

Broadband Connectivity Assessment

Alpha House

Muse & Wythenshawe Community Housing Group Ltd

November 2025

PLANNING SOLUTIONS FOR:

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ADMINISTRATION PAGE

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EXECUTIVE SUMMARY

Report Purpose

Pager Power has been commissioned to investigate the potential for FTTP (Fibre to the Premises) availability at the first phase of the proposed re-development of Wythenshawe Town Centre. The first phase will see three sites (Brotherton House, Alpha House, and C2 The Birtles) transformed into approximately 400 new homes. This report focuses on Alpha House; presenting 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 six addresses near to the proposed development – available via the website of broadband infrastructure and service providers, and identifies available speeds in any area within the UK. 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;
- An investigation of the process for obtaining ultrafast broadband services.

Conclusions

Ultrafast broadband download speeds, understood to mean a minimum of 300 Mbps, are available for at least two addresses near to the proposed development from at least three internet service providers.

Openreach

According to the online coverage checker, Openreach FTTP infrastructure (ultrafast broadband) is available for two of the six reviewed addresses. Openreach FTTC (Fibre to the Cabinet) infrastructure is available for one of the four remaining addresses. Openreach ADSL infrastructure (standard broadband) is available for two of the remaining three addresses, however, FTTP or FTTC services could not be confirmed as currently being available.

A review of the Openreach infrastructure map has confirmed that there is Openreach infrastructure near to the proposed development location. It is therefore possible that the proposed development could benefit from FTTP infrastructure supplied by Openreach. In order to formally determine the capability for Openreach to install FTTP infrastructure, site registration¹ is required.

¹ <https://www.openreach.com/building-developers-and-projects/fibre-for-developers/registering-your-site>

BT (Openreach Network)

According to the online coverage checker, BT FTTP services (ultrafast broadband) are available for two of the six reviewed addresses. BT FTTC services (superfast broadband) are available for one of the remaining four addresses however, FTTP services could not be confirmed as currently being available. BT standard broadband is available for two the remaining three addresses, however, neither FTTC nor FTTP services could not be confirmed as currently being available.

Sky (Openreach Network)

According to the online coverage checker, Sky FTTP services (ultrafast broadband) are available for two of the four reviewed addresses. Sky superfast broadband is available for two of the remaining four addresses, however, FTTP services could not be confirmed as currently being available. No services could be confirmed as currently being available at the remaining two addresses.

Virgin Media

Virgin Media provides broadband infrastructure in the form of FTTP and Hybrid Fibre-Coaxial (HFC)² which allows for superfast service³.

According to the online coverage checker, Virgin Media FTTP infrastructure (ultrafast broadband) is available for one of the six reviewed addresses. No services could be confirmed as currently being available at the remaining five addresses.

A review of the Virgin Media infrastructure map has confirmed that there is Virgin Media infrastructure near to the proposed development location. It is therefore possible that the proposed development could benefit from FTTP infrastructure supplied by Virgin Media. In order to formally determine the capability for Virgin Media to install FTTP infrastructure, site registration is required.

Other Internet Service Providers (Alt Nets)

Broadband services from Hyperoptic, OFNL, and City Fibre could not be confirmed as currently being available at the six locations near the proposed development through the online coverage checkers.

Hyperoptic and OFNL were consulted regarding any existing FTTP infrastructure at the proposed development location and their capability to install new FTTP infrastructure. Hyperoptic provided an infrastructure map, and indicated that they could potentially provide FTTP infrastructure to the proposed development. OFNL have not responded.

Next Steps

The developer should ensure that FTTP infrastructure (ultrafast broadband) is installed in order to comply with policy JP-C2 as shown in Section 1.3. The process of obtaining FTTP services is outlined in Section 6 of the report. Provided one or more of these processes are followed, FTTP services can be made available for the proposed development.

² Also known as 'Cable' broadband.

³ The type of infrastructure cannot be determined by the Virgin Media coverage checker.

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ABOUT PAGER POWER

Pager Power is a dedicated consultancy company based in Suffolk, UK. The company has undertaken projects in 63 countries internationally.

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

Pager Power has been commissioned to investigate the potential for FTTP (Fibre to the Premises) availability at the first phase of the proposed re-development of Wythenshawe Town Centre. The first phase will see three sites (Brotherton House, Alpha House, and C2 The Birtles) transformed into approximately 400 new homes. This report focuses on Alpha House; presenting 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 2024) provides the following guidance, of which the most relevant extract is shown below:

‘119. 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’⁴ was adopted in March 2024. The policy that relates to broadband connectivity is set out below (in bold text):

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

⁴ https://www.manchester.gov.uk/info/500113/city_centre_regeneration/8270/places_for_everyone

2 PROPOSED DEVELOPMENT DETAILS

2.1 Proposed Development Site Plan and Location

The ground floor plan⁵ of the proposed development is shown in Figure 1 below.

