

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



Reading Borough Council
Bridge Street
Reading
RG1 2LU

Your ref PL/26/0415
Our ref 506691
Ask for Mark Dunford
Date 02 April 2026

Sent via email to
planningpolicy@reading.gov.uk

Dear Sir or Madam

Re: : Station Hill, Reading, RG1 1NF

Further to your letter dated 11/03/2026 2026 and enclosed plan/s which you have forwarded, it is noted that your application for the development of Plots A, B and D at Station Hill, Reading, comprising the erection of two buildings to provide residential units (Use Class C3), including affordable housing, ground floor flexible commercial units (Use Class E), resident amenity space, associated landscaping and public realm works, including Station Hill Gardens and to Station Hill Square, new pedestrian routes, cycle parking, servicing, refuse storage, plant and ancillary infrastructure, with all associated works. Discharge of conditions which are triggered with the Reserved Matters Application including Conditions 54(iii), 63, 75, 76, 86, 94, 95, 96, 99, 107 and 112 has been made under the Town and Country Planning Acts.

At this stage there is no duty placed upon the Fire Authority to make any comment relative to your application but please be aware of the Berkshire Act 1986.

Section 32 of the Berkshire Act 1986 applies regarding means of access for the fire service.

- The minimum width requirement for fire service access is 3.7m.
- The minimum height requirement is 3.7M. All roadways must be capable of taking a minimum of 16 tons without deformation of the roadway for standard pumping appliances.
- High reach platforms in use by RBFRS require a roadway capable of carrying 26 tons without deformation of the roadway.

Please be advised that any comments made by the Fire Authority in this letter must not be taken as formal approval.

Chief Fire Officer – Wayne Bowcock

**ROYAL BERKSHIRE
FIRE AND RESCUE SERVICE**



A copy of this letter has been forwarded to the Planning Policy team at Reading Borough Council

Yours sincerely



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

Chief Fire Officer – Wayne Bowcock

ROYAL BERKSHIRE
FIRE AND RESCUE SERVICE

