

From: Jennifer Pang <Jennifer.Pang@wokingham.gov.uk>
Sent: 09 September 2025 14:56:31 UTC+01:00
To: "Tariq Bailey-Biggs" <Tariq.Bailey-Biggs@wokingham.gov.uk>
Cc: "Adam Coggins" <Adam.Coggins@wokingham.gov.uk>
Subject: RE: WBC - 250564 - Wokingham Fire Station - WBC Call

Hi Tariq,

Apologies for making some updates on the recommended conditions & informatives:

Conditions

- CG6 (AMENDED) - ACCESS BEFORE DEVELOPMENT
No other development of the site as hereby approved shall take place until the access and footway works, including kerb reinstatement and the provision of tactile paving, have been constructed in accordance with the approved plans.
Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6

Informatives:

- The proposed gates shall be designed to ensure they can be remotely operated, and shall be retained as such thereafter. Should there be a failure to the automated system, the gates shall default to an 'open position'.
Reason: In the interests of highway safety to ensure vehicles can leave the highway in a safe and efficient manner.
- I22 - ACCESS CONSTRUCTION
- I24 - OFF-SITE WORKS (S.278)
- I27 - WORKS AFFECTING THE PUBLIC HIGHWAY

Kind regards,
Jennifer Pang
Highways Development Control

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

From: Adam Coggins <Adam.Coggins@wokingham.gov.uk>
Sent: 09 September 2025 14:09
To: Jennifer Pang <Jennifer.Pang@wokingham.gov.uk>; Tariq Bailey-Biggs <Tariq.Bailey-Biggs@wokingham.gov.uk>
Subject: RE: WBC - 250564 - Wokingham Fire Station - WBC Call

In the absence of a S106 agreement to secure the highway works, I think a Grampian condition is required as the footway/access works are outside of the red line.

Kind regards
Adam Coggins

Highway Development Control

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From: Jennifer Pang <Jennifer.Pang@wokingham.gov.uk>
Sent: 09 September 2025 13:56
To: Tariq Bailey-Biggs <Tariq.Bailey-Biggs@wokingham.gov.uk>
Cc: Adam Coggins <Adam.Coggins@wokingham.gov.uk>
Subject: RE: WBC - 250564 - Wokingham Fire Station - WBC Call

Hi Tariq,

Thanks for the updates. I have just discussed with Adam. Given there is no changes on the existing footpath/footway width, the Highways no longer require the improvement on the footway to be provided, but the applicant will have to confirm that the area between the footpath and footway will be kept clear from obstruction and there will be no negative impacts on pedestrian visibility.

Meanwhile, if the operational details of the gates cannot be secured by informatives, the application will have to confirm the following in this proposal:

- The proposed gates shall be designed to ensure they can be remotely operated, and shall be retained as such thereafter. Should there be a failure to the automated system, the gates shall default to an 'open position'.

Upon the above comments have been confirmed, the Highways will have no objections to the proposal subject to the following to be conditioned:

- I22 - ACCESS CONSTRUCTION
- I24 - OFF-SITE WORKS (S.278)
- I27 - WORKS AFFECTING THE PUBLIC HIGHWAY

Kind regards,
Jennifer Pang
Highways Development Control

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

From: Tariq Bailey-Biggs <Tariq.Bailey-Biggs@wokingham.gov.uk>
Sent: 09 September 2025 11:28
To: Jennifer Pang <Jennifer.Pang@wokingham.gov.uk>
Cc: Adam Coggins <Adam.Coggins@wokingham.gov.uk>
Subject: FW: WBC - 250564 - Wokingham Fire Station - WBC Call

Hi Jennifer,

Apologies I was waiting to hear back from the agent.

The agent has stated the following in response to your suggestions:

I have had another look at this with my Highways Colleague and would note that the application does not propose any changes to the existing footpath width with all works for the gate and fencing proposed to be within the boundary of the site on land owned by the Fire Service as shown on the tracking plans.



