

Broadband Connectivity Assessment

Mayfield Medlock Limited

Mayfield Plot 1b

November 2024

PLANNING SOLUTIONS FOR:

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ADMINISTRATION PAGE

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1	November 2024	Initial issue

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EXECUTIVE SUMMARY

Report Purpose

There is a national requirement to ensure that new residences have access to superfast broadband download speeds (understood to mean a minimum of 30 Mbps). There is also a requirement in Manchester that all new development have Fibre To The Premises (FTTP)¹ connections.

Pager Power has been commissioned to investigate the broadband connectivity for the proposed development, which is located off Hoyle Street, Manchester. The proposed development will consist of four towers, which will contain a total of 838 residential units. This report presents an investigation into the current internet speeds and infrastructure in the surrounding area to determine whether national and local requirements can be met.

Process

The availability of broadband infrastructure and the associated download speeds have been determined based on:

- A broadband coverage check for the proposed development and eight nearby addresses – available via the website of broadband infrastructure and service providers and identifies available speeds at that location;
 - This includes the following broadband providers: Openreach, BT, Sky, Virgin Media, Hyperoptic, Open Fibre Networks (OFNL), and City Fibre;
- Consultation with broadband infrastructure providers and broadband infrastructure map checks (See Section 5);
- An investigation of the process for obtaining superfast broadband services (See Section 6).

Conclusions

At least superfast broadband download speeds, understood to mean a minimum of 30 Mbps, can be provided to the proposed development location (available from Hyperoptic and/or Power On). At least superfast broadband speeds are also available at seven of the eight addresses near to the proposed development, from at least one internet service provider.

Openreach FTTP infrastructure could not be confirmed for the proposed development using their checker². A review of the Openreach infrastructure map shows that there is Openreach infrastructure near to the proposed development location. In order to determine the capability for Openreach to install FTTP infrastructure, site registration³ is required. For four of the eight addresses near to the proposed development, Openreach FTTP infrastructure was available. The

¹ Outlined in Section 1.3.

² Address not found on the Openreach checker.

³ <https://www.openreach.com/building-developers-and-projects/fibre-for-developers/registering-your-site>

remaining four addresses had access to either Fibre To The Cabinet (FTTC) and/or Asymmetric Digital Subscriber Line (ADSL) infrastructure.

Virgin Media provides broadband infrastructure in the form of FTTP and Hybrid Fibre-Coaxial (HFC)⁴ which allows for superfast service⁵. Broadband services could not be checked at the proposed development location. And are not currently available for any of the eight addresses near to the proposed development using Virgin Media's online coverage checker. Consultation with Virgin Media has confirmed their infrastructure is present in the vicinity of the proposed development. A review of the infrastructure map shows that there is Virgin Media infrastructure near to the proposed development location. There are multiple cabinets located near to the proposed development. Virgin Media have confirmed that any formal statement will require site registration⁶.

Hyperoptic has confirmed through consultation that their FTTP infrastructure is available at the proposed development location.

Consultation with OFNL has confirmed they do not have FTTP infrastructure at the proposed development. GTC-UK passed the enquiry to Power On UK who have confirmed availability to supply FTTP infrastructure to the proposed development.

City Fibre do not provide FTTP infrastructure at or near to the proposed development location.

Next Steps

To comply with policy JP-C2, as shown in Section 1.3, one or more of the site registration processes outlined below should be followed to ensure that FTTP is installed at the proposed development.

For new developments comprising more than 19 plots⁷, Openreach will install FTTP for free. Therefore, FTTP infrastructure will be available free of charge for this development subject to application to Openreach. The site registration process is discussed in Section 6.2.

The proposed development may benefit from superfast services from Virgin Media, for which site registration is recommended⁸. The developer will need to ensure that Virgin Media install FTTP infrastructure in order to comply with policy JP-C2 as shown in Section 1.3.

Hyperoptic already provides FTTP infrastructure at the proposed development location; however, it is recommended that site registration is completed in advance to facilitate connection⁹.

⁴ Also known as 'Cable' broadband.

⁵ The type of infrastructure cannot be determined by the Virgin Media coverage checker.

⁶ <https://www.virginmediapartners.com/developersnetworkexpansion>

⁷ 'An individually Council Addressed property paying full residency council tax'

⁸ <https://www.virginmedia.com/content/dam/virginmedia/dotcom/images/shop/downloads/New-Build-Handbook-v1-63.pdf>

⁹ <https://www.hyperoptic.com/broadband/property/new-build/#form>

Power On have confirmed availability to supply FTTP connections to the proposed development location, it is recommended the developer contact¹⁰ Power On in advance to facilitate connection.

Other Alt Nets¹¹ can still be contacted in advance regarding the potential to install FTTP for new builds. Alt Nets may either lease a connection from Openreach or be willing to install their own network for a development with a large number of residential addresses. Details are provided in Section 6.4.

¹⁰ <https://www.poweron-uk.co.uk/contact/>

¹¹ Alternative Networks (Alt Nets) is a term used to refer to alternative broadband infrastructure providers other than Openreach and Virgin Media.

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ABOUT PAGER POWER

Pager Power is a dedicated consultancy company based in Suffolk, UK. The company has undertaken projects in 60 countries within Europe, Africa, America, Asia and Oceania.

The company comprises a team of experts to provide technical expertise and guidance on a range of planning issues for large and small developments.

Pager Power was established in 1997. Initially the company focus was on modelling the impact of wind turbines on radar systems. Over the years, the company has expanded into numerous fields including:

- Renewable energy projects;
- Building developments;
- Aviation and telecommunication systems.

Pager Power prides itself on providing comprehensive, understandable and accurate assessments of complex issues in line with national and international standards. This is underpinned by its custom software, longstanding relationships with stakeholders and active role in conferences and research efforts around the world.

Pager Power's assessments withstand legal scrutiny and the company can provide support for a project at any stage.

1 BACKGROUND

1.1 Introduction

There is a national requirement to ensure that new residences have access to superfast broadband download speeds (understood to mean a minimum of 30 Mbps). There is also a requirement in Manchester that all new development have Fibre To The Premises (FTTP)¹² connections.

This report presents an investigation into the current internet speeds and infrastructure in the surrounding area to determine whether national and local requirements can be met.

1.2 National Planning Policy Framework (NPPF) – Section 10

Section 10 of the NPPF (December 2023) provides the following guidance, of which the most relevant extract is shown below.

‘118. Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections. Policies should set out how high quality digital infrastructure, providing access to services from a range of providers, is expected to be delivered and upgraded over time; and should prioritise full fibre connections to existing and new developments (as these connections will, in almost all cases, provide the optimum solution) ...’

1.3 Policy JP-C2: Digital Connectivity

The ‘Places for Everyone Joint Development Plan Document for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford And Wigan’¹³ was adopted in March 2024. The policy that relates to broadband connectivity is set out below.

‘We support the provision of affordable, high quality, digital infrastructure.

In making decisions we will support a range of measures, including:

- 1. Enabling the roll-out of latest generation mobile technology and full fibre to the premises connectivity, in a way that maximises coverage whilst protecting townscape quality and ensuring an ability to respond to updated/changing technology;*
- 2. Requiring all new development to have full fibre to premises connections, unless technically infeasible and/or unviable, and to incorporate multiple-ducting compliant with telecoms standards, to facilitate future-proof gigabit-capable network connections. It is expected that internet connections will be operational and immediately accessible to network providers when occupiers move into new properties and*

¹² Outlined in Section 1.3.

¹³ https://www.manchester.gov.uk/info/500113/city_centre_regeneration/8270/places_for_everyone

3. *Facilitating the provision of free, secure, high speed public wi-fi connections, particularly in the most frequented areas.'*

2 PROPOSED DEVELOPMENT DETAILS

2.1 Description of Development

The proposed Mayfield development, located off Hoyle Street, Manchester, will consist of four towers and will contain a total of 838 residential units.

2.2 Proposed Development Site Plan and Location

The proposed development consists of four tower blocks, named “J01”, “J02”, “K1”, and “K2”. The site layout plan¹⁴ for blocks J01 and J02 are shown in Figure 1 below.