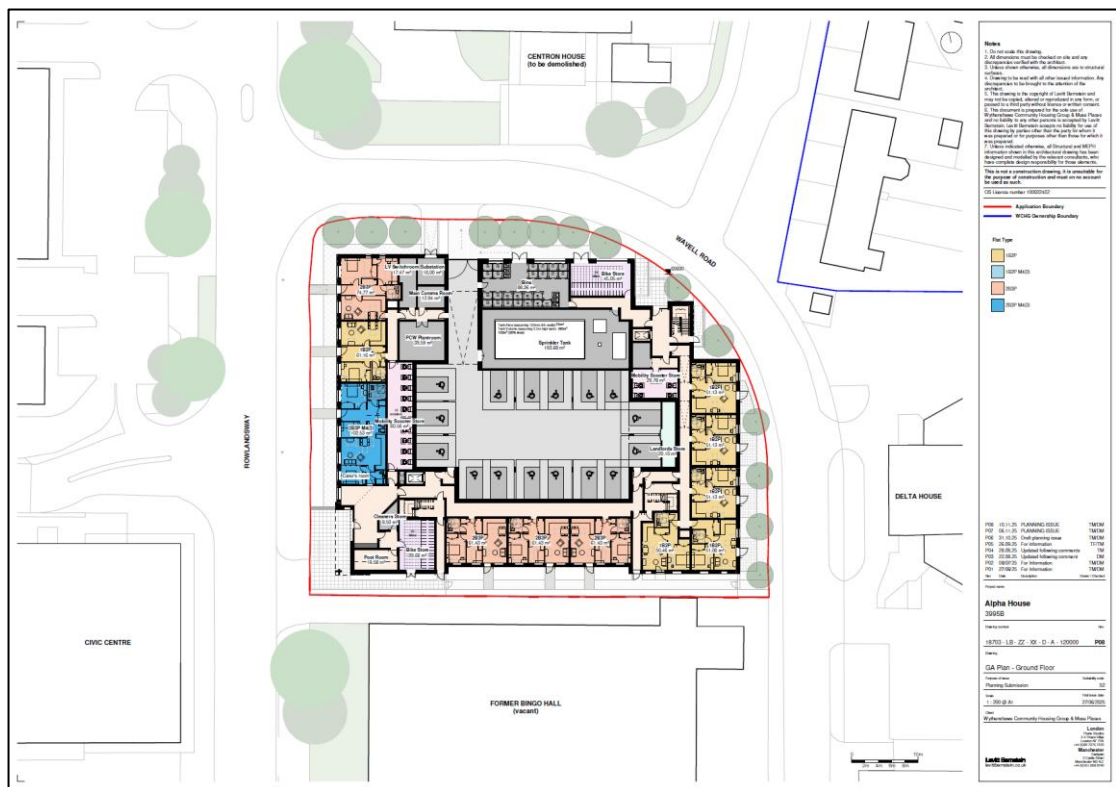


Figure 1 Proposed development ground floor plan

⁵ Source: 3995B-LB-ZZ-XX-D-A-120000-P08-GA Plan - Ground Floor

The red line boundary has been overlaid onto aerial imagery on Figure 2 below.



Figure 2 Proposed development site boundary (red) – 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 3 on the following page. ADSL infrastructure is owned and operated by Openreach⁶. 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 Openreach⁷. Download speeds are typically up to 80 Mbps.
 - Fibre To The Premises⁸ (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 speeds⁹. 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 Gbps¹⁰.
- 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 Mbps¹¹.
- Hybrid Fibre-Coaxial (HFC)¹² – typically provided by Virgin Media¹³ who make the use of DOCSIS technology¹⁴ standard whereby typically there is a fibre connection made up

⁶ <https://www.openreach.com/fibre-broadband>

⁷ <https://www.openreach.com/fibre-broadband/fttc-vs-ftp>

⁸ Also referred to as Fibre To The Home (FTTH).

⁹ <https://phys.org/news/2018-04-fiber-transmission.html>

¹⁰ Source: Openreach. 1 Gbps = 1,000 Mbps.

¹¹ <https://www.openreach.com/fibre-broadband/gfast-fibre-broadband>

¹² Also known as ‘Cable’ broadband.

¹³ Virgin Media now also provide FTTP solutions in the UK for home broadband services dependent on the location.

¹⁴ Data Over Cable Service Interface Specification - An international standard for data transfer over cable.

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 Mbps¹⁵.