Regardless of whether or not the gate is orientated the opposite way (noting that the gate would slide behind the fence on land owned by the Fire Service), there is always going to be a pinch point in this location due to the width of the existing footpath within the highway boundary.

Could you please advise?

Separately, the informatives' you advised cannot be secured through a S106 agreement unfortunately. Only the matter regarding the proposed gate operation could be appropriately addressed through a planning condition.

Kind Regards,

Tariq Bailey-Biggs, BSc (Hons), MSc.

Planning Officer

Development Management

Wokingham Borough Council

Email: Tariq.Bailey-Biggs@wokingham.gov.uk

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From: Jennifer Pang <Jennifer.Pang@wokingham.gov.uk>
Sent: 21 August 2025 11:26
To: Tariq Bailey-Biggs <Tariq.Bailey-Biggs@wokingham.gov.uk>
Cc: Adam Coggins <Adam.Coggins@wokingham.gov.uk>
Subject: RE: WBC - 250564 - Wokingham Fire Station - WBC Call

Hi Tariq,

I discussed this app with Adam. We welcome the provision of staff and pedestrian access, but would be concerned on the new boundary enclosure that creating a pinch point at the southern corner. The new footway width at the corner would be 1.1m, which is undesirable.

The Highways would recommend the applicant to reposition the gate, reverse the direction of the opening gate northwards, and/or reposition the staff and pedestrian access, to ensure 1.5m wide footway clearance can be retained along the highlighted section.



Meanwhile, the Highways would recommend conditioning the following when the revised gate details are agreed. Could you suggest if those informatives can be secured through S106 agreement?

- The proposed gates shall be designed to ensure they can be remotely operated, and shall be retained as such thereafter. Should there be a failure to the automated system, the gates shall default to an 'open position'.

Reason: In the interests of highway safety to ensure vehicles can leave the highway in a safe and efficient manner.

- I22 - ACCESS CONSTRUCTION
- I24 - OFF-SITE WORKS (S.278)
- I27 - WORKS AFFECTING THE PUBLIC HIGHWAY

Kind regards,
Jennifer Pang
Highways Development Control

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From: Tariq Bailey-Biggs <Tariq.Bailey-Biggs@wokingham.gov.uk>
Sent: 19 August 2025 13:32
To: Jennifer Pang <Jennifer.Pang@wokingham.gov.uk>
Subject: RE: WBC - 250564 - Wokingham Fire Station - WBC Call

Hi Jennifer,

Forgot to mention, per the agents e-mail below, a sliding gate along the boundary with Denton Road is now proposed.

In terms of operation

Access Via Fire Appliances: Fire Appliances use the access from Denton Road when they return to the Fire Station following a call out. The Fire Appliance will have a fob on-board which they can press to ensure that the gate is open by the time they arrive so they can drive straight into the site and avoid waiting on the highway.

Access for Staff: When staff arrive on site, they will need to use their access card, which will open the gates. Upon leaving the site, the gate will automatically open and then shut once they have exited.

Visitors to the Site: Visitors to the site, will use the existing parking spaces at the front of the Fire Station or nearby public car parks.

Kind Regards,

Tariq Bailey-Biggs, BSc (Hons), MSc.
Planning Officer
Development Management
Wokingham Borough Council

Email: Tariq.Bailey-Biggs@wokingham.gov.uk

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From: Tariq Bailey-Biggs
Sent: 19 August 2025 13:27
To: Jennifer Pang <Jennifer.Pang@wokingham.gov.uk>
Subject: FW: WBC - 250564 - Wokingham Fire Station - WBC Call

Hi Jennifer,

The agent has now provided updated information following your initial comments.

Could you please review this information when you get a chance? I'm happy to formally re-consult you.