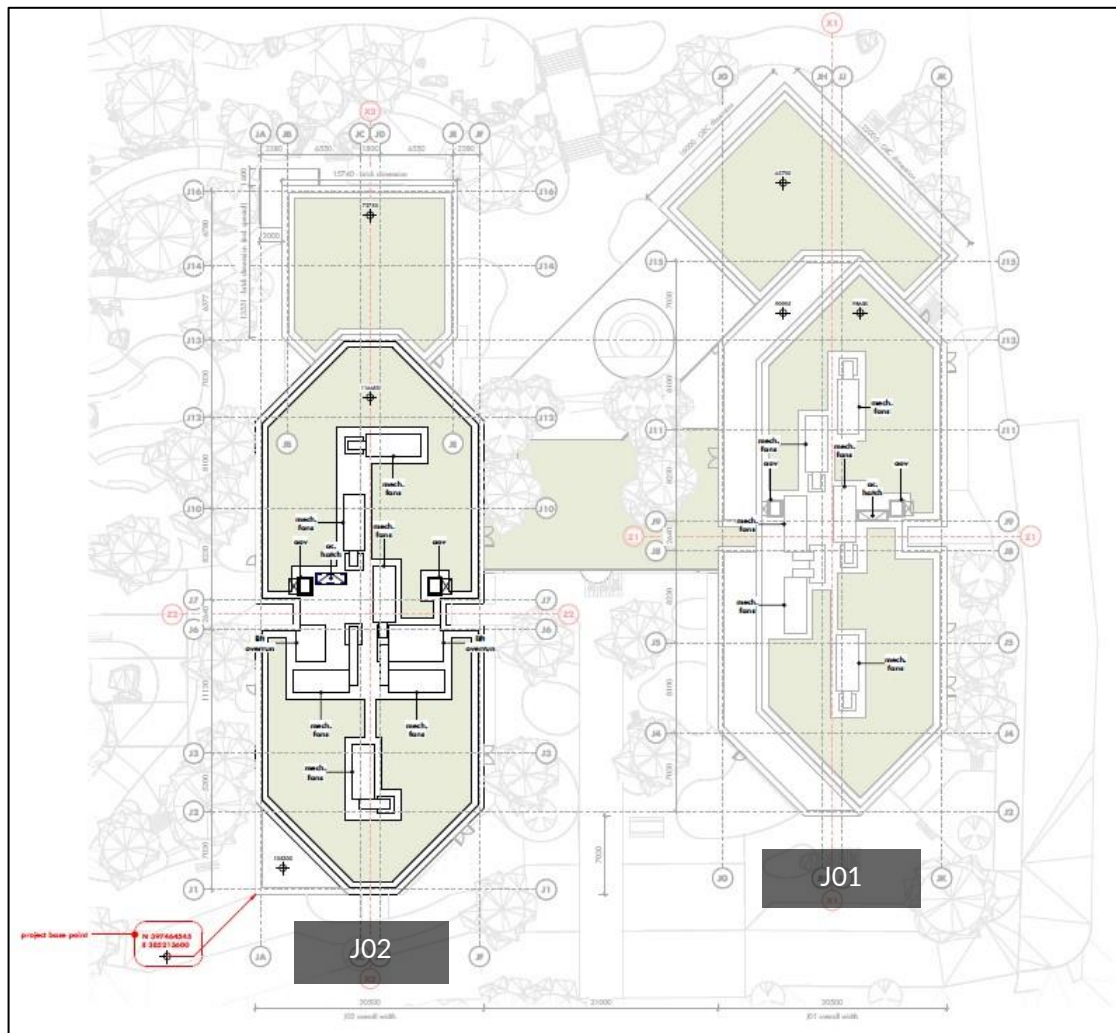


Figure 1 Proposed development site layout plan – Buildings J01 and J02

¹⁴ Source: 0200_MAY-SKM-J0X-123R-DR-A-039123_P01.01.pdf

The site layout plan¹⁵ for blocks K1 and K2 are shown in Figure 2 below.

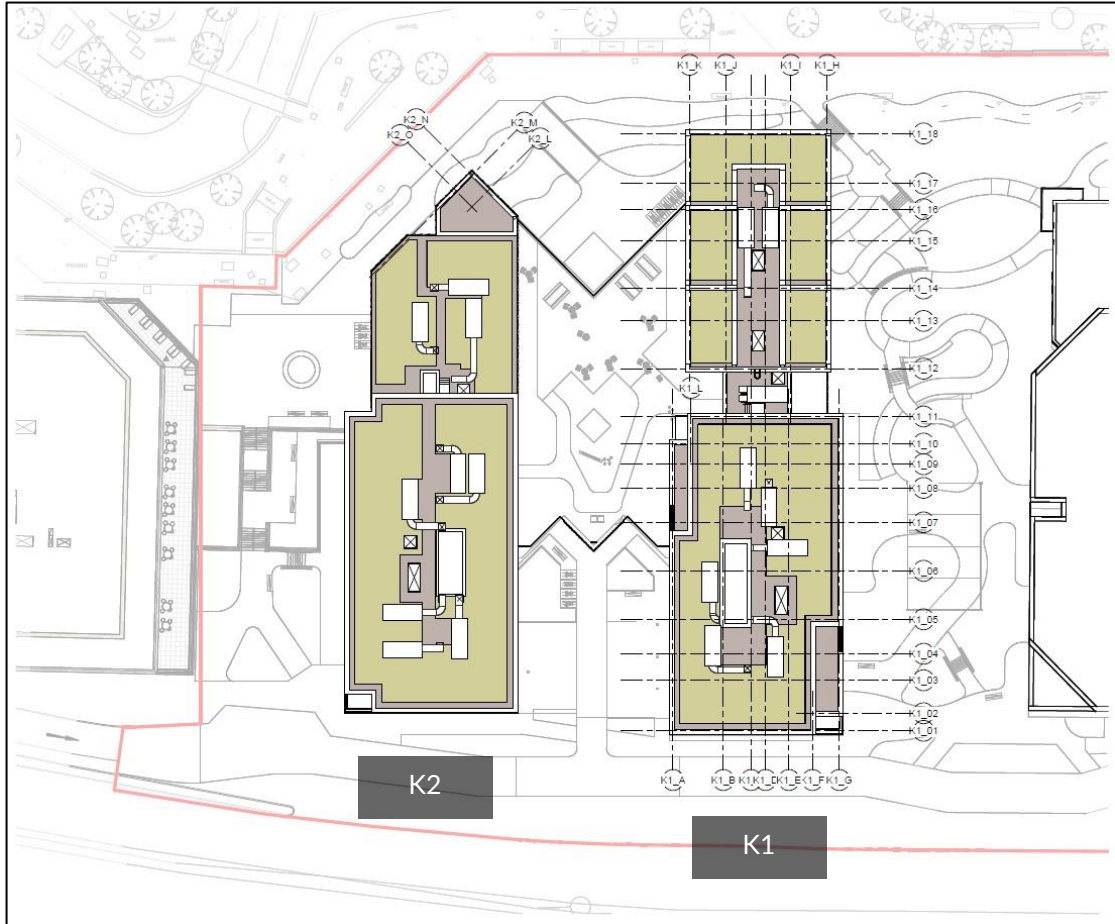


Figure 2 Proposed development general arrangement plan - Buildings K1 and K2

Figure 3 on the following page shows the footprint of the proposed development overlaid upon aerial imagery.

¹⁵ Source: 0199-MAY-SEW-K01-128L-DR-A-001128.pdf



Figure 3 Proposed development building footprints – aerial image

3 INTERNET SERVICES IN THE UK

3.1 Common Types of Broadband Infrastructure

Broadband services in the UK can be provided in various ways. Typical fixed-line broadband options include:

- Asymmetric Digital Subscriber Line (ADSL) – which is provided via a copper telephone line as shown in Figure 4 on the following page. ADSL infrastructure is owned and operated by Openreach¹⁶. Download speeds are typically up to 24 Mbps;
- Fibre optic broadband – which is provided via a bespoke fibre network. Fibre optic broadband typically provides the highest speeds in the UK and can be further subdivided into:
 - Fibre To The Cabinet (FTTC) – whereby a fibre connection is made between the exchange and a distribution point (typically referred to as a cabinet), which in turn is connected to a residence via a copper cable. FTTC infrastructure is typically owned and operated by Openreach¹⁷. Download speeds are typically up to 80 Mbps;
 - Fibre To The Premises¹⁸ (FTTP) – whereby a fibre connection is made throughout the connection between the exchange (or wider external network) and the residence. FTTP is understood to be the best form of broadband infrastructure and is considered to be ‘future proofed’ due to the potential for much faster speeds¹⁹. FTTP infrastructure providers in city centres typically include (but are not limited to): Openreach, Virgin Media, Hyperoptic, OFNL, and City Fibre. Download speeds are typically up to 1 Gbps²⁰.

¹⁶ <https://www.openreach.com/fibre-broadband>

¹⁷ <https://www.openreach.com/fibre-broadband/fttc-vs-ftp>

¹⁸ Also referred to as Fibre To The Home (FTTH).

¹⁹ <https://phys.org/news/2018-04-fiber-transmission.html>

²⁰ Source: Openreach. 1 Gbps = 1,000 Mbps.