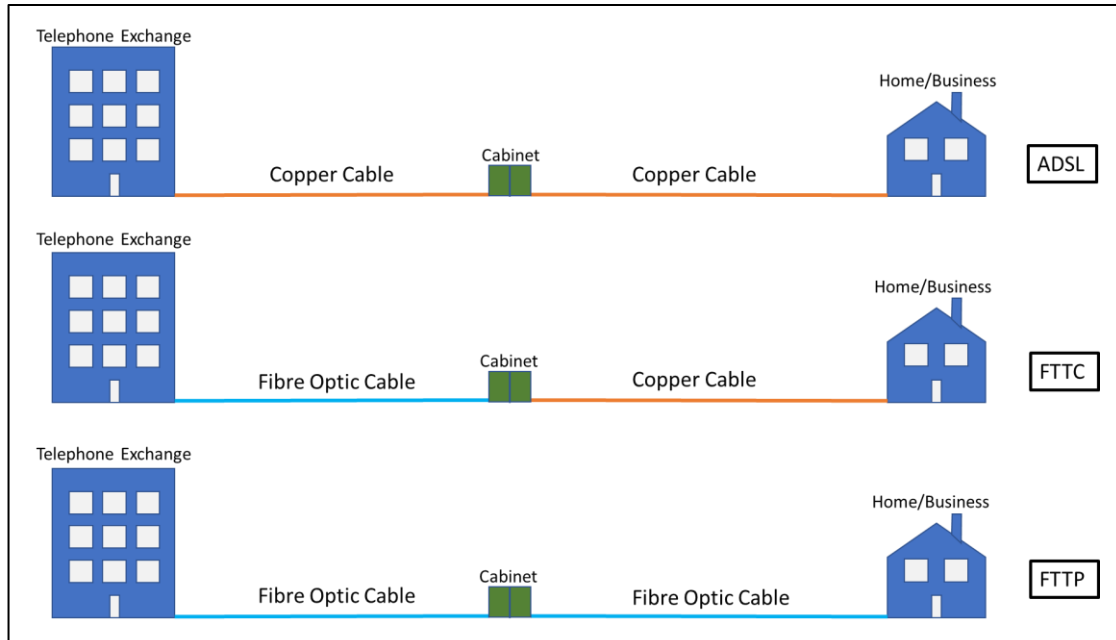


Figure 3 Common types of broadband (fixed line)

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 Voneus¹⁶. 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 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 Mbps¹⁷.
- 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

¹⁵ <https://www.virginmedia.com/shop/broadband/speeds>

¹⁶ County Broadband and Voneus now also provide FTTP solutions in the UK for home broadband services dependent on the location.

¹⁷ <https://ee.co.uk/broadband/mobile-broadband>

have improved, with Starlink providing typical download speeds of between 25 and 220 Mbps¹⁸.

3.2 Broadband Speed Terms

The term 'superfast' is understood to mean speeds of 30 Mbps or higher¹⁹. Broadband speed terms are as follows²⁰:

- 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.

¹⁸ <https://www.starlink.com/legal/documents/DOC-1400-28829-70>

¹⁹ <https://commonslibrary.parliament.uk/research-briefings/sn06643/>

²⁰ <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 check²¹ for six addresses near to the proposed development – available via the website of broadband infrastructure and service providers and identifies available speeds²² in any area within the UK. This includes the following broadband providers: Openreach, BT, Sky, Virgin Media, Hyperoptic, OFNL, and City Fibre²³;
- Consultation with broadband infrastructure providers and broadband infrastructure map checks;
- An investigation of the process for obtaining FTTP broadband services.

4.2 Coverage Checker Results

In total, six addresses near to the proposed development were assessed, as shown by the blue icons in Figure 4 on the following page. Locations near to the proposed development are 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 accurate²⁴. The results are shown in Table 1 on pages 16 to 18.

²¹ Openreach provide details regarding the type of infrastructure that is available as well as the download speed. The download speeds that BT and Sky provide should reflect the results of the Openreach checker; however, this is not always the case and hence a cross-check is completed. Virgin Media only provide results regarding the download speed that is available and do not provide details regarding the type of infrastructure (i.e. HFC vs FTTP). Hyperoptic, OFNL, and City Fibre are solely FTTP providers, where available.

²² Some also provide information regarding the type of infrastructure.

²³ Other broadband providers may be available. Openreach are an open network that is sold by services providers such as BT and Sky. Virgin Media typically own and operate their own infrastructure and are considered a closed network. Hyperoptic, OFNL, and City Fibre typically provide Fibre To The Premises (FTTP) infrastructure in City Centres.

²⁴ Contacting a service provider directly may reveal that services can be connected.



Figure 4 Locations assessed

Location	Openreach	BT (Openreach Network)	Sky (Openreach Network)	Virgin Media	Hyperoptic	OFNL	City Fibre	Conclusion
1 (Alpha House, Rowlandsway, Wythenshawe, Manchester, M22 5RG)	No services are currently available.	No services are currently available.	No services are currently available.	No services are currently available.	No services are currently available.	No services are currently available.	No services are currently available.	No services are currently available.
2 (275 Woodfield, Wythenshawe, Manchester, M22 5TB)	'Ultrafast' service available (FTTP). Ultrafast broadband available. Download speeds of up to 1600 Mbps. FTTP infrastructure.	'Ultrafast' service available (FTTP). Ultrafast broadband available. Download speeds of up to 900 Mbps. FTTP infrastructure.	'Ultrafast' service available (FTTP). Ultrafast broadband available. Download speeds of up to 930 Mbps. FTTP infrastructure.	'Ultrafast' service available (FTTP). Ultrafast broadband available. Download speeds of up to 1130 Mbps. FTTP infrastructure.	No services are currently available.	No services are currently available.	No services are currently available.	'Ultrafast' service available from Openreach, BT, Sky, and Virgin Media (FTTP infrastructure).

