

From: FRS Water and Access [REDACTED]
Sent: 05 November 2025 10:26
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 viewed the plans for the planning application no DC/25/1146 for the Extension to the visitor entrance building to house a new ticket sales area and café; Infill-lining roof to the former generator block courtyard, re-roofing of the Alpine House and in-ternal/external reconfigurations and link extension; Single storey winter garden conservatory to the Stable Block; Terrace extension to the east and internal/ external reconfigurations; Change of use from redundant staff offices and staff accommodation within the stable block to guest accommodation including extension to Honey Cottage; Change of use to the partial first floor of the Red House to staff accommodation; Small WC extension, reinstated chimney stack, and roof alterations to the Engine House; Lightweight wedding pavilion to the lawn, south of Leonardslee House; Landscaping changes including to the forecourt of Leonardslee House: the nearest fire hydrant for the supply of water for firefighting is between 440 to 580-metres away, a considerable distance further than the 175-metre distance required for a domestic premises, and the 90m distance required for a commercial premises. If an alternative water supply for firefighting is to be considered it will need to conform with the details identified in Approved Document-B (AD-B) Volume 1 & 2: B5 section 14 and 16 and agreed with West Sussex Fire & Rescue Service.

Although this is a change of use and alterations to existing buildings, they are significant changes with an increased risk to life and property in the event of fire, with no supply of water for firefighting available within the required distance, information the owner may not be aware of, and information that could affect their insurance premiums if water for firefighting is not provided.

Evidence will also be required to show Fire Service vehicle access meets with the requirements identified in Approved Document B Volume 1: B5 Section 13, for any domestic dwellings and Volume 2: B5 section 15 for all commercial properties. This is to ensure a fire appliance can gain access to within 45m of all points inside any dwelling, and within 45m of every point of the footprint of a building, or 15% of the perimeter, whichever is less onerous. A suitable turning facility within 20m will be required to ensure a fire appliance does not need to reverse further than this distance, also a requirement identified in section 13.

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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