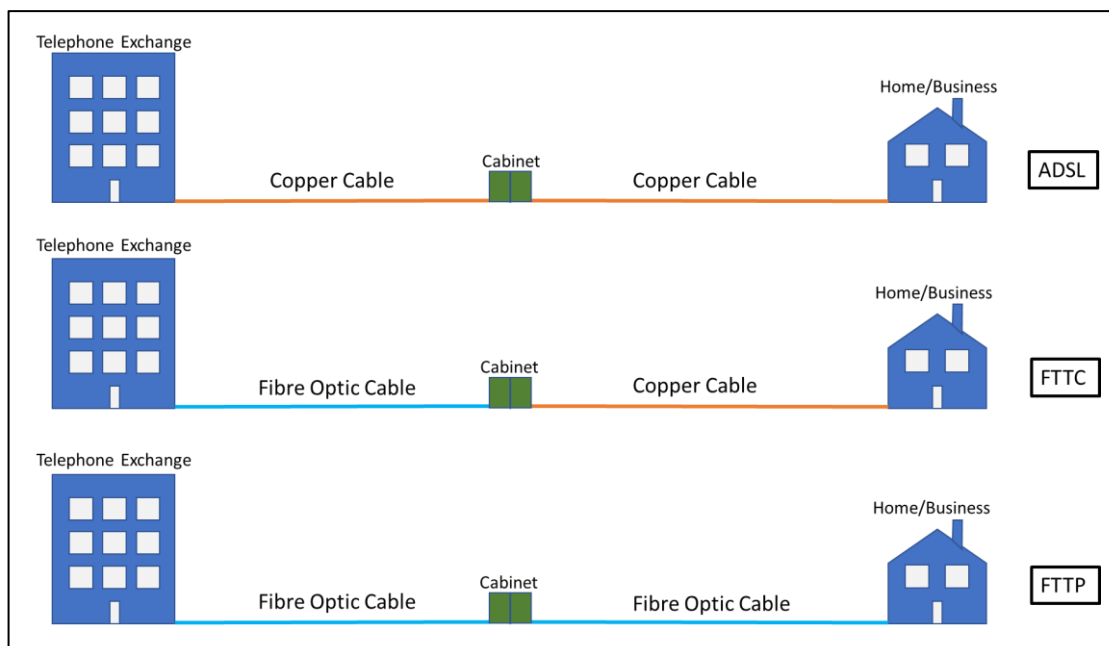


Figure 4 Common types of broadband (fixed line)

- Gfast – which is a hybrid technology used by Openreach that delivers broadband much like FTTC; however, the transmission is typically modified at the distribution point to increase the speed of the service. Download speeds are typically up to 330 Mbps²¹;
- Hybrid Fibre-Coaxial (HFC)²² – typically provided by Virgin Media²³ who make the use of DOCSIS technology²⁴ standard whereby typically there is a fibre connection made up to a distribution point (similar to FTTC), which in turn is connected to a residence via coaxial cable. Download speeds are typically up to 1,130 Mbps²⁵.

Wireless Broadband services are available in the UK; however, are less common. Typical wireless options include:

- Fixed Wireless Access (typically offered by small internet service providers to rural locations) whereby a fibre connection is made up to a distribution point, which in turn is connected to a residence via wireless technology (typically WI-FI). Download speeds vary depending on the provider. 'Alt net' fixed wireless access providers have included County Broadband and Voneus²⁶. For example, County Broadband have previously provided download speeds of up to 32 Mbps for fixed wireless access services;
- Mobile network providers can also provide wireless home broadband via 4G/5G technology and may be sought as another alternative solution. In the UK, Mobile 4G/5G

²¹ <https://www.openreach.com/fibre-broadband/gfast-fibre-broadband>

²² Also known as 'Cable' broadband.

²³ Virgin Media now also provide FTTP solutions in the UK for home broadband services dependent on the location.

²⁴ Data Over Cable Service Interface Specification - An international standard for data transfer over cable.

²⁵ <https://www.virginmedia.com/shop/broadband/speeds>

²⁶ County Broadband and Voneus now also provide FTTP solutions in the UK for home broadband services dependent on the location.

infrastructure is operated by EE, Virgin Media O2, Vodafone, and Three UK. Download speeds may vary depending on the provider. For example, EE provides an average 5G download speed of 146Mbps and 4G at 40 Mbps²⁷;

- Satellite internet services are very uncommon and used only in very remote rural areas typically where no alternative viable solutions are available. Satellite internet services are typically of a very low download speed e.g. less than 1Mbps. Latency has also been a key limitation due to the distance involved. More recently, satellite internet services have improved, with Starlink providing typical download speeds of between 25 and 220 Mbps²⁸.

3.2 Broadband Speed Terms

The term 'superfast' is understood to mean speeds of 30 Mbps or higher²⁹. Broadband speed terms are as follows³⁰:

- Standard broadband – download speeds of less than 30 Mbps;
- Superfast broadband – download speed of at least 30 Mbps;
- Ultrafast broadband – download speeds of at least 300 Mbps.

²⁷ <https://ee.co.uk/broadband/mobile-broadband>

²⁸ <https://www.starlink.com/legal/documents/DOC-1400-28829-70>

²⁹ <https://commonslibrary.parliament.uk/research-briefings/sn06643/>

³⁰ <https://checker.ofcom.org.uk/en-gb/about-checker#broadband>

4 BROADBAND CONNECTIVITY ASSESSMENT

4.1 Overview

The availability of broadband infrastructure and the associated download speeds have been determined based on:

- A broadband coverage check for the proposed development and seven nearby addresses – available via the website of broadband infrastructure and service providers and identifies available speeds at that location;
 - This includes the following broadband providers: Openreach, BT, Sky, Virgin Media, Hyperoptic, Open Fibre Networks (OFNL), and City Fibre;
- Consultation with broadband infrastructure providers and broadband infrastructure map checks (See Section 5);
- An investigation of the process for obtaining superfast broadband services (See Section 6).

4.2 Coverage Checker Results

In total, nine addresses near to the proposed development (including the proposed development) were assessed, as shown in Figure 5 on the following page. Locations near to the proposed development are also checked because it can provide further reassurances as to the likelihood of services being available at the proposed development and, furthermore, coverage checkers may not be entirely accurate³¹.

³¹ Contacting a service provider directly may reveal that services can be connected.

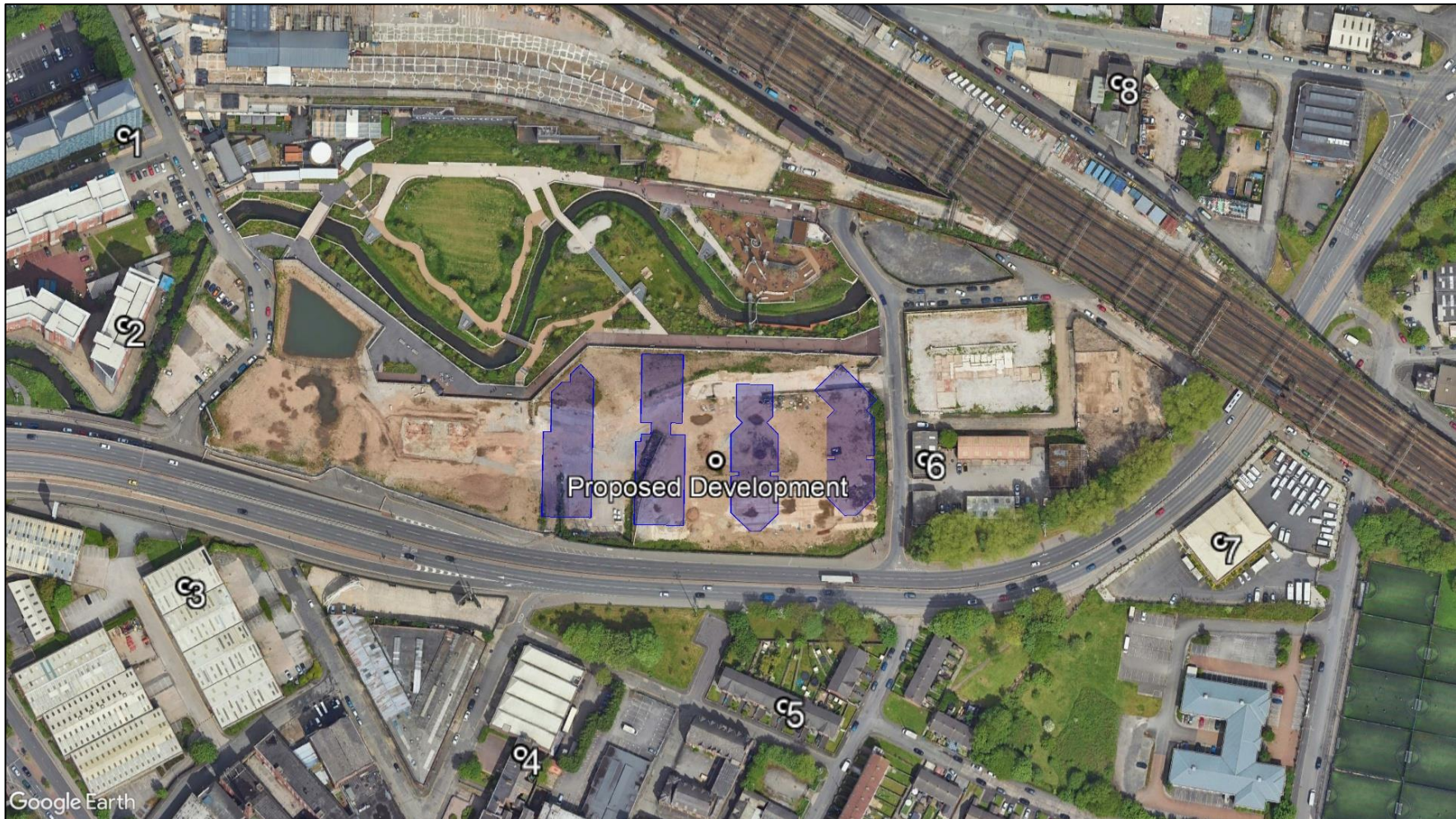


Figure 5 Locations assessed

Results of coverage checkers for the assessed addresses is presented in Table 1 below and on the following pages.