Location	Openreach	BT (Openreach Network)	Sky (Openreach Network)	Virgin Media	Hyperoptic	OFNL	City Fibre	Conclusion
3 (Teledata UK Ltd, Delta House, Wavell Rd, Wythenshawe, Manchester, M22 5QZ)	'Superfast' service available. No 'Ultrafast' service available. Superfast broadband available. Download speeds of up to 76 Mbps. FTTC infrastructure.	'Superfast' service available. No 'Ultrafast' service available. Superfast broadband available. Download speeds of 35-36 Mbps. FTTC infrastructure.	'Superfast' service available. No 'Ultrafast' service available. Superfast broadband available. Download speeds of 40-55 Mbps. FTTC/SoGEA ²⁵ /G.Fast infrastructure.	No services are currently available.	No services are currently available.	No services are currently available.	No services are currently available.	No 'Ultrafast' service available. 'Superfast' service currently available from Openreach, BT, and Sky.
4 (Mr Baker's Fish & Chips, 16a Rowlandsway Greater, Wythenshawe, Manchester, M22 5RG)	No 'Superfast' or 'Ultrafast' service available. Standard broadband. Download speeds of up to 21 Mbps. ADSL infrastructure.	No 'Superfast' or 'Ultrafast' service available. Standard broadband. Download speeds of 5-7 Mbps. ADSL infrastructure. 4G home broadband also available, download speeds of up to 30 Mbps.	No services are currently available.	No services are currently available.	No services are currently available.	No services are currently available.	No services are currently available.	No 'Superfast' or 'Ultrafast' service available. Standard broadband available from Openreach and BT.

²⁵ Single Order Generic Ethernet Access

Location	Openreach	BT (Openreach Network)	Sky (Openreach Network)	Virgin Media	Hyperoptic	OFNL	City Fibre	Conclusion
5 (KFC, 15 Rowlandsway, Wythenshawe, Manchester, M22 5RG)	No 'Superfast' or 'Ultrafast' service available. Standard broadband. Download speeds of up to 21 Mbps. ADSL infrastructure.	No 'Superfast' or 'Ultrafast' service available. Standard broadband. Download speeds of 3-7 Mbps. ADSL infrastructure. 4G home broadband also available, download speeds of up to 30 Mbps.	'Superfast' service available. No 'Ultrafast' service available. Superfast broadband available. Download speeds of 0-36 Mbps. FTTC/SoGEA ²⁶ /G.Fast infrastructure.	No services are currently available.	No services are currently available.	No services are currently available.	No services are currently available.	No 'Ultrafast' service available. 'Superfast' service currently available from Sky. Standard broadband available from Openreach and BT.
6 (Domino's Pizza, 14b Rowlandsway, Wythenshawe, Manchester, M22 5RG)	'Ultrafast' service available (FTTP). Ultrafast broadband available. Download speeds of up to 1600 Mbps. FTTP infrastructure.	'Ultrafast' service available (FTTP). Ultrafast broadband available. Download speeds of up to 900 Mbps. FTTP infrastructure.	'Ultrafast' service available (FTTP). Ultrafast broadband available. Download speeds of up to 930 Mbps. FTTP infrastructure.	No services are currently available.	No services are currently available.	No services are currently available.	No services are currently available.	'Ultrafast' service available from Openreach, BT, and Sky (FTTP infrastructure).

Table 1 Assessment of current availability (based on coverage checkers)

²⁶ Single Order Generic Ethernet Access

5 CONSULTATION AND INFRASTRUCTURE MAP CHECK

5.1 Overview

Consultation was undertaken directly with the most prevalent FTTP infrastructure providers²⁷ 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.

5.2 Consultation Overview

Table 2 on the following page presents a summary of the consultation undertaken by Pager Power to date.

²⁷<https://www.ispreview.co.uk/index.php/2024/03/top-30-full-fibre-providers-by-share-of-uk-new-build-homes-2023-24.html>

Stakeholder	Summary
Openreach	Prior consultation has confirmed Openreach are unable to provide information on FTTP availability without site registration²⁸ being undertaken. 28/10/2025 – Map obtained from Maps On Demand service Openreach infrastructure maps indicate existing infrastructure in the area. It is unclear whether this is FTTP. Any further information will require site registration.
Virgin Media	28/10/25 – FTTP infrastructure capability and infrastructure map requested by Pager Power. 29/10/25 – Infrastructure map provided. Virgin Media have infrastructure nearby in the residential areas to the east (Cornfield Drive) and to the south. It is not clear from the infrastructure maps if this is FTTP. Any further information will require site registration.
Hyperoptic	28/10/25 – FTTP infrastructure capability and infrastructure map requested by Pager Power. 29/10/25 – Hyperoptic requested further information on the site. 05/11/25 – Pager Power provided further information. 13/11/25 – Pager Power followed up for a response. Hyperoptic have not, to date, provided an infrastructure map, or any information on the capability to install FTTP infrastructure.
OFNL/GTC-UK	28/10/25 – FTTP infrastructure capability and infrastructure map requested by Pager Power. 30/10/25 – GTC requested to arrange a meeting to discuss the scheme. 31/10/25 – Pager Power provided response. 13/11/25 – Pager Power followed up for a response. OFNL/GTC-UK have not, to date, provided an infrastructure map, or any information on the capability to install FTTP infrastructure.

Table 2 FTTP infrastructure providers consultation overview

²⁸ <https://www.openreach.com/building-developers-and-projects/fibre-for-developers/registering-your-site>.

5.3 Broadband Infrastructure Maps

The following sections provide information regarding the surrounding broadband infrastructure for Openreach and Virgin Media²⁹.

5.3.1 Openreach

The infrastructure maps show that there is existing Openreach infrastructure within the red line boundary and in multiple places around the proposed development location. It is unclear from the infrastructure map whether this is FTTP. The Openreach maps have 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).

5.3.2 Virgin Media

Virgin Media provided the infrastructure map shown on Figure 5 on the following page, which shows broadband infrastructure nearby. It is possible that Virgin Media would be able to extend their infrastructure to provide services to the proposed development (subject to agreement from Virgin Media).

