Advice to the local planning authority

Advice to the local planning authority (LPA) from the Building Safety Regulator (BSR) as a statutory consultee for developments that include a relevant building.

To LPA	Worthing
LPA planning ref no	AWDM/1329/25
Our ref	26-1159
Site address	Car Park Adjacent Sandell House Railway Approach Worthing West Sussex
Proposal description	REVISED DESCRIPTION: Erection of a four to seven storey building with 27 self-contained residential units (Use Class C3) including under croft parking and cycle store Reason for reconsultation: Revised plans and documents have been submitted with a modified design
Date on fire statement	17/10/2025
Date consultation received	27/10/2026
Date response sent	13/11/2026

1. Substantive response for the local planning authority

Thank you for consulting the BSR about this application.

Headline response from the BSR
Headline Response 'content'

Scope of consultation

1.1 The above planning application is for the erection of a 4 to 6 storey apartment block above under croft parking. The apartment block will consist of 29 apartments including 20% affordable housing. No basement storeys. The maximum storey height will be 18.60m.

1.2 All floors are residential except ground floor which has surface under croft parking.

Previous consultation

1.3 A planning gateway one substantive response was issued on 17/12/2025 ('Concern'), under the reference 25-1028 in relation to a consultation received on 26/11/2025. The concerns relating to horizontal means of escape, smoke control provision, design analysis and fire safety information.

Current consultation

1.4 A subsequent email was received from the LPA on 27/10/2026 requesting further consultation and providing additional information.

1.5 For the avoidance of doubt, this substantive response is in relation to the additional and amended information included with this application. In particular the BSR notes the following documentation included with the application:

- Design and Access Statement Addendum (Architectus Ltd)
- Applicants' response to substantive response 25-1028 (Architectus Ltd)
- Updated plans
- Planning statement
- Updated consultation letter

1.6 The key amendments and additional information provided in response to previous concerns and comments within previous substantive response 25-1028 are as follows:

- **Means of escape – horizontal**
  - The floor plans have been amended to address
  - The smoke control system will be via natural ventilation by OV's to the head of stairwells and AOVs to all escape lobbies
  - The car park will be ventilated naturally in the ground floor façade via open vents on opposing sides.
- **Design Analysis**
  - horizontal and vertical fire separation (120-minute compartmentation) between the parking area and the two residential escape routes.
  - The car parks' natural ventilation system
- **Fire Safety Information**
  - An annotated fire service site plan.
- **Supplementary Information**
  - These items will be addressed during the working drawing design process by the design team prior to the submission of the Gateway 2 application.

1.7 The fire statement indicates that the adopted fire safety design standards are Approved Document B vol1. The BSR has assessed the application accordingly.

1.8 The BSR is content with the fire safety design as set out in the project description, to the extent it affects land use planning considerations. Regarding the proposed amendments it will be for the applicant to demonstrate compliance at later regulatory stages, aspects may affect land use planning considerations, such as appearance.

1.9 The BSR advises that the previous substantive response (SR) (25-1028) is read in conjunction with this SR due to additional items, previously referred to in the supplementary section not included here.

Yours sincerely

[redacted]

Gareth Underhill
Fire Safety Information Assessor

Guidance on Planning Gateway One is available on the Planning Portal: Planning and fire safety - Planning Portal.

The scope of this substantive response is limited to fire safety matters that are material to land use planning considerations. This does not include matters relating to the determination of an application for:

- **building control approval,**
- **a completion certificate, and**
- **a building assessment certificate.**

This response does not provide advice about compliance with London Plan or local plan policy.