Location	Openreach	BT (Openreach Network)	Sky (Openreach Network)	Virgin Media	Hyperoptic	OFNL	City Fibre	Conclusion
Proposed development	Services could not be confirmed for this address. ³² 'Superfast' service or FTTP infrastructure availability could not be confirmed.	Services could not be confirmed for this address. 'Superfast' service or FTTP infrastructure availability could not be confirmed.	Services could not be confirmed for this address. 'Superfast' service or FTTP infrastructure availability could not be confirmed.	Services could not be confirmed for this address. 'Superfast' service or FTTP infrastructure availability could not be confirmed.	Services could not be confirmed for this address. 'Superfast' service or FTTP infrastructure availability could not be confirmed.	Services could not be confirmed for this address. 'Superfast' service or FTTP infrastructure availability could not be confirmed.	Services could not be confirmed for this address. 'Superfast' service or FTTP infrastructure availability could not be confirmed.	Service availability could not be confirmed by checkers, See consultation section for availability at the proposed development.
1 Piccadilly Point, 23 Berry Street M1 2AD	Superfast broadband. Download speeds of 78-80 Mbps. FTTC infrastructure. 'Superfast' service available. No FTTP infrastructure available.	Superfast broadband. Download speeds with an average of 71-73 Mbps. Minimum speed guarantee of 63 Mbps. FTTC infrastructure. 'Superfast' service available. FTTP not available.	Superfast broadband. Download speeds with an average of 72-74 Mbps. Minimum download speed guarantee of 68 Mbps. FTTC infrastructure. 'Superfast' service available. No FTTP infrastructure available.	No services are currently available. No 'Superfast' service or FTTP infrastructure available.	No services are currently available. No 'Superfast' service or FTTP infrastructure available.	No services are currently available. No 'Superfast' service or FTTP infrastructure available.	No services are currently available. No 'Superfast' service or FTTP infrastructure available.	'Superfast' service available. FTTP infrastructure is not currently available.

³² Address not found in online speed checkers.

Location	Openreach	BT (Openreach Network)	Sky (Openreach Network)	Virgin Media	Hyperoptic	OFNL	City Fibre	Conclusion
2 64 Baring Street M11 2PY	Ultrafast broadband. Download speeds of 1600 Mbps. FTTP infrastructure. 'Ultrafast' service available. FTTP infrastructure available.	Superfast broadband. Download speeds with an average of 61-73 Mbps. Minimum speed guarantee of 55 Mbps. FTTC infrastructure. 'Superfast' service available. FTTP not available.	Superfast broadband. Download speeds with an average of 63-74 Mbps. Minimum speed guarantee of 59 Mbps. FTTC infrastructure. 'Superfast' service available. FTTP not available.	No services are currently available. No 'Superfast' service or FTTP infrastructure available.	No services are currently available. No 'Superfast' service or FTTP infrastructure available.	No services are currently available. No 'Superfast' service or FTTP infrastructure available.	No services are currently available. No 'Superfast' service or FTTP infrastructure available.	'Ultrafast' service available. FTTP infrastructure is available from Openreach.
3 Downing Street Industrial Estate M12 6HH	Ultrafast broadband. Download speeds of 1600 Mbps. FTTP infrastructure. 'Ultrafast' service available. FTTP infrastructure available.	Ultrafast broadband. Download speeds with an average of 500 Mbps. Minimum speed guarantee of 425 Mbps. FTTP infrastructure. 'Ultrafast' service available. FTTP infrastructure available.	Ultrafast broadband. Download speeds with an average of 900 Mbps. Minimum speed guarantee of 600 Mbps. FTTP infrastructure. 'Ultrafast' service available. FTTP infrastructure available.	No services are currently available. No 'Superfast' service or FTTP infrastructure available.	No services are currently available. No 'Superfast' service or FTTP infrastructure available.	No services are currently available. No 'Superfast' service or FTTP infrastructure available.	No services are currently available. No 'Superfast' service or FTTP infrastructure available.	'Ultrafast' service available. FTTP infrastructure is available from Openreach.

Location	Openreach	BT (Openreach Network)	Sky (Openreach Network)	Virgin Media	Hyperoptic	OFNL	City Fibre	Conclusion
4 25 Manor Street M12 6HE	Ultrafast broadband. Download speeds of 1600 Mbps. FTTP infrastructure. 'Ultrafast' service available. FTTP infrastructure available.	Ultrafast broadband. Download speeds with an average of 500 Mbps. Minimum speed guarantee of 425 Mbps. FTTP infrastructure. 'Ultrafast' service available. FTTP infrastructure available.	Ultrafast broadband. Download speeds with an average of 900 Mbps. Minimum speed guarantee of 600 Mbps. FTTP infrastructure. 'Ultrafast' service available. FTTP infrastructure available.	No services are currently available. No 'Superfast' service or FTTP infrastructure available.	No services are currently available. No 'Superfast' service or FTTP infrastructure available.	No services are currently available. No 'Superfast' service or FTTP infrastructure available.	No services are currently available. No 'Superfast' service or FTTP infrastructure available.	'Ultrafast' service available. FTTP infrastructure is available from Openreach.
5 35 Paddock Street M12 6HT	Superfast broadband. Download speeds of 21-35 Mbps. FTTC infrastructure. 'Superfast' service available. No FTTP infrastructure available.	Ultrafast broadband. Download speeds with an average of 500 Mbps. Minimum speed guarantee of 425 Mbps. FTTP infrastructure. 'Ultrafast' service available. FTTP infrastructure available.	Ultrafast broadband. Download speeds with an average of 900 Mbps. Minimum speed guarantee of 600 Mbps. FTTP infrastructure. 'Ultrafast' service available. FTTP infrastructure available.	No services are currently available. No 'Superfast' service or FTTP infrastructure available.	No services are currently available. No 'Superfast' service or FTTP infrastructure available.	No services are currently available. No 'Superfast' service or FTTP infrastructure available.	No services are currently available. No 'Superfast' service or FTTP infrastructure available.	'Ultrafast' service available. FTTP infrastructure is available as indicated by the BT and Sky checkers

Location	Openreach	BT (Openreach Network)	Sky (Openreach Network)	Virgin Media	Hyperoptic	OFNL	City Fibre	Conclusion
6 Hoyle Street Industrial Estate M12 6HG	Standard broadband. Download speeds of 21-35 Mbps. ADSL infrastructure. No 'Superfast' service or FTTP infrastructure available.	Ultrafast broadband. Download speeds with an average of 500 Mbps. Minimum speed guarantee of 425 Mbps. FTTP infrastructure. 'Ultrafast' service and FTTP infrastructure may available.	Superfast broadband. Download speeds with an average of 61 Mbps. Minimum speed guarantee of 22 Mbps. FTTC infrastructure. No 'Superfast' service available. FTTC infrastructure.	No services are currently available. No 'Superfast' service or FTTP infrastructure available.	No services are currently available. No 'Superfast' service or FTTP infrastructure available.	No services are currently available. No 'Superfast' service or FTTP infrastructure available.	No services are currently available. No 'Superfast' service or FTTP infrastructure available.	'Ultrafast' service available. FTTP infrastructure is available as indicated by the BT checker
7 5 Union Street M12 4JD	Standard broadband. Download speeds of 24 Mbps. ADSL infrastructure. No 'Superfast' service or FTTP infrastructure available.	Standard broadband. Download speeds of 7-16 Mbps. ADSL infrastructure. No 'Superfast' service or FTTP infrastructure available.	No services are currently available. No 'Superfast' service or FTTP infrastructure available.	No services are currently available. No 'Superfast' service or FTTP infrastructure available.	No services are currently available. No 'Superfast' service or FTTP infrastructure available.	No services are currently available. No 'Superfast' service or FTTP infrastructure available.	No services are currently available. No 'Superfast' service or FTTP infrastructure available.	'Standard' service available. FTTP infrastructure is not available at this location.

Location	Openreach	BT (Openreach Network)	Sky (Openreach Network)	Virgin Media	Hyperoptic	OFNL	City Fibre	Conclusion
8 102 Fairfield Street M1 2WR	Ultrafast broadband. Download speeds of 1600 Mbps. FTTP infrastructure. 'Ultrafast' service available. FTTP infrastructure available.	Ultrafast broadband. Download speeds with an average of 500 Mbps. Minimum speed guarantee of 425 Mbps. FTTP infrastructure. 'Ultrafast' service available. FTTP infrastructure available.	Ultrafast broadband. Download speeds with an average of 900 Mbps. Minimum speed guarantee of 600 Mbps. FTTP infrastructure. 'Ultrafast' service available. FTTP infrastructure available.	No services are currently available. No 'Superfast' service or FTTP infrastructure available.	No services are currently available. No 'Superfast' service or FTTP infrastructure available.	No services are currently available. No 'Superfast' service or FTTP infrastructure available.	No services are currently available. No 'Superfast' service or FTTP infrastructure available.	'Ultrafast' service available. FTTP infrastructure is available from Openreach.