Kind Regards,

Tariq Bailey-Biggs, BSc (Hons), MSc.
Planning Officer

Development Management
Wokingham Borough Council

Email: Tariq.Bailey-Biggs@wokingham.gov.uk

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From: Emma Wilsdon <ewilsdon@ridge.co.uk>
Sent: 14 August 2025 14:15
To: Tariq Bailey-Biggs <Tariq.Bailey-Biggs@wokingham.gov.uk>
Subject: RE: WBC - 250564 - Wokingham Fire Station - WBC Call

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Hi Tariq

Apologies, for the delay in coming back to you on this application.

Please find attached the updated site plan and tracking which has been prepared in line with comments from your Highways Officer. In this case, we are now proposing a sliding gate along the boundary with Denton Road, which means there will be no loss of parking spaces.

In terms of operation

Access Via Fire Appliances: *Fire Appliances use the access from Denton Road when they return to the Fire Station following a call out. The Fire Appliance will have a fob on-board which they can press to ensure that the gate is open by the time they arrive so they can drive straight into the site and avoid waiting on the highway.*

Access for Staff: *When staff arrive on site, they will need to use their access card, which will open the gates. Upon leaving the site, the gate will automatically open and then shut once they have exited.*

Visitors to the Site: *Visitors to the site, will use the existing parking spaces at the front of the Fire Station or nearby public car parks.*

I trust these amendments will now enable you to recommend the application for approval.

If you would like to discuss further, please do not hesitate to give me a call.

Kind Regards

Emma

Emma Wilsdon | Associate - Planning

MRTPI

Working days: Monday to Thursday

01242 230066 | 07787 163752

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ewilsdon@ridge.co.uk

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From: Tariq Bailey-Biggs <Tariq.Bailey-Biggs@wokingham.gov.uk>

Sent: 14 August 2025 11:41

To: Simon Maidlow <SMaidlow@ridge.co.uk>

Subject: FW: WBC - 250564 - Wokingham Fire Station

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Hi Simon,

I appreciate your assistance. Please see below my most recent email correspondence with Jack, which outlines where this application was left off.

Kind Regards,

Tariq Bailey-Biggs, BSc (Hons), MSc.
Planning Officer

Development Management
Wokingham Borough Council

Email: Tariq.Bailey-Biggs@wokingham.gov.uk

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From: Jack Bradley <jackbradley@ridge.co.uk>
Sent: 23 May 2025 11:53
To: Tariq Bailey-Biggs <Tariq.Bailey-Biggs@wokingham.gov.uk>
Subject: RE: WBC - 250564 - Wokingham Fire Station

Good afternoon Tariq,

By way of an update, we are anticipating the transport report to be over to you by mid-June. Apologies, there has been a slight delay due to the capacity of the highway consultant.

Kind regards,

Jack Bradley | Planner

MRTPI

[01242 230066](tel:01242230066) | [07917 163962](tel:07917163962)

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jackbradley@ridge.co.uk

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From: Jack Bradley
Sent: 15 May 2025 17:13
To: Tariq Bailey-Biggs <Tariq.Bailey-Biggs@wokingham.gov.uk>
Subject: RE: WBC - 250564 - Wokingham Fire Station

Good afternoon Tariq,

By way of an update, the new plans should be with you by the end of May.

Kind regards,

Jack Bradley | Planner

MRTPI

01242 230066 | [07917 163962](tel:07917163962)



jackbradley@ridge.co.uk

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From: Tariq Bailey-Biggs <Tariq.Bailey-Biggs@wokingham.gov.uk>
Sent: 28 April 2025 14:22
To: Jack Bradley <jackbradley@ridge.co.uk>
Subject: RE: WBC - 250564 - Wokingham Fire Station

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Hi Jack,

Thank you for the update. I look forward to receiving the updated plans.

Kind Regards,

Tariq Bailey-Biggs, BSc (Hons), MSc.

