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Reading Borough Council
Civic Offices
Bridge Street
Reading
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RG1 2LU

Our Ref : WH/536402
Ask for : William Harfield
Date : 13 June 2024

Sent via email: plgadmin@reading.gov.uk

Re: Planning Application PL/25/0691

Premises: Land West of Kidmore End Road, Emmer Green, Oxfordshire, RG4 8SG

Dear Sirs,

Further to your letter dated 23 May 2025. It is noted that the 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 the application.

The plans and proposals have been examined due to the only site access shown, being via roads within Berkshire.

The documents found on your planning portal for the proposed development (within the design and access statement, P31) show the proposed layout below



Chief Fire Officer – Wayne Bowcock

ROYAL BERKSHIRE
FIRE AND RESCUE SERVICE



The road surfaces shown in beige on the plan (shown within the red bordered ovals) do not appear to be the same as used in normal highway construction. All roads surfaces must be capable of complying with the dimensions given in Approved Document B, Section B5.

Under the Berkshire Act 1986, Section 32, the following weights supersede those given in Table 15.2 of ADB.

The minimum width requirement for fire service access is 3.7m. 3.1M between gateposts.

The minimum height requirement is 4M

All roadways must be capable of taking a minimum of 16 tonnes without deformation of the roadway.

High reach platforms in use by RBFRS require a roadway capable of carrying 26 tonnes, with a minimum deployable width of 7.5m

The road in the North East corner is also shown as a dead end (within the blue oval), provisions must be included to comply with Table 15.3 within ADB.

As the southern border of the development is the boundary between Berkshire and Oxfordshire, advice should also be sought from Oxfordshire FRS.

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 sincerely,



William Harfield
Authorised Fire Safety Inspecting Officer
And on behalf of the Royal Berkshire Fire Authority