Table 1 Assessment of current availability

5 CONSULTATION AND INFRASTRUCTURE MAP CHECK

5.1 Overview

Consultation was undertaken directly with the most prevalent FTTP infrastructure providers³³ in order to provide an indication of the expected availability and capability to install FTTP at the proposed development location.

Some broadband infrastructure providers may share an infrastructure coverage map with details regarding external planned/live broadband infrastructure, which also may include details of the nearest of any of the following:

- Duct/Trench.
- Camber/Pole.
- Cabinet.
- Primary Connection Point (PCP).
- Box.
- Manhole.

This information is relevant because it can provide an indication of how close the nearest fibre connection and therefore the capability to extend the fibre network to the development location.

³³<https://www.ispreview.co.uk/index.php/2024/03/top-30-full-fibre-providers-by-share-of-uk-new-build-homes-2023-24.html>

5.2 Consultation Overview

Table 2 below presents a summary of the consultation to date.

Stakeholder	Summary
Openreach	Prior consultation has confirmed Openreach are unable to provide information on availability without site registration ³⁴ being undertaken. 19/11/2024 – Map obtained from maps on demand service
Virgin Media	06/11/2024 – FTTP infrastructure capability requested. 07/11/2024 – Virgin Media confirms they have infrastructure nearby and provided a map, and advises registering the site ³⁵ in order to obtain a feasibility study which will enable them to provide confirmation of their availability and capability to install FTTP. Virgin Media have confirmed that any formal statement will require site registration. Therefore, the capability for Virgin Media to install FTTP infrastructure could not be confirmed at this stage.
Hyperoptic	06/11/2024 – FTTP infrastructure capability requested. 07/11/2024 – FTTP infrastructure confirmed at proposed development location.
OFNL, GTC-UK, & Power On	06/11/2024 – FTTP infrastructure capability requested. 07/11/2024 – Infrastructure map provided. No FTTP infrastructure confirmed at or near to the proposed development location. GTC-UK passed enquiry to Power On UK. 14/11/2024 – Power On UK confirmed availability to provide FTTP infrastructure to the proposed development.

Table 2 FTTP infrastructure providers consultation overview

5.3 Broadband Infrastructure Maps

Figures 6 to 8 on the following pages provide information regarding the surrounding broadband infrastructure for Openreach, Virgin Media, Hyperoptic, and OFNL³⁶.

5.3.1 Openreach

The infrastructure map shows that there is Openreach infrastructure near to the proposed development location. Two cabinets are located within 150m of the proposed development, located to south on the opposite side of the A635. The Openreach map has not been shown within this report due to the terms of use. It is possible that Openreach would be able to extend their infrastructure to provide services to the proposed development subject to agreement from Openreach.

³⁴ <https://www.openreach.com/building-developers-and-projects/fibre-for-developers/registering-your-site>

³⁵ <https://www.virginmediapartners.com/developersnetworkexpansion>

³⁶ Copyright © Openreach, Virgin Media, Hyperoptic, GTC-UK, and OFNL.

5.3.2 Virgin Media

Virgin Media has confirmed that some of their infrastructure is present in the area of the proposed development and provided the following infrastructure map.

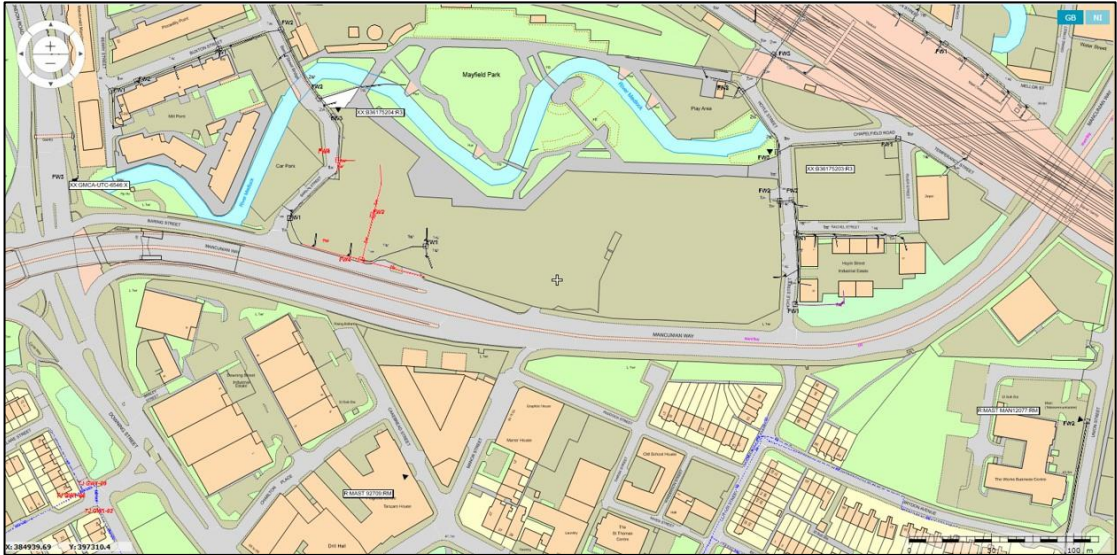


Figure 6 Virgin Media infrastructure map

5.3.3 Hyperoptic

Hyperoptic has confirmed that their FTTP infrastructure is available at the proposed development location.

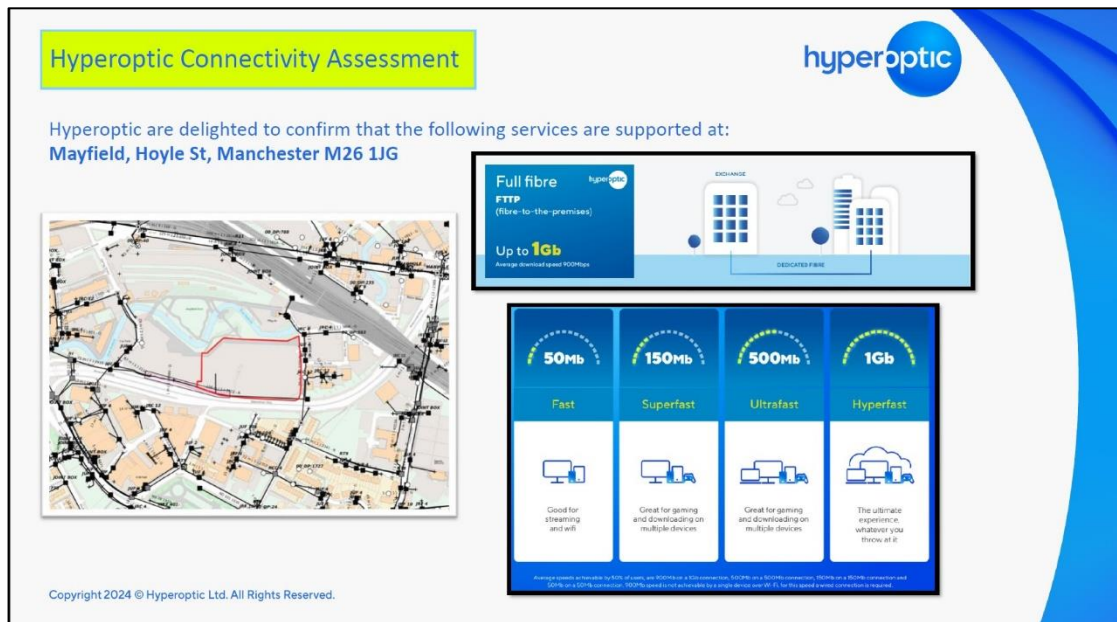


Figure 7 Hyperoptic infrastructure map

5.3.4 OFNL / GTC-UK

OFNL have confirmed that they have no FTTP infrastructure at or near to the proposed development location.

