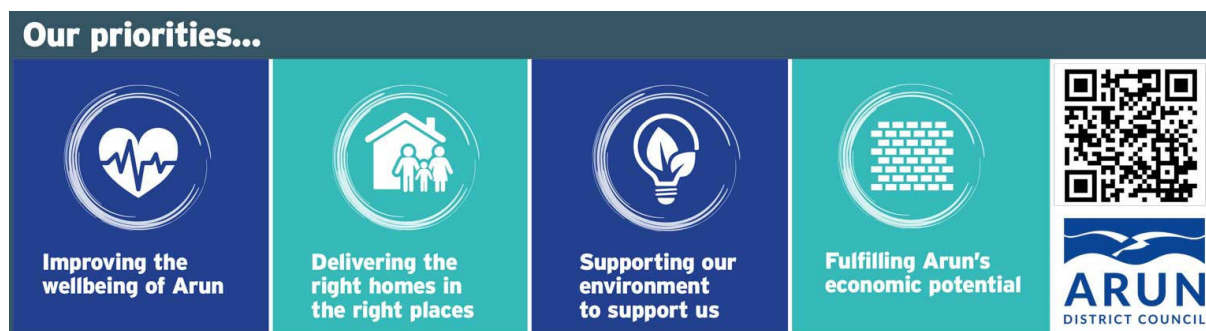


PL-Consultation-west Sussex Fire and rescue

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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From: FRS Water and Access [REDACTED]
Sent: 06 January 2026 14:11
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Planning consultation - R/58/25/PL The Bungalow Station Road Rustington BN16 3BA

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FAO: Harry Chalk

Dear Harry,

Having viewed the plans for the planning application no R/58/25/PL for the Proposed demolition of existing garage and storage area and construction of new self-build 3-bedroom dwelling, with new garages for both dwellings. This application is in CIL zone 4 and is CIL liable; evidence is required to show that all points inside the dwelling is within 45 metres of the location of a fire appliance in accordance with Approved Document B (AD-B) Volume 1: B5 section 13. This is to be measured along the hose lay route, not in a direct line or arc measurement. Any areas not within the 45m distance will need to be mitigated by the installation of domestic sprinkler or water mist systems complying with BS 9251 or BS8458 Standard.

From the plans submitted it is unclear if a fire appliance can gain access, the minimum width through any gateway or narrowing is 3.1m, and 3.7m between road edge or curb, capable of supporting 18-Tonne axial weight of a fire appliance. A suitable turning facility will also need to be provided to enable a fire appliance to turn and make their exit in a forward direction as identified in AD-B Volume1: B5 section 13. The access route is 100m from the main road, a considerable distance over the 20m distance required.

Regards
Ian



Ian Stocks

Water & Access Manager - Protection

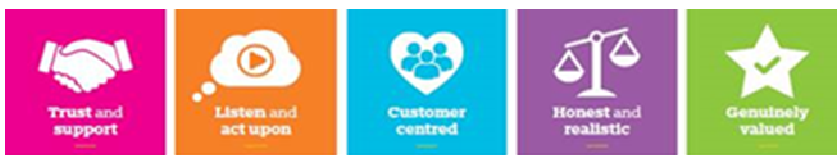
West Sussex Fire & Rescue Service

Web www.westsussex.gov.uk/fire

Bognor Regis 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](#)



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