

**East Hub Fire Safety Office, Maidenhead Fire Station, Bridge Road,
Maidenhead, Berkshire, SL6 8PG
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Royal Berkshire Fire and Rescue Service 🌐 rbfrs.co.uk**



Wokingham Borough Council Planning.
Development Management & Compliance
Email: planning.enquiries@wokingham.gov.uk

Your ref 251268
Our ref SS/472908
Ask for Mr S. Sheikh
Date 03 July 2025

Dear Sir or Madam,

Re: GOFFS BARN, WARGRAVE ROAD, WARGRAVE, WOKINGHAM, RG10 8DJ.

Further to your letter dated 18 June 2025 which you have forwarded, it is noted that your application for change of use of agricultural land to a use comprising the siting of 10 mobile homes for residential occupation by agricultural workers in connection with Sheeplands Farm 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 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 as detailed in the Communities and Local Government guidance, Model standards 2008 for caravan site.

The mobile site should also provide fire service access and hydrant requirements as detailed in Approved Document B for fire safety under B5 section.

Any structural fire precautions and all means of escape provision will have to satisfy Building Regulation requirement.

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.

Please note that fire service access requirements must meet approved document B, B5 standards. The weight limits for RBFRS fire appliances are different to B5 standard. RBFRS fire appliance weights are 16t for fire appliances and 26t for aerial platform appliance.

Yours sincerely

Chief Fire Officer – Wayne Bowcock

**ROYAL BERKSHIRE
FIRE AND RESCUE SERVICE**





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

Chief Fire Officer – Wayne Bowcock

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