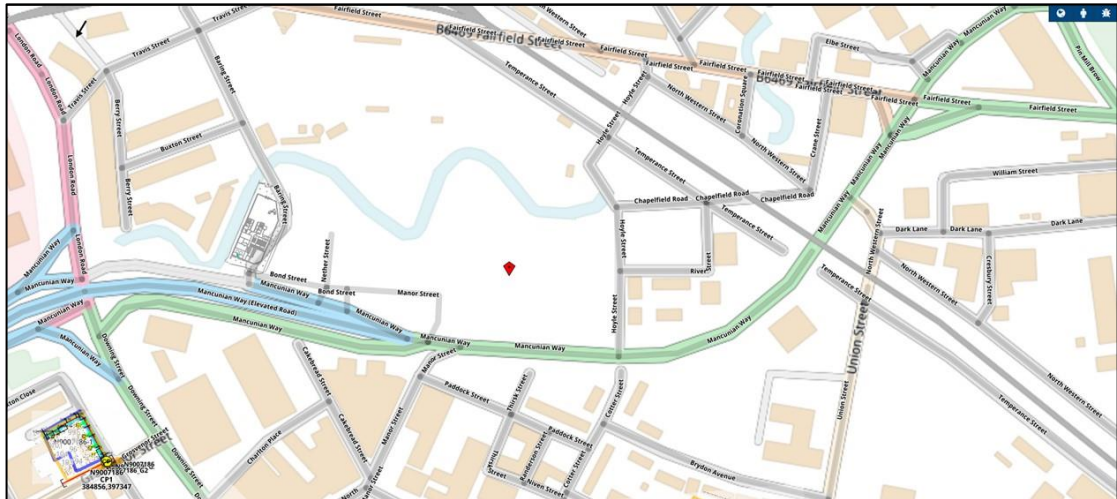


Figure 8 GTC-UK infrastructure map (including OFNL broadband infrastructure)

GTC-UK also passed the consultation request to a sister company, Power On UK³⁷, who have confirmed they are able to provide FTTP infrastructure to the proposed development.

5.4 Consultation Conclusion

Available infrastructure maps from Openreach confirm the existence of infrastructure nearby the proposed development. Consultation has concluded that FTTP infrastructure, provided by Hyperoptic, will be available to the proposed development. Services may also be available from Virgin Media subject to site registration. Following consultation with GTC-UK, FTTP infrastructure is not currently available from OFNL but could be provided by Power On UK.

³⁷ <https://www.poweron-uk.co.uk/>

6 FACILITATION OF SUPERFAST INTERNET SERVICES

6.1 Overview

The process of obtaining superfast services is outlined in Sections 6.2 to 6.4. Provided one or more of these processes are followed, superfast services can be made available for the proposed development.

An overview of guidance on data ducting infrastructure for new homes is outlined in Section 6.5 and Appendix B.

6.2 Openreach

The proposed development will benefit from the option of FTTP from Openreach. The benefit of FTTP over FTTC is that internet speeds are typically faster, and the network has a greater capacity for higher speeds in the future, whilst it is also considered to be more reliable and consistent³⁸. The process and the cost of doing this varies depending on the development type and size. For developments comprising more than 19 plots, Openreach will install FTTP for free. A 'plot' in this context is defined as '*an individually Council Addressed property paying full residency council tax*'³⁹. The proposed development will therefore qualify for free facilitation of the fibre network from the exchange to the properties themselves. This requires registration of the site, specifically:

- Registration is required six months before the provision of the service to the first property and eight weeks before development commences on site;
- The dates of commencement on site and required service must be provided;
- A description of the development including the number of plots and whether it is part of a larger development with associated phases;
- Contact details for the company building the properties and the person managing any queries from Openreach must be provided;
- Plans for the development must be provided including:
 - Location;
 - Site plan at a minimum of 1:500;
 - Schedule of accommodation that shows how many plots per floor and their connection to a riser in cases of multiple cores.
- Registration is undertaken online⁴⁰, whereupon it will be assessed by the Openreach team. The timescale for this assessment is not defined, with the customer service team advising that this varies according to the number of applications being processed at any

³⁸ Internet latency is typically lower for FTTP and internet speeds are usually more consistent.

³⁹ The definition was provided during an engagement with Openreach customer support carried out in 2018 it can also be found at the following link: <https://www.openreach.com/fibre-broadband/fibre-for-developers/registering-your-site>.

⁴⁰ <https://www.developers.openreach.co.uk/developerportal/index>

given time, however a response from the assessment team should be received within five working days from submission of the registration form;

- Following assessment of the registration documents, an agreement will be provided by Openreach, which must be signed and returned so that the application can be progressed by Openreach. This stage is not required if a framework agreement between the developer and Openreach has already been signed;
- Once the agreement has been signed, it will be processed by the Openreach planning team, who will coordinate the connection process based on the development timescales.

6.3 Virgin Media

The proposed development may benefit from superfast services from Virgin Media and site registration is recommended. Consultation with Virgin Media has confirmed their infrastructure is present in the vicinity of the proposed development. If Virgin Media is contacted within a sufficient time frame and notified of the site plans^{41,42} it is possible that the proposed development will benefit from either FTTP or Hybrid Fibre-Coaxial broadband infrastructure supplied by Virgin Media. The developer will need to ensure that Virgin Media install FTTP infrastructure in order to comply with policy JP-C2 as shown in Section 1.3.

6.4 Other Internet Service Providers (Alt Nets)

Alt Nets⁴³ can be contacted in advance regarding the potential to install FTTP for new builds. In particular, Hyperoptic already provides FTTP infrastructure at the proposed development location; however, it is recommended that site registration is completed in advance in order to facilitate the connection. Power On have confirmed availability to supply FTTP infrastructure to the proposed development.

Alt Nets may either lease a connection from Openreach or be willing to install their own network for a development with a large number of residential addresses. Details are provided below:

- Hyperoptic: <https://www.hyperoptic.com/broadband/property/new-build/#form>
- OFNL:
 - <https://www.ofnl.co.uk/make-a-request/>
 - <https://portal.ofnl.co.uk/contactform>
- Power On: <https://www.poweron-uk.co.uk/contact/>
- City Fibre: <https://cityfibre.com/>

⁴¹ <https://www.virginmediapartners.com/developersnetworkexpansion>

⁴² <https://www.virginmedia.com/content/dam/virginmedia/dotcom/images/shop/downloads/New-Build-Handbook-v1-63.pdf>

⁴³ Alt Nets is a term used to refer to alternative broadband infrastructure providers other than Openreach and Virgin Media.

6.5 Data Ducting Infrastructure for New Homes

Advice on infrastructure (internal and external) to ensure superfast services are installed for the proposed development is most likely to be provided by Openreach⁴⁴, Virgin Media⁴⁵, or other internet infrastructure stakeholders alongside the site registration and consultation as outlined in the previous sections. A guidance note titled '*Data Ducting Infrastructure for New Homes (March 2008)*⁴⁶' produced by the Ministry of Housing, Communities & Local Government also provides advice on internal and external infrastructure. An overview of this document is shown in Appendix B.

⁴⁴ <https://www.openreach.com/broadband-for-developers>

⁴⁵ <https://www.virginmedia.com/content/dam/virginmedia/dotcom/images/shop/downloads/New-Build-Handbook-v1-63.pdf>

⁴⁶ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/11496/dataducting.pdf

7 CONCLUSIONS

7.1 Conclusions

At least superfast broadband download speeds, understood to mean a minimum of 30 Mbps, can be provided to the proposed development location (available from Hyperoptic and/or Power On). At least superfast broadband speeds are also available at seven of the eight addresses near to the proposed development, from at least one internet service provider.

Openreach FTTP infrastructure could not be confirmed for the proposed development using their checker⁴⁷. A review of the Openreach infrastructure map shows that there is Openreach infrastructure near to the proposed development location. In order to determine the capability for Openreach to install FTTP infrastructure, site registration⁴⁸ is required. For four of the eight addresses near to the proposed development, Openreach FTTP infrastructure was available. The remaining four addresses had access to either Fibre To The Cabinet (FTTC) and/or Asymmetric Digital Subscriber Line (ADSL) infrastructure.

Virgin Media provides broadband infrastructure in the form of FTTP and Hybrid Fibre-Coaxial (HFC)⁴⁹ which allows for superfast service⁵⁰. Broadband services could not be checked at the proposed development location. And are not currently available for any of the eight addresses near to the proposed development using Virgin Media's online coverage checker. Consultation with Virgin Media has confirmed their infrastructure is present in the vicinity of the proposed development. A review of the infrastructure map shows that there is Virgin Media infrastructure near to the proposed development location. There are multiple cabinets located near to the proposed development. Virgin Media have confirmed that any formal statement will require site registration⁵¹.

Hyperoptic has confirmed through consultation that their FTTP infrastructure is available at the proposed development location.

Consultation with OFNL has confirmed they do not have FTTP infrastructure at the proposed development. GTC-UK passed the enquiry to Power On UK who have confirmed availability to supply FTTP infrastructure to the proposed development.

City Fibre do not provide FTTP infrastructure at or near to the proposed development location.

⁴⁷ Address not found on the Openreach checker.

⁴⁸ <https://www.openreach.com/building-developers-and-projects/fibre-for-developers/registering-your-site>

⁴⁹ Also known as 'Cable' broadband.

⁵⁰ The type of infrastructure cannot be determined by the Virgin Media coverage checker.

⁵¹ <https://www.virginmediapartners.com/developersnetworkexpansion>

7.2 Next Steps

To comply with policy JP-C2, as shown in Section 1.3, one or more of the site registration processes outlined below should be followed to ensure that FTTP is installed at the proposed development.

