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Taylor Wimpey West London
Form 1, 17 Bartley Wood Business Park
Bartley Way
Hook
Hampshire
RG27 9XA

16th October 2025

Dear Kevin,

Re.: Arborfield Green – Planning Condition 74

As requested, we have considered the following planning condition as it relates to the apartment buildings within Parcels A, B, C and D of the above development.

Sprinklers

74. Before the commencement of development of any phase containing the schools and any mixed use buildings within the District or Neighbourhood Centre, a risk assessment and strategy for controlling the spread of fire, which should include use of sprinkler systems and/or other measures shall be submitted to and approved in writing by the Local Planning Authority, and installed and maintained thereafter.

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

In this case, as the proposed apartment buildings are of limited height (each presenting a top finished floor level less than 11m above external ground level) there is no requirement for automatic fire suppression (i.e. sprinklers) to be provided in order to meet the functional requirements of the Building Regulations or fulfil the recommendations of corresponding guidance.

In respect of controlling the spread of fire, in each case the apartment buildings have been designed in full compliance with Building Regulations Requirements B2: Internal fire spread (linings), B3: Internal fire spread (structure) and B4: External fire spread by prescriptively adopting the recommendations of Approved Document B: Volumes 1 and 2 (2019 edition incorporating 2020, 2022 and 2025 amendments).

In each case these requirements have been met with passive fire resistance measures, achieved through appropriate specification of the building materials and construction, rather than active systems such as sprinklers. This approach serves both to maximise the inherent robustness of the proposed buildings, and to minimise reliance on future maintenance to ensure that the required level of resistance to fire spread is maintained.

We trust this provides the assurances required in order to discharge the above planning condition. Please do not hesitate to contact us should any further information be required.

Yours sincerely,

Ben Haskell BSc (Hons.), AIFireE, MIFSM
Director

For & on behalf of BWC Fire Limited.