

Fire and Rescue Infrastructure	
Summary of Comments Received (respondent ref in brackets)	Council's Response
<p>Already more than adequately addressed via building control and fire regulations, (27, 12, 1) For B8 warehouses common to provide separate sprinkler tank and pump house – see no reason to duplicate requirements (27)</p>	<p>Reference to smoke detectors and sprinkler systems will be deleted – they were included as advice rather than as items for which contributions would be sought.</p>
<p>Access for fire and rescue would be considered within remit of highways and little justification for this topic paper as element of double counting (3)</p>	<p>The paper will be streamlined and reference to access deleted.</p>
<p>Policy OVS.3 has no mention of fire and rescue infrastructure, therefore query inclusion within SPG as no links to any policies of Local Plan.(4)</p>	<p>Policy OVS.3 provides a list of items which may be sought by means of developer contributions. The policy states that these are examples of what may be included; it is not an exhaustive list. OVS.3 does not therefore preclude contributions for other facilities.</p>
<p>Unless and until Government guidance changes, contributions must meet guidance in Circular 1/97 and demonstrate that meet tests set out in Circular. Draft SPG goes beyond these. (26, 24,23)</p>	<p>Provision of fire hydrants or other water supply works necessary to ensure adequate supplies of water for fire fighting are considered to be essential and directly related to the development.</p>
<p>If included, why not Police Force's landuse requirements. Suggestion that developers should make land available at no charge to the service, or construct building and provide fixtures and fittings appears excessive, ill considered and unreasonable. (3)</p>	<p>The requirement for contributions towards provision of a new or extended fire station will be deleted. This contribution would only have been sought for major development and is unlikely to be required in the lifetime of the current Local Plan.</p>
<p>Seeking to go beyond the remit of land use planning and Town and Country Planning legislation in requiring developers to pay for services and amenities which should, by rights, be funded from the public purse. (1,12,24) Having regard to plan-led system, the relevant authority should have investment programme based on future needs and anticipated level of growth. (24)</p>	<p>See above</p>
<p>Facilities that should be provided using existing public funds should be done so in that way, otherwise could potentially lead to facilities being double counted .(4, 24)</p>	<p>See above.</p>
<p>Fire Service about to undergo far-reaching restructuring and results</p>	<p>Any spatial implications of Fire Service restructuring will need to be</p>

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should be closely monitored. (2)	considered in the preparation of the Local Development Framework for West Berkshire.
Support for encouragement of sprinkler and smoke detection systems (9)	Noted, but see above.
Majority of paper should be deleted. The only parts that should remain are those related to land use planning and the physical layout and design of developments (1, 12)	Those parts of the paper which are addressed via other regulations will be deleted