For new developments comprising more than 19 plots⁵², Openreach will install FTTP for free. Therefore, FTTP infrastructure will be available free of charge for this development subject to application to Openreach. The site registration process is discussed in Section 6.2.

The proposed development may benefit from superfast services from Virgin Media, for which site registration is recommended⁵³. The developer will need to ensure that Virgin Media install FTTP infrastructure in order to comply with policy JP-C2 as shown in Section 1.3.

Hyperoptic already provides FTTP infrastructure at the proposed development location; however, it is recommended that site registration is completed in advance to facilitate connection⁵⁴.

Power On have confirmed availability to supply FTTP connections to the proposed development location, it is recommended the developer contact⁵⁵ Power On in advance to facilitate connection.

Other Alt Nets⁵⁶ can still be contacted in advance regarding the potential to install FTTP for new builds. Alt Nets may either lease a connection from Openreach or be willing to install their own network for a development with a large number of residential addresses. Details are provided in Section 6.4.

⁵² 'An individually Council Addressed property paying full residency council tax'

⁵³ <https://www.virginmedia.com/content/dam/virginmedia/dotcom/images/shop/downloads/New-Build-Handbook-v1-63.pdf>

⁵⁴ <https://www.hyperoptic.com/broadband/property/new-build/#form>

⁵⁵ <https://www.poweron-uk.co.uk/contact/>

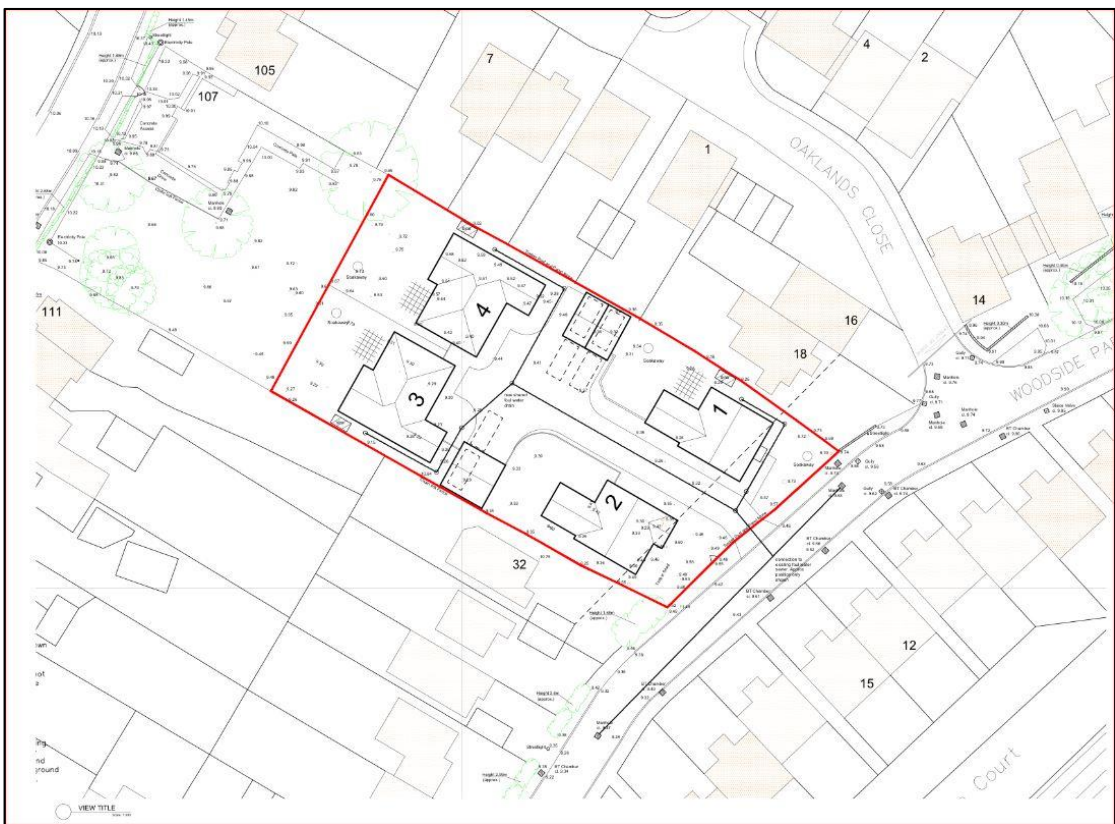
⁵⁶ Alternative Networks (Alt Nets) is a term used to refer to alternative broadband infrastructure providers other than Openreach and Virgin Media.

APPENDIX A – EXAMPLE DOCUMENTS FOR SITE SUBMISSION

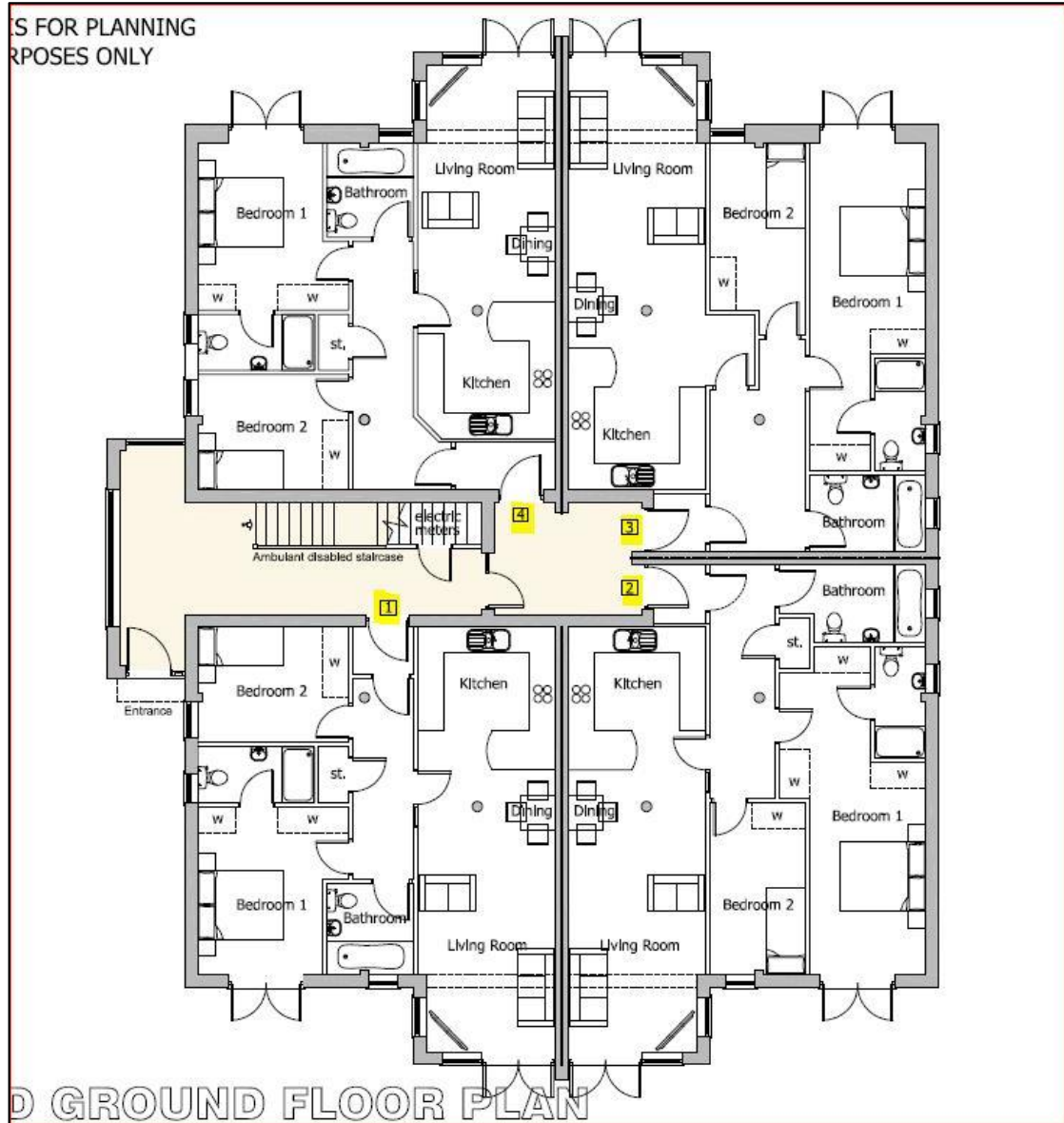
Purpose

Openreach has provided examples of good documentation to facilitate the site registration process. These are shown below for reference.

