

West Hub Fire Safety Office, Headquarters, Newsham Court, Pincent's Kiln,
Calcot, Reading, RG31 7SD
Email: westhubfiresafety@rbfrs.co.uk
Direct Line 0118 938 4481 Switchboard 0118 945 2888
Royal Berkshire Fire and Rescue Service  rbfrs.co.uk



Development Management & Compliance

PO Box 157

Shute End

Wokingham

Berkshire

RG40 1BN

Sent via email to:

planning.enquiries@wokingham.gov.uk

Your ref

261358

Our ref

MW / 541454

Ask for

Michael Wilford

Date

01 July 2026

Dear Planning,

Re: APPLICATION NUMBER: 261358

PROPOSAL: Full application for use as a film studio backlot for a temporary period of 5 years.

SITE: Land South of Oldhouse Farm, Shinfield, RG2 9AE

Further to your letter dated 12 June 2026, it is noted that your application: **Full application for use as a film studio backlot for a temporary period of 5 years.**, 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 in as much as would affect the planning application and the following items, in general, will need to be incorporated in order to meet the requirements imposed by building regulations.

Fire service access should comply with B5 section 15 (table 15.2) of ADB with additional local requirements below of The Berkshire Act 1986:

Fire service vehicles currently operated by Royal Berkshire Fire & Rescue Service exceed the nominal 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.

Chief Fire Officer – Wayne Bowcock

ROYAL BERKSHIRE
FIRE AND RESCUE SERVICE

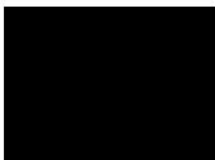


Diagram 49 (hydraulic platform dimensions) to be adopted for all fire service vehicles not just high reach appliances

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.

Yours faithfully



Michael Wilford
Authorised Fire Safety Inspector
And on behalf of the Royal Berkshire Fire Authority

Chief Fire Officer – Wayne Bowcock

ROYAL BERKSHIRE
FIRE AND RESCUE SERVICE