5.3.3 Hyperoptic

Hyperoptic provided the infrastructure map shown on Figure 6 on page 23, which shows broadband infrastructure nearby. It is possible that Hyperoptic would be able to extend their infrastructure to provide services to the proposed development (subject to agreement from Hyperoptic).

²⁹ Copyright © Virgin Media.

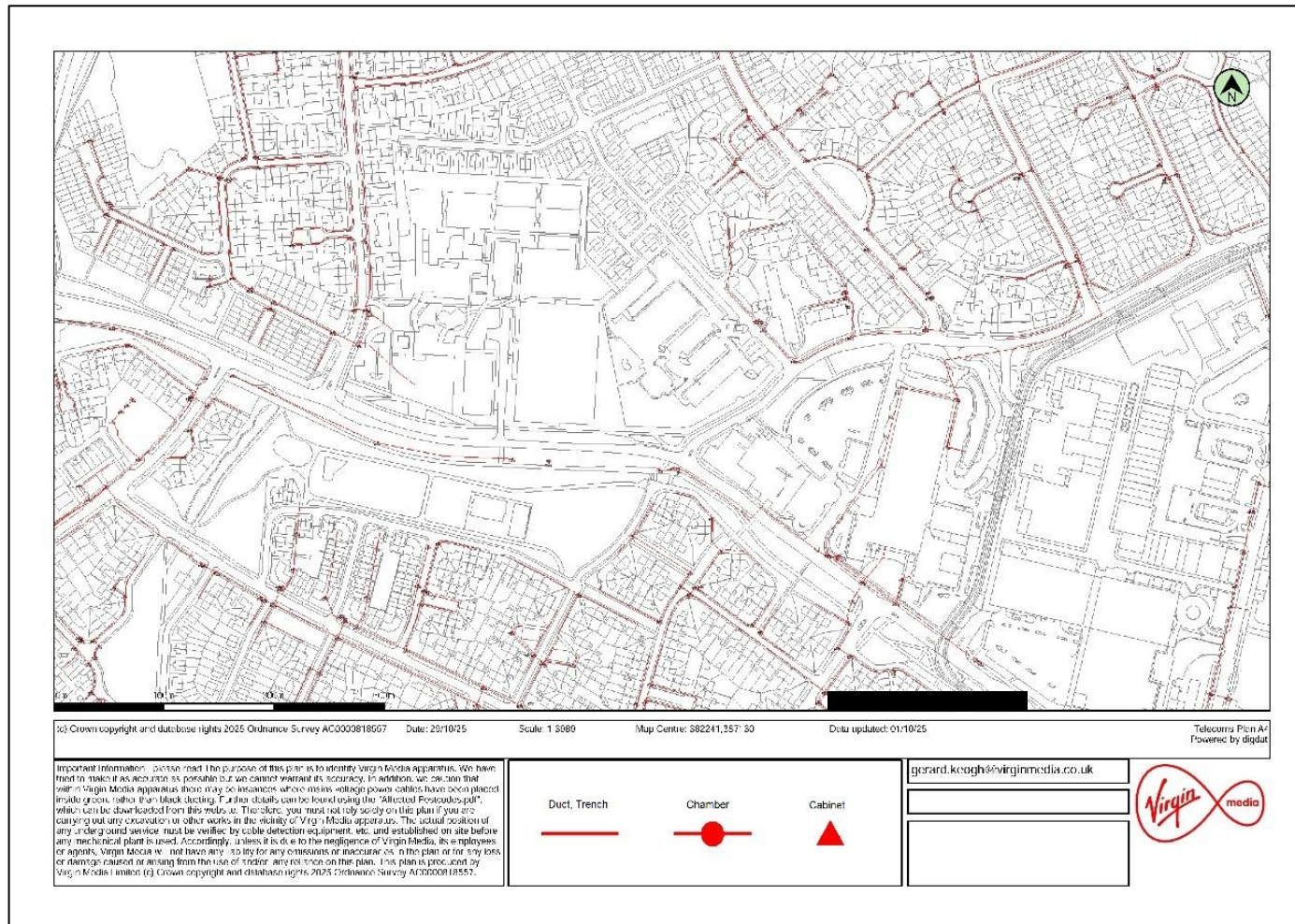


Figure 5 Virgin Media infrastructure map



Broadband Connectivity Assessment

6 FACILITATION OF FTTP INTERNET SERVICES

6.1 Overview

The developer should ensure that FTTP infrastructure is installed in order to comply with policy JP-C2 as shown in Section 1.3. The process of obtaining FTTP services is outlined in Sections 6.2 to 6.4. Provided one or more of these processes are followed, FTTP services can be made available for the proposed development.

6.2 Openreach

Prior consultation has confirmed Openreach are unable to provide information formally on FTTP availability without site registration being undertaken. The coverage checkers for locations near the proposed development suggested that ultrafast services (using FTTP infrastructure) are already available in the area.

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 consistent³⁰. The process and the cost of doing this varies depending on the development type and size.

Openreach can install FTTP broadband on commercial sites, as long as it's available in the area. They will need to carry out a survey of the site before they can do this. This requires registration of the site, specifically:

- Registration is required six months before the provision of the service 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 site 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.
- Registration is undertaken online³¹, 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 given time, however a response from the assessment team should be received within five working days from submission of the registration form;

³⁰ Internet latency is typically lower for FTTP and internet speeds are usually more consistent.

