

**Mandy.Smith**

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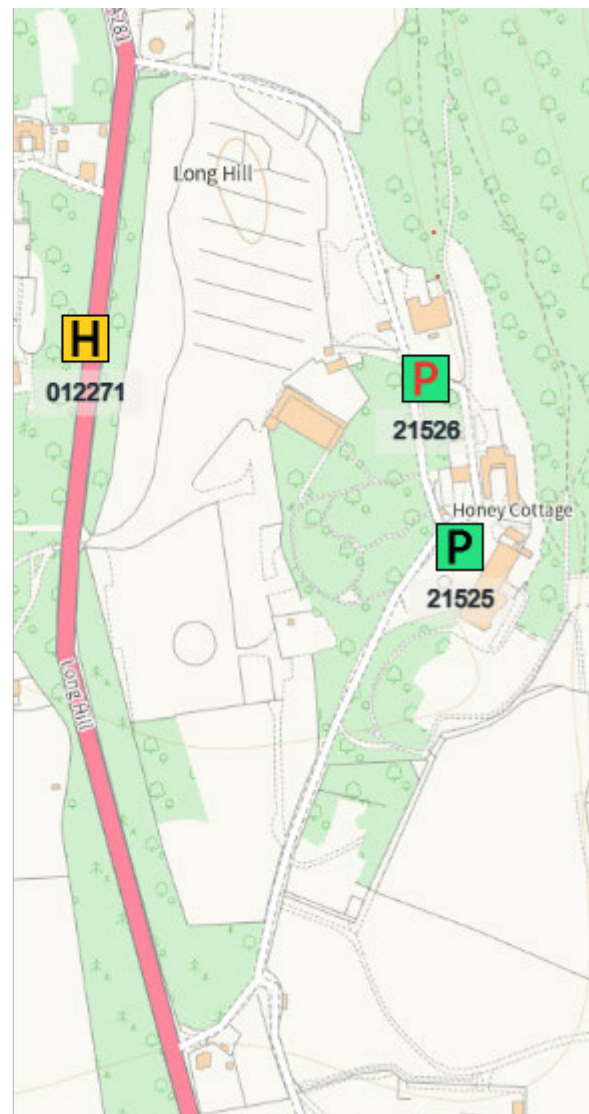
**From:** FRS Water and Access <FRSWaterandAccess@westsussex.gov.uk>  
**Sent:** 21 January 2026 08:48  
**To:** Planning  
**Subject:** Planning consultation - DC/25/1146 Leonardslee Gardens Brighton Road Lower Beeding West Sussex RH13 6PP

**Categories:** Consultations

FAO: Alice Johnson

Dear Alice,

Having reviewed the additional information provided for application no. DC/25/1146 for the internal & external reconfigurations, extensions and change of use of existing properties at Leonardslee Gardens, I am satisfied there is a supply of water for firefighting provided with two private fire hydrants located on site, as shown on a screen shot of our operational mapping.



With regards to the access routes, there are several pinch points identified on the Proposed site fire strategy plan that may restrict an attending fire appliance gaining access past these points. A fire appliance requires 3.1m through any gateway or narrowing, and 3.7m between road edge or curb for any operating area to ensure all equipment can be accessed from the storage lockers located on the side of the fire appliance.

Providing a fire appliance can reach the points indicated on the plan, the hose lay distances indicate all points inside the properties are with 45m of the fire appliance and meet with requirements. So we just need clarification a fire appliance can reach all attendance points indicated.

Regards

Ian



**Ian Stocks**

Water & Access Manager - Protection

**West Sussex Fire & Rescue Service**

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**My pronouns are he/him/his** 

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