

Advice to the local planning authority

Advice to the local planning authority (LPA) from the Health and Safety Executive (HSE) as a statutory consultee for developments that include a relevant building.

To LPA	Mid-Sussex District Council
LPA planning ref no	DM/25/1327
Our ref	25-0237
Site address	The Martlets Shopping Centre Burgess Hill West Sussex RH15 9NN
Proposal description	Variation of conditions 6, 21 and 29 relating to planning application DM/19/3331 - amendment of approved drawings to improve the viability and deliverability of the scheme.
Date on fire statement	NA
Date consultation received	27/05/2025
Date response sent	12/06/2025

1. Substantive response for the local planning authority

Thank you for consulting HSE about this application.

Headline response from HSE
Headline Response from HSE ('content')

Scope of consultation

1.1. The above consultation relates to an application to vary conditions 6, 21 and 29 of the extant permission DM/19/3331. The consented application comprises:

- Block A1: A relevant building of 170 residential units over 11 levels.
- Block A2: A building within the curtilage of a relevant building consisting of commercial uses including retail, gym, hotel and offices.
- Block B: A building within the curtilage of a relevant building consisting of retail, cinema and library uses.

1.2. The Design and Access Addendum provided with the s73 application outlines the fire safety related amendments as being limited to the following:

Amendments for HRB and BS991 Compliance:

1. Secondary stair and secondary evacuation lift added to tallest element of the scheme on the South Western Boundary with Block A2.
2. Internal Arrangement of flats redesigned as a result of incorporating a second stair and evacuation lift within the same building footprint.
3. 2100mm x 1500mm wheelchair waiting areas incorporated into corridors.
4. Secondary escape stair and firefighting lift from the communal roof garden added to 7th floor roof terrace. Stair core to the north end of Block A1 extended to roof level.
5. Mechanical smoke vents added to central corridors
6. Mechanical smoke vents increased in size to meet fire strategy 0.8m² clear internal space requirement
7. Natural smoke vents increased in size to meet fire strategy cross-sectional 1m² clear internal area space requirement.
8. Hobs in open plan kitchens relocated to maintain a 1800mm heat radius + 900mm escape route around hob

1.3. HSE was not consulted on application DM/19/3331 as it predated the establishment of HSE as a statutory consultee for fire safety matters in relevant buildings. Accordingly, HSE has limited its assessment to the matters listed in the Design and Access statement provided with the current consultation.

1.4. Following a review of the information within this application, HSE is content with the fire safety design to the extent it affects land use planning considerations.

Yours sincerely

Jon Bryan
Fire Safety Information Assessor

Guidance on Planning Gateway One is available on the Planning Portal: [Planning and fire safety - Planning Portal](#).

This response does not provide advice on any of the following:

- matters that are or will be subject to Building Regulations regardless of whether such matters have been provided as part of the application
- matters related to planning applications around major hazard sites, licensed explosive sites and pipelines
- applications for hazardous substances consent

- London Plan policy compliance