³¹ <https://www.developers.openreach.co.uk/developerportal/index>

- 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 coverage checkers for locations near the proposed development suggested that ultrafast services (using FTTP infrastructure) are already available in some residential areas near to the proposed development. Consultation with Virgin Media outlined in Section 5.3 identified that Virgin Media have network capability in the area, and an infrastructure map was provided. Virgin Media have confirmed that site registration would be required for further details.

Therefore if Virgin Media is contacted within a sufficient time frame and notified of the site plans^{32,33} it is considered likely that the proposed development could benefit from FTTP infrastructure supplied by Virgin Media.

6.4 Other Internet Service Providers (Alt Nets)

Alt Nets³⁴ can be contacted in advance regarding the potential to install FTTP for new builds.

Both Hyperoptic and OFNL were consulted regarding any existing FTTP infrastructure they may have at the proposed development location, and their capability to install new FTTP infrastructure.

Hyperoptic provided an infrastructure map, and indicated that they could potentially provide FTTP infrastructure to the proposed development.

OFNL have not responded.

Alt Nets may either lease a connection from Openreach or be willing to install their own network. 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>
- City Fibre: <https://cityfibre.com/>

³² <https://www.virginmediapartners.com/developersnetworkexpansion>

³³ <https://www.virginmedia.com/content/dam/virginmedia/dotcom/images/shop/downloads/New-Build-Handbook-v1-63.pdf>

³⁴ Alt Nets is a term used to refer to alternative broadband infrastructure providers other than Openreach and Virgin Media.

7 CONCLUSIONS

7.1 Conclusions

Ultrafast broadband download speeds, understood to mean a minimum of 300 Mbps, are available for at least two addresses near to the proposed development from at least three internet service providers.

7.1.1 Openreach

According to the online coverage checker, Openreach FTTP infrastructure (ultrafast broadband) is available for two of the six reviewed addresses.

Openreach FTTC infrastructure is available for one of the four remaining addresses.

Openreach ADSL infrastructure (standard broadband) is available for two of the remaining three addresses, however, FTTP or FTTC (Fibre to the Cabinet) services could not be confirmed as currently being available at these three addresses.

A review of the Openreach infrastructure map has confirmed that there is Openreach infrastructure near to the proposed development location.

It is therefore possible that the proposed development could benefit from FTTP infrastructure supplied by Openreach. In order to formally determine the capability for Openreach to install FTTP infrastructure, site registration³⁵ is required.

7.1.2 BT (Openreach Network)

According to the online coverage checker, BT FTTP services (ultrafast broadband) are available for two of the six reviewed addresses. BT FTTC services (superfast broadband) are available for one of the remaining four addresses however, FTTP services could not be confirmed as currently being available. BT standard broadband is available for two the remaining three addresses, however, neither FTTC nor FTTP services could not be confirmed as currently being available.

7.1.3 Sky (Openreach Network)

According to the online coverage checker, Sky FTTP services (ultrafast broadband) are available for two of the four reviewed addresses. Sky superfast broadband is available for two of the remaining four addresses, however, FTTP services could not be confirmed as currently being available. No services could be confirmed as currently being available at the remaining two addresses.

³⁵ <https://www.openreach.com/building-developers-and-projects/fibre-for-developers/registering-your-site>

7.1.4 Virgin Media

Virgin Media provides broadband infrastructure in the form of FTTP and Hybrid Fibre-Coaxial (HFC)³⁶ which allows for superfast service³⁷.

According to the online coverage checker, Virgin Media FTTP infrastructure (ultrafast broadband) is available for one of the six reviewed addresses. No services could be confirmed as currently being available at the remaining five addresses.

A review of the Virgin Media infrastructure map has confirmed that there is Virgin Media infrastructure near to the proposed development location.

It is therefore possible that the proposed development could benefit from FTTP infrastructure supplied by Virgin Media. In order to formally determine the capability for Virgin Media to install FTTP infrastructure, site registration is required.

7.1.5 Other Internet Service Providers (Alt Nets)

Broadband services from Hyperoptic, OFNL, and City Fibre could not be confirmed as currently being available at the six locations near the proposed development through the online coverage checkers.

Hyperoptic and OFNL were consulted regarding any existing FTTP infrastructure at the proposed development location and their capability to install new FTTP infrastructure. Hyperoptic provided an infrastructure map, and indicated that they could potentially provide FTTP infrastructure to the proposed development.

OFNL have not responded.

7.2 Next Steps

The developer should ensure that FTTP infrastructure (ultrafast broadband) is installed in order to comply with policy JP-C2 as shown in Section 1.3. The process of obtaining FTTP services is outlined in Section 6 of the report. Provided one or more of these processes are followed, FTTP services can be made available for the proposed development.

³⁶ Also known as 'Cable' broadband.