Example Site Plan



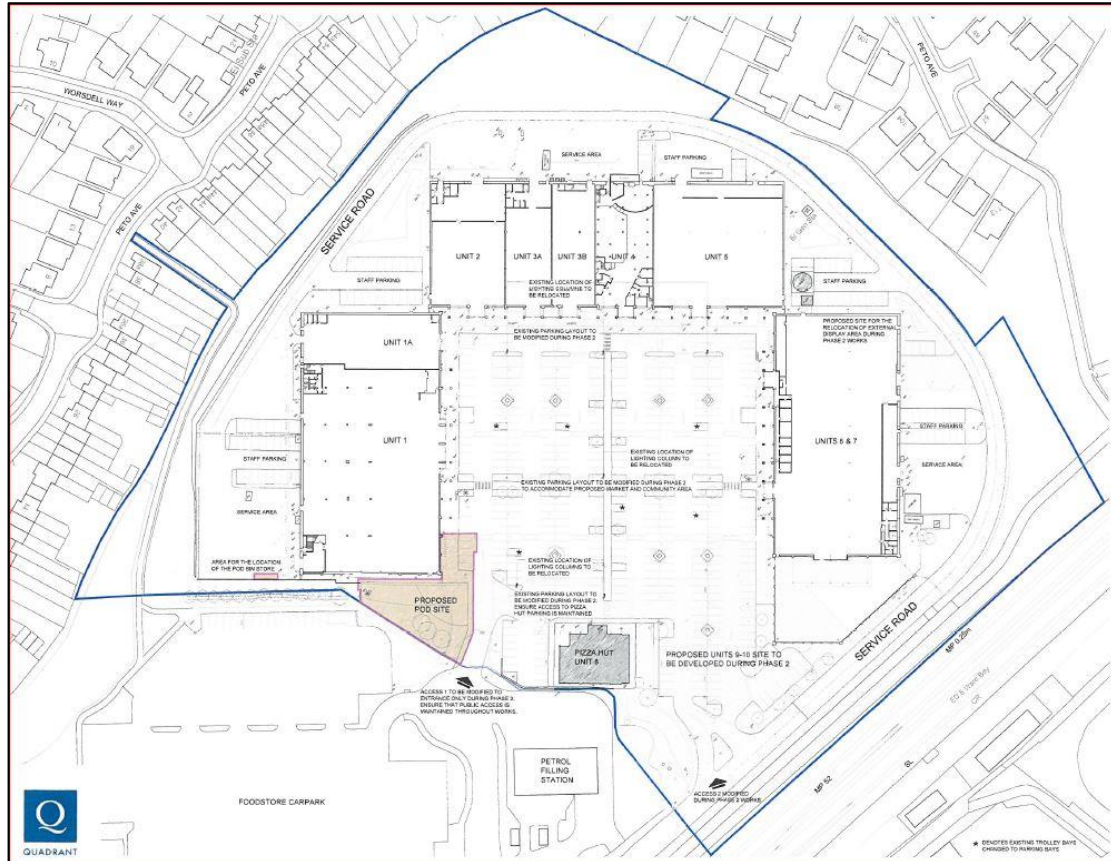
Example Site Plan with Plot Numbers



Example Site Plan for Business Unit



Example Site Plan for Business Unit Plots



APPENDIX B – DATA DUCTING INFRASTRUCTURE FOR NEW HOMES

Overview

The guidance note titled '*Data Ducting Infrastructure for New Homes (March 2008)*⁵⁷' produced by the Ministry of Housing, Communities & Local Government also provides advice on internal and external ducting. An overview of the guidance for internal and external ducting is shown in the sections below.

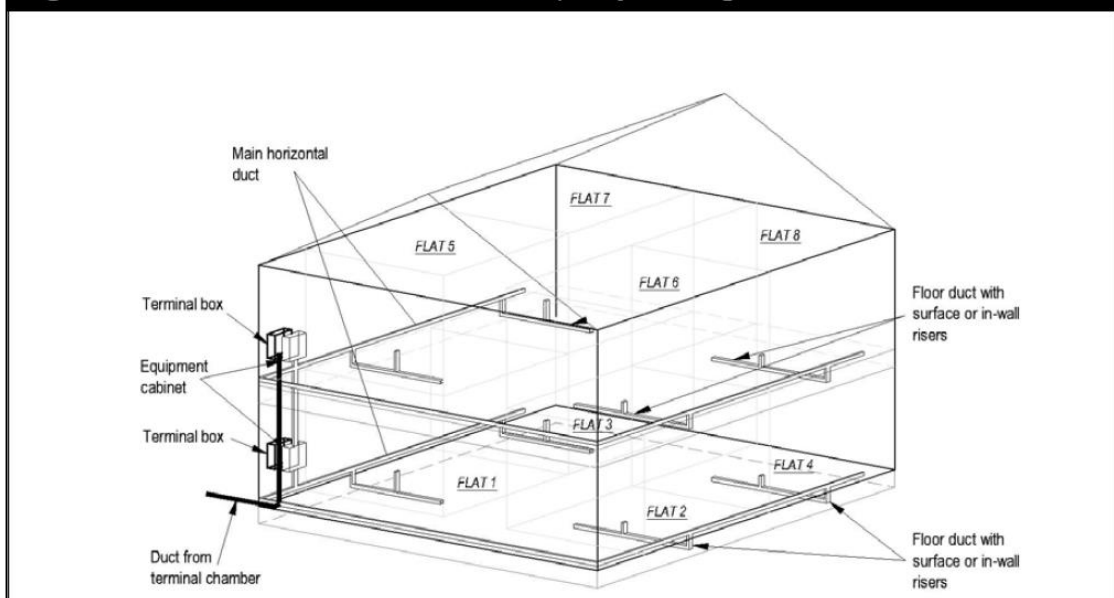
Internal Infrastructure Requirements Overview

Section 2.3.2 of the guidance details the following requirements that likely need to be considered for internal infrastructure:

- *Data sockets at 'useful locations' throughout the dwelling.*
- *A 'readily accessible' location where network equipment can be installed with a simple 'user-friendly' method of connecting the network equipment to 'live' data sockets.*
- *Mains electricity sockets that are located near the data sockets.*

The figure below presents an overview of duct distribution in a multi-occupancy building. Further details, including on ducts, are detailed within the guidance note.

Figure 2.10: Duct distribution in multi-occupancy building



Duct distribution in multi-occupancy building

⁵⁷https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/11496/dataducting.pdf

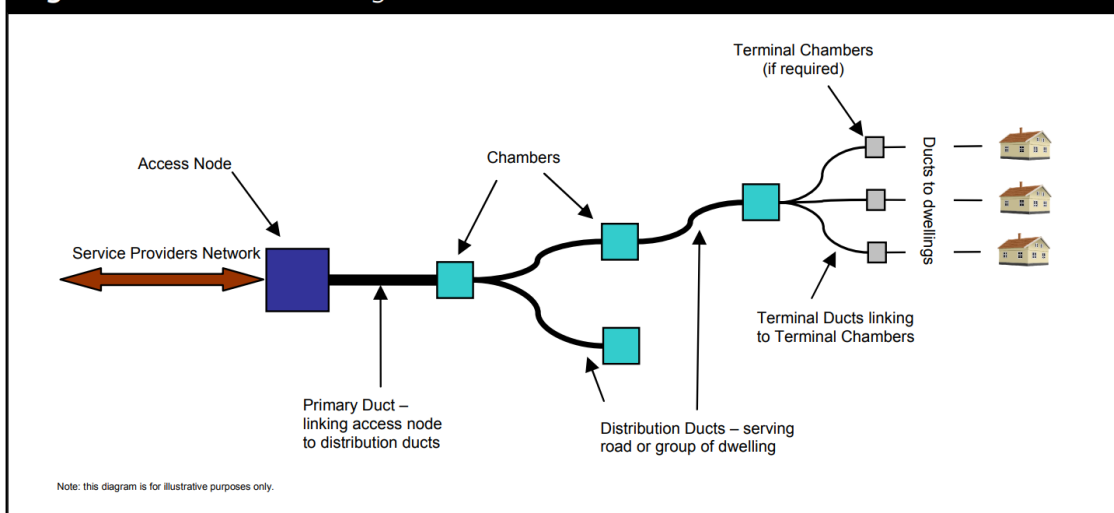
External Infrastructure Requirements Overview

Section 2.2.2 of the guidance details the following requirements that need to be considered in the design and implementation of external infrastructure:

- *Access node* – to provide an interface between the external infrastructure and the data service provider's network. Depending on the network technology and the data service provider's requirement the access node may be implemented in a street cabinet or a chamber. The access node may be required to accommodate active (powered) network equipment.
- *Street cabinets (not shown in the figure)* – may be required for cable joints, cable distribution points and possibly to house active (powered) network equipment. Cabinets should be of sufficient size for additional ducting, at least one additional duct, for future requirements.
- *Chambers* – for cable installation, cable routing, cable jointing and some passive distribution points. Chambers may also be required to accommodate active (powered) network equipment that is designed specifically for such an environment although most data service providers are likely to favour street cabinets.
- *Terminal chambers* – chambers that may be required to connect the wider external infrastructure with dwellings or groups of dwellings. Terminal chambers should be located outside the dwelling plot as stated in paragraph 2.2.7 and illustrated in Figure 2.1.
- *Ducts* – pipes to facilitate the installation and later replacement of cables. This may also include micro or inner ducts.

The figure below presents an overview of the elements forming external infrastructure. Further details, including on ducts, are detailed within the guidance note.

Figure 2.1: Elements forming external infrastructure



Elements forming external infrastructure



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