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Royal Berkshire Fire and Rescue Service 🌐 rbfrs.co.uk



Head of Planning
planning.enquiries@wokingham.gov.uk

Your ref 250517
Our ref 406706/LE
Ask for Lisa Eveleigh
Date 07 July 2025

Dear Sir or Madam

**Re: Town and Country Planning Act 1990 (as amended)
Land off Basingstoke Road, to the south and west of Spencers Wood**

Further to your letter received on 19 June 2025, it is noted that the application ref 250517 has been made under the Town and Country Planning Acts.

At this stage there is no duty placed upon the Fire Authority under the aforementioned legislation to make any comment relative to the application.

Any structural fire precautions and all means of escape provision will have to satisfy Building Regulation requirement. These matters are administered by the local authority Building Control or approved inspectors, who you are advised to contact in this regard.

Please be advised that any comments made by the Fire Authority in this letter must not be taken as formal approval that your plan/s confirm to the requirements and recommendations of current Guides or Codes of Practice for means of escape in case of fire.

Recommendations identified under Section B5 of Approved Document B

Summary

At this stage of the planning application, Royal Berkshire Fire and Rescue Service makes comment relating to Section B5 of Approved Document B. This section specifies the provision of facilities to assist firefighters within the building and to enable fire appliances to gain access to the building externally.

Complying with these requirements, in advance of the formal statutory Building Regulation consultation process, will assist that process and the following recommendations are made without prejudice to that process

Chief Fire Officer – Wayne Bowcock

Access and facilities for the Fire and Rescue Service

Consideration is to be given to ensure access to the site, for the purposes of firefighting, is adequate for the size and nature of the development.

Full guidance criteria is published in Approved Document B accessed via web link:

<https://www.gov.uk/government/publications/fire-safety-approved-document-b>

Automatic water-based suppression system

The Fire Authority always advise the consideration of an appropriate automatic water-based suppression system. Automatic water-based suppression systems can significantly reduce the risk to life and mitigate the damage caused by fire.

The case for installing automatic water-based suppression systems is compelling; they save lives, reduce injuries, protect property and increase sustainability. Over the past few years, there has been a growing recognition of the effectiveness of automatic water-based suppression system in domestic premises.

Further information on the benefits of automatic water-based suppression systems and how they can play a significant role in saving life and property from the devastating effects of fire is available on the following websites:

www.nfsn.co.uk

National Fire Sprinkler Network

www.firesprinklers.info

Fire Sprinkler Association

www.bafsa.org.uk

British Automatic Fire Sprinkler Association

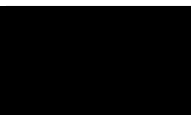
www.rbfrs.co.uk

Royal Berkshire Fire and Rescue Service

Water supplies for firefighting

Consideration is to be given to the *National Guidance Document on the Provision of Water for Firefighting* and the specific advice of this Fire Authority on the location of fire hydrants.

Yours faithfully



Lisa Eveleigh
Authorised Fire Safety Inspector
And on behalf of the Royal Berkshire Fire Authority

Chief Fire Officer – Wayne Bowcock