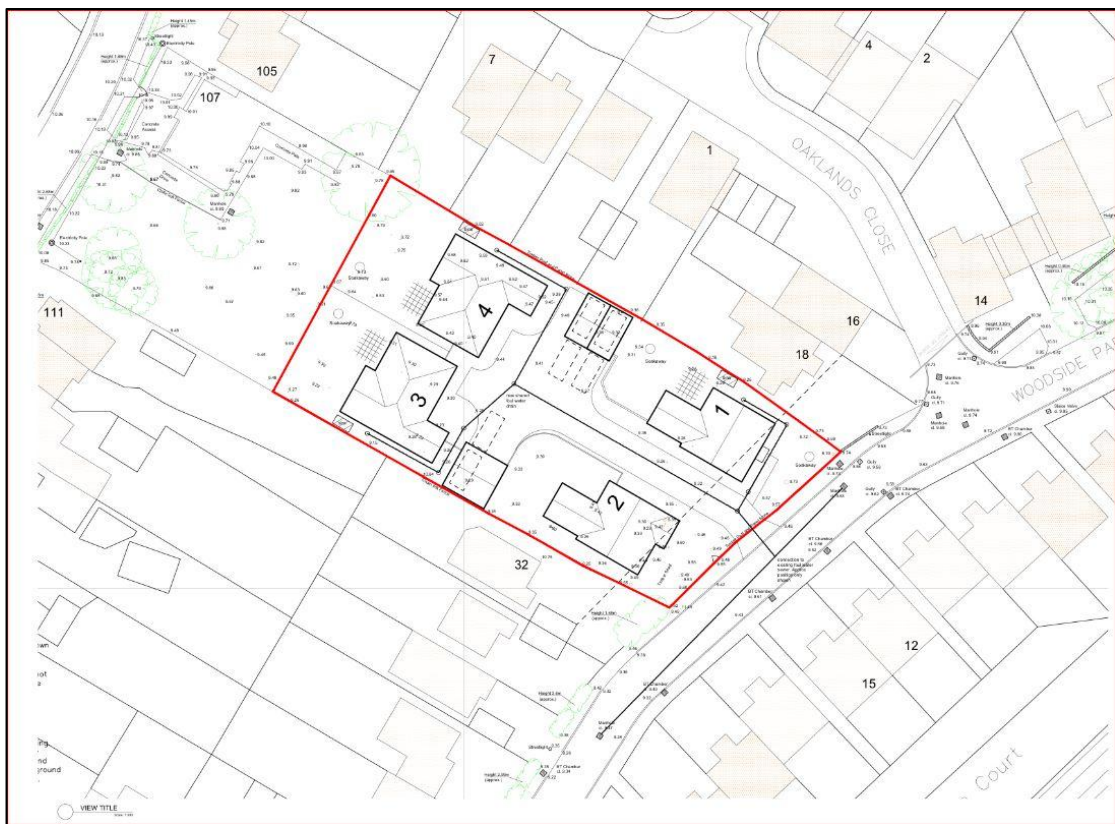
³⁷ The type of infrastructure cannot be determined by the Virgin Media coverage checker.

