
MEMORANDUM

From:	Ben Amey Development Control		
Service	WBC Highways	App No:	251232
Address:	Parcel O2, Biggs Lane, Discharge of Condition 73 (Planning Ref: O/2014/2280)		
Proposal:	Condition 73 Consent 140977 (Fire Hydrants)		
Site Visit Made:	Yes/No		

Recommendation

This document provides the Local Highways Authority's (LHA) consultation comments regarding application no. 251232 at Parcel O2, Biggs Lane.

The LHA have no objection to the fire hydrant plan submitted. The fire hydrants are located well within the distances to dwellings specified by the Wokingham Living Streets Guidance. The Wokingham Living Streets Guidance states that: *'In residential areas fire hydrants should generally be positioned at 400 metre intervals and no dwelling should be more than 200 metres from the nearest hydrant'*.

The Royal Berkshire Fire Service have raised no objection to the fire hydrant locations.

Details have been submitted for the discharge of **Condition 73** (Fire Hydrants) for planning permission no. O/2014/2280. Condition 73 is worded as follows:

'Before first occupation of any relevant phase of development, fire hydrants, or other suitable emergency water supplies, shall be provided in accordance with a scheme including details of their location, specification and a programme for their provision which has first been submitted to and approved in writing by the Local Planning Authority

Reason: To ensure that an adequate level of infrastructure is provided in accordance with Wokingham Borough Core Strategy Policy CP4'

Dated:	2nd June 2025	Signed:	Ben Amey
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