Planning Officer

Development Management

Wokingham Borough Council

Email: Tariq.Bailey-Biggs@wokingham.gov.uk

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From: Jack Bradley <jackbradley@ridge.co.uk>

Sent: 28 April 2025 14:19

To: Tariq Bailey-Biggs <Tariq.Bailey-Biggs@wokingham.gov.uk>

Subject: RE: WBC - 250564 - Wokingham Fire Station

Good Morning Tariq,

By way of an update, the client and I have decided on the option, and we are now in the process of getting the drawings prepared. They should be with you in the next couple of weeks.

Kind regards,

Jack Bradley | Planner

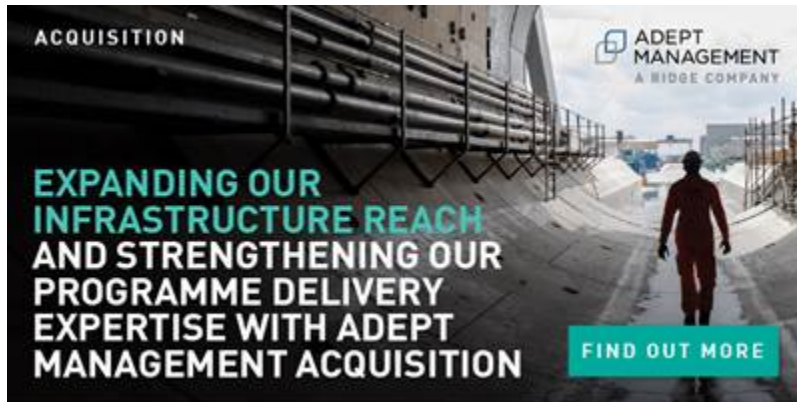
MRTPI

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From: Tariq Bailey-Biggs <Tariq.Bailey-Biggs@wokingham.gov.uk>

Sent: 09 April 2025 15:35

To: Jack Bradley <jackbradley@ridge.co.uk>

Subject: RE: WBC - 250564 - Wokingham Fire Station

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Hi Jack,

I appreciate the update and await your response.

Kind Regards,

Tariq Bailey-Biggs, BSc (Hons), MSc.
Planning Officer
Development Management
Wokingham Borough Council
Email: Tariq.Bailey-Biggs@wokingham.gov.uk

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From: Jack Bradley <jackbradley@ridge.co.uk>

Sent: 09 April 2025 14:17

To: Tariq Bailey-Biggs <Tariq.Bailey-Biggs@wokingham.gov.uk>

Subject: RE: WBC - 250564 - Wokingham Fire Station

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For the attention of
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Councillors

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Hi Tariq,

By way of an update, we are reviewing this and will get back to you next week with which option, etc.

I hope that's ok.

Kind regards,

Jack
Bradley | Planner

MRTPI

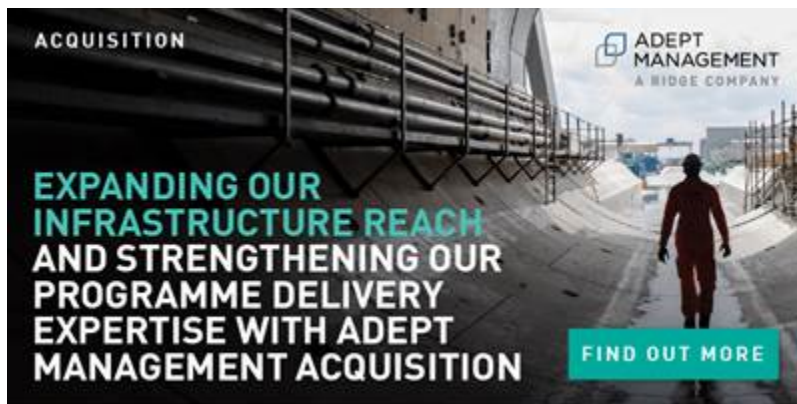
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From: Tariq Bailey-Biggs <Tariq.Bailey-Biggs@wokingham.gov.uk>
Sent: 07 April 2025 12:32
To: Jack Bradley <jackbradley@ridge.co.uk>
Subject: RE: WBC - 250564 - Wokingham Fire Station

