

**East Hub Fire Safety Office, Maidenhead Fire Station, Bridge Road,
Maidenhead, Berkshire, SL6 8PG
Email: easthubfiresafety@rbfrs.co.uk
Direct Line 07785 573 687 Switchboard 0118 945 2888
Royal Berkshire Fire and Rescue Service  rbfrs.co.uk**



Sent via email to:
planning.enquiries@wokingham.gov.uk

Your ref	260225
Our ref	AC/526791
Ask for	Amy Crook
Date	23 February 2026

Dear Sir or Madam,

Re: Land located to the east of Watmore Lane/Maidensfield, Winnersh

Further to your letter dated 04 February 2026 and enclosed plan/s which you have forwarded, it is noted that your application to build 118 dwellings (information included: scale, layout, appearance, landscaping and secondary access) 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 appear to meet the basic principles of means of escape in case of fire.

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.

Chief Fire Officer – Wayne Bowcock

**ROYAL BERKSHIRE
FIRE AND RESCUE SERVICE**



Yours faithfully



Amy Crook
Authorised Fire Safety Inspector
And on behalf of the Royal Berkshire Fire Authority

Chief Fire Officer – Wayne Bowcock

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