APPENDIX A – EXAMPLE DOCUMENTS FOR SITE SUBMISSION

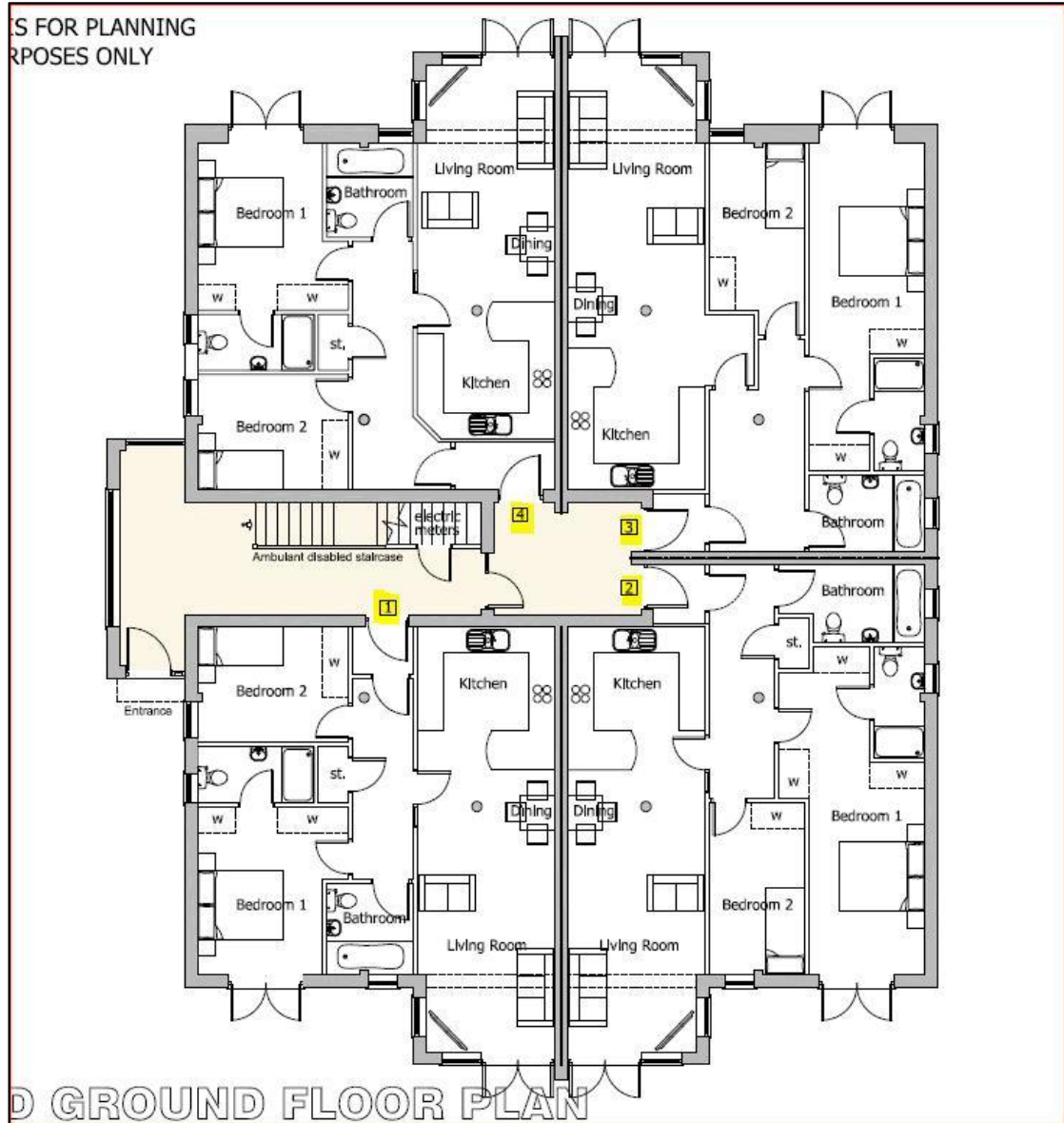
Purpose

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

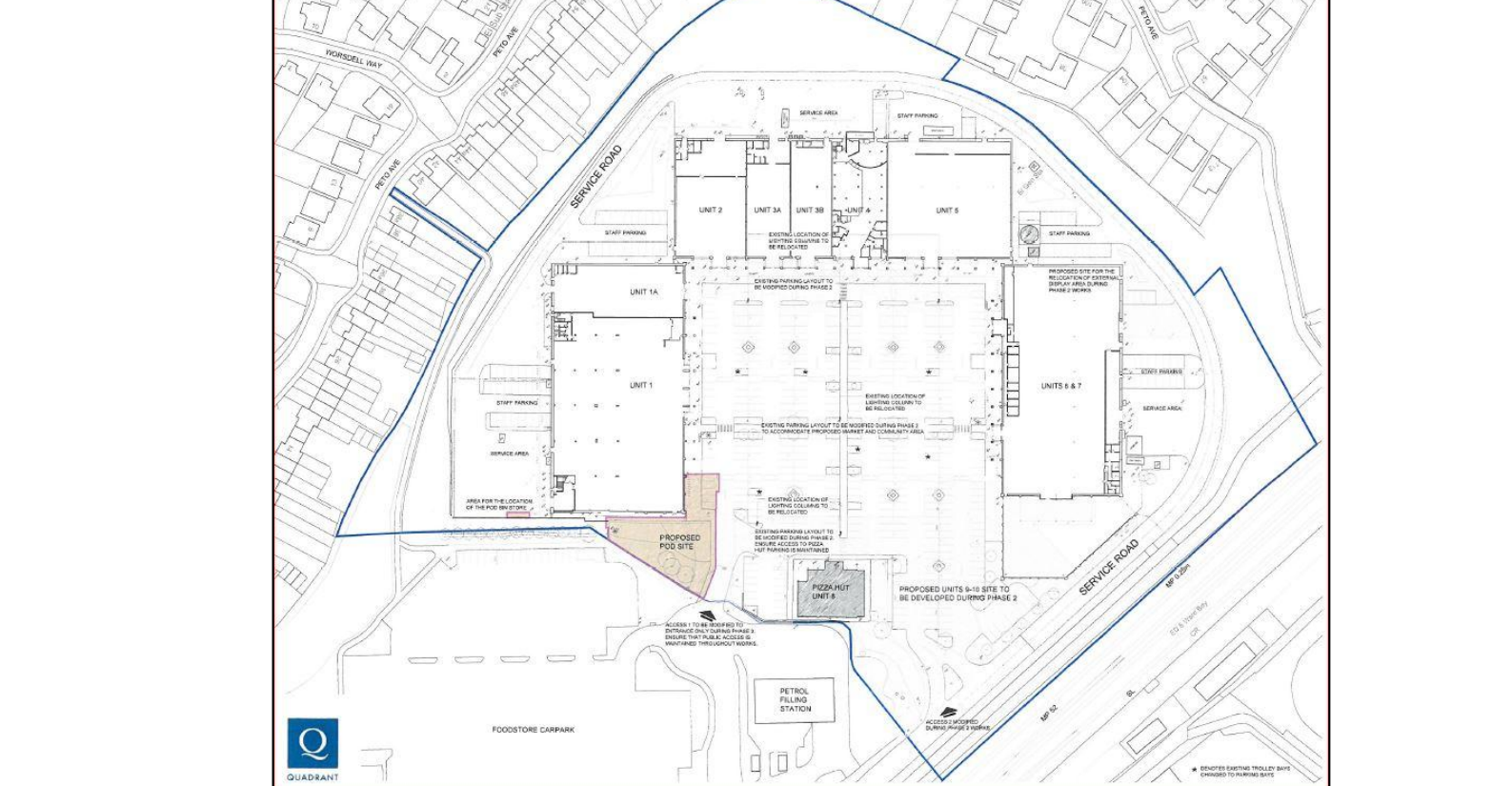


Example Flat Floor Plan with Plot Numbers



Example Site Plan for Business Unit







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