

**Central Hub Fire Safety Office, Wokingham Fire Station, 11-13  
Easthampstead Road, Wokingham, Berkshire, RG40 2EH  
Direct Line 01189384483 Switchboard 0118 945 2888  
Royal Berkshire Fire and Rescue Service  [rbfrs.co.uk](http://rbfrs.co.uk)**



Development Management & Compliance  
P.O. Box 157  
Shute End,  
Wokingham  
Berkshire, RG40 1BN

**Your ref** 241861  
**Our ref** PH/530796  
**Ask for** Paul Hutt  
**Date** 18 March 2025

Email: [planning.enquiries@wokingham.gov.uk](mailto:planning.enquiries@wokingham.gov.uk)

Dear Sir/Madam,

**Re: Land At Church Lane And Hyde End Road, Spencer's Wood and  
Three Mile Cross, Reading, RG7 1HB**

Further to your letter dated 25 February 2025 and enclosed plan/s which you have forwarded, it is noted that this application 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 your application.

Your proposals have, however, been cursorily examined and inasmuch as would affect the planning application and the following items, in general, will need to be incorporated in order to meet the basic principles of means of escape in case of fire.

Fire service access should comply with B5 of ADB Volume 1 2019 with additional local requirements below under the Berkshire Act 1986:

Fire service vehicles currently operated by Royal Berkshire Fire & Rescue Service exceed the requirements stated in the current edition of Approved Document B.

The applicant should be made aware of the following amendments:-

The minimum carrying capacity for a pumping appliance is 16 tonnes.

The minimum carrying capacity for a high reach appliance is 26 tonnes.

Structures such as bridges should have the full vehicle carrying capacity.

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.

**Chief Fire Officer – Wayne Bowcock**

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.

A copy of this letter has been forwarded to the Chief Planning Officer at West Berkshire County

Yours sincerely



Mr P Hutt  
Authorised Fire Safety Inspecting Officer  
And on behalf of the Royal Berkshire Fire Authority

Chief Fire Officer – Wayne Bowcock