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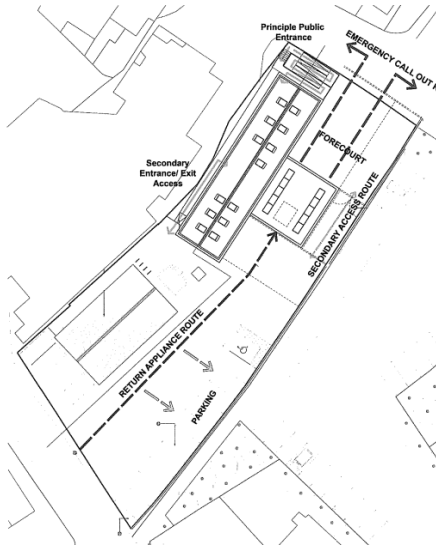
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Dear Jack,

I am the Case Officer assigned to the above planning application. Our Highways Officer has reviewed this application and has stated the following:

The proposal involves erection of a boundary fence and gate at the access via Denton Road. The proposed gate is set back by circa 5.6m from the edge of the carriageway.

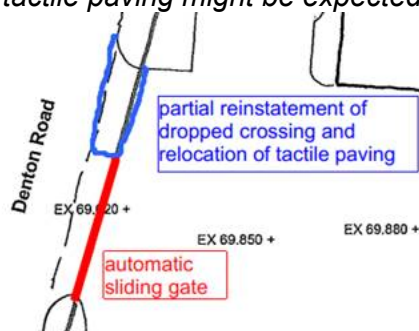
While the applicant states that the rear of the site contains the parking area for staff, the approved Design and Access Statement of Planning Application Reference 090920 indicates that the access via Denton Road provides 12 spaces for staff and visitors and is the primary route for return appliances.



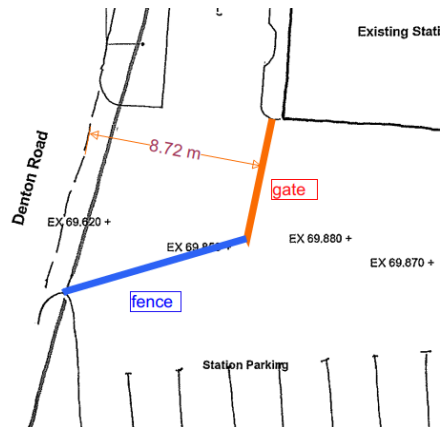
The current proposal is unlikely to be acceptable due to fire appliance obstructing the public highway and loss of parking.

The Highways recommend the applicant to consider either options:

- *Erection of automatic sliding gate along the red line. The applicant is required to include the operation details of when and what will trigger the gate to open. Due to narrowing of access, partial reinstatement of dropped crossing and relocation of tactile paving might be expected.*



- *Reposition the gate adjacent to the office block and set back the gate from the public highway by the length of the largest vehicle (potentially the 8.7m long fire tender), such position will retain a minimum of 6m driveway clearance for car manoeuvring at forwards gear when leaving the highway and no existing parking space will have restricted access.*



For either option, the applicant will be required to submit the swept path analysis with the largest vehicle utilising this access, to ensure the proposed fencing and gate will not obstruct the manoeuvring of the largest vehicles. The applicant will also have to assess the visibility splays and pedestrian visibility from the proposed access to confirm sufficient visibility can be retained.

If any parking space will have to be removed, the applicant shall clarify the potential numbers of parking to be removed and justify if the reduced parking provisions will remain sufficient for staff parking.

Following the above advise, could you please amend the plans accordingly?

Kind Regards,

Tariq Bailey-Biggs, BSc (Hons), MSc.

Planning Officer

Development Management

Wokingham Borough Council

Email: Tariq.Bailey-Biggs@wokingham.gov.uk

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