under separate email.**

- Waste Management Plan - concern over adequacy of waste capacity. **Bin capacity was calculated according to the MCS standards and BS, we have capacity for 8 x 1100 litre bins up to 11x 120 litre bins. There may be higher capacity bins of similar dimensions I.e. replacing the 120 litre bins with 240 litre bins which are only slightly wider so should still fit in the same area. Typical occupation of the accommodation is around 1.3 persons per apartment (one or two bed), typically aged mid 80s onwards – Very low generators of waste. Kitchen has its own separate waste and recycling area. Flexibility also exists within the area to further maximise space if**

required once fully operational should site generate extra ordinary levels. This is a larger area than current extra care/RL schemes run by McStone within Worthing with public collection.

- LLFA - Fire service info: **See attached fire strategy plan. This covers our entire fire strategy required for Part B but it highlights the hydrant is less than 77m away. The fire authority & NHBC have already signed off our strategy.**

- Acoustic fence at 3m is robust and agreed with Network rail. **Yes. The railway line is sufficient distance away from the fence and the track speed limit is 75MPH. We have to get this submitted and approved by NR as part of the BAPA. Its currently being designed by the contractor ahead of submission to NR. However I have previously discussed with NR and there are no concerns due to distance to track being greater than 3m. Additional spec sheets attached. Also we can confirm that acoustic fence will be implemented with no additional boundary ground level change beyond that shown as 150m gravel board to fence.**

- Piling Detail **The report will be forwarded separately hopefully by early next week.**

- Clarification of parapet height – particularly in relation to kitchen flue/cowl on roof . **The Architects have produced the attached section showing the height of the kitchen extract compared to the parapets. While it is taller than the parapets it is also positioned in the centre of the building and to the rear towards the railway, and so one would have to be quite some distance away to see it from ground level. It is discrete. The Elevations also show the heights of parapets in relation to this.**

Hopefully these pick up the main oustanding points of clarification required subject to the two follow up emails identified.

Regards

David Williams BA DipTP MRTPI

Divisional Planner

The Planning Bureau Limited

Bournemouth • Coventry • Hatfield • Manchester • **Ringwood** • York

Address: [redacted]

Mobile: [redacted]



Disclaimer – The information in this e-mail and any attachments is confidential and may be legally privileged and protected by law. If you have received it in error please notify us immediately and then delete it. Unauthorised use, dissemination, distribution, publication or copying of this communication is prohibited. You should carry out your own virus checks before opening any attachment. McCarthy & Stone accepts no liability for any loss or damage which may be caused by software viruses. McCarthy & Stone (Developments) Limited. Registered in England and Wales No: 6622183. Registered Office: 4th Floor, 100 Holdenhurst Road, Bournemouth, Dorset, BH8 8AQ. Authorised and regulated by the Financial Conduct Authority.

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please send it back to us, and immediately and permanently delete it. Do not use, copy or disclose the information contained in this message or in any attachment. Whilst every care has been taken to check this e-mail for viruses, it is your responsibility to carry out checks upon receipt.

CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

LEGAL DISCLAIMER
This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.