

Northern Gateway (JPA1.1)

Outline Planning Application

Broadband Connectivity Assessment



Broadband Connectivity Assessment

Northern Gateway Development Vehicle LLP

Northern Gateway

April 2025

PLANNING SOLUTIONS FOR:

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ADMINISTRATION PAGE

Job Reference:	13820C
Author:	Waqar Qureshi
Telephone:	01787 319001
Email:	waqar@pagerpower.com

Reviewers:	Phillip Charhill; Abdul Wadud
Email:	phillip@pagerpower.com; abdul@pagerpower.com

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Stour Valley Business Centre, Sudbury, Suffolk, CO10 7GB

T: +44 (0)1787 319001 E: info@pagerpower.com W: www.pagerpower.com

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EXECUTIVE SUMMARY

Report Purpose

Pager Power has been commissioned to investigate the broadband connectivity at the proposed employment-led development named 'Northern Gateway', located across the boundary of Bury and Rochdale. 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 five addresses near to the proposed development (including 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 (See Section 4).
- A Developer Network In Advance (DNIA) study previously commissioned from Openreach for another proposed development in close proximity (South Heywood Commercial);
- Consultation with broadband infrastructure providers and broadband infrastructure map checks (See Section 5);
- An investigation of the process for obtaining ultrafast broadband services (See Section 6).

Conclusions

Superfast broadband download speeds, understood to mean a minimum of 30 Mbps, are currently available for at least six addresses near to the proposed development from at least one internet service provider. Ultrafast broadband download speeds, understood to mean a minimum of 300 Mbps, are available for at least one address near to the proposed development from at least one internet service provider.

Openreach

According to the online coverage checker, Openreach FTTP infrastructure (ultrafast broadband) is available for one of the seven reviewed addresses near to the proposed development. Openreach FTTC infrastructure (superfast broadband) is available for the remaining six addresses, however, FTTP 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.

A DNIA study previously commissioned from Openreach for another proposed development in close proximity (South Heywood Commercial) concluded that there were three potential connection points to the Openreach network for that development, and it is understood that this would be ultrafast broadband (FTTP infrastructure). Based on the proximity to the proposed development, it is possible that Openreach would be able to extend their infrastructure to provide services to the proposed development (subject to agreement from Openreach).

In order to formally determine the capability for Openreach to install FTTP infrastructure, site registration¹ is required.

Virgin Media

Virgin Media provides broadband infrastructure in the form of FTTP and Hybrid Fibre-Coaxial (HFC)² which allows for superfast service³. Services could not be confirmed⁴ as currently being available at the proposed development location. Services could not be confirmed or were not available at the four locations near the proposed development. Consultation with Virgin Media identified that Virgin Media have network capability in the area, and it would likely be a XGS-PON (Gigabit capable) network which they would supply. An infrastructure map was not provided. Virgin Media have confirmed that any formal statement will require site registration. Therefore if Virgin Media is contacted within a sufficient time frame and notified of the site plans, it is possible that the proposed development could benefit from FTTP infrastructure supplied by Virgin Media.

Other Internet Service Providers (Alt Nets⁵)

FTTP services from Hyperoptic could not be confirmed⁴ as currently being available at the proposed development location, nor at the four locations near the proposed development through the online coverage checker. Hyperoptic were consulted regarding any existing FTTP infrastructure they may have at the proposed development location, and their capability to install new FTTP infrastructure, but have not responded. FTTP services from OFNL could not be confirmed⁴ as currently being available at the proposed development location, nor at the four locations near the proposed development through the online coverage checker. Consultation with OFNL has confirmed that they have infrastructure nearby, however it is unclear whether this

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

² Also known as 'Cable' broadband.

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

⁴ Further information is required.

⁵ Alt Nets is a term used to refer to alternative broadband infrastructure providers other than Openreach and Virgin Media.

is FTTP. The capability for OFNL to install FTTP infrastructure could not be confirmed at this stage.

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 Sections 6.2 to 6.4 of the report. Provided one or more of these processes are followed, FTTP services can be made available for the proposed development.

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ABOUT PAGER POWER

Pager Power is a dedicated consultancy company based in Suffolk, UK. The company has undertaken projects in 61 countries within Europe, Africa, America, Asia and Australasia.

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 broadband connectivity at the proposed employment-led development named 'Northern Gateway', located across the boundary of Bury and Rochdale. 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'⁶ 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*
- 3. Facilitating the provision of free, secure, high speed public wi-fi connections, particularly in the most frequented areas.'*

⁶ https://www.manchester.gov.uk/info/500113/city_centre_regeneration/8270/places_for_everyone

2 PROPOSED DEVELOPMENT DETAILS

2.1 Description of Development

The proposed development will comprise a mix of different uses; a breakdown of the currently planned usage is given below⁷:

- Up to 600,000 sqm of Storage & Distribution (Use Class B8) and Industrial (Use Classes B2); and Research and Development/Light Industrial (Use Class E(g)(ii))
- Up to 5,000 sqm of supporting ancillary uses including Hotel (Use Class C1), Commercial, Business & Service (Uses Class E(a-g)), Education (Use Class F1(a)), Local Community (Use Class F2(a-c) and Sui Generis uses.

2.2 Proposed Development Site Plan and Location

The proposed development red-line boundary is shown in Figure 1⁸ below. This has been overlaid onto aerial imagery on Figure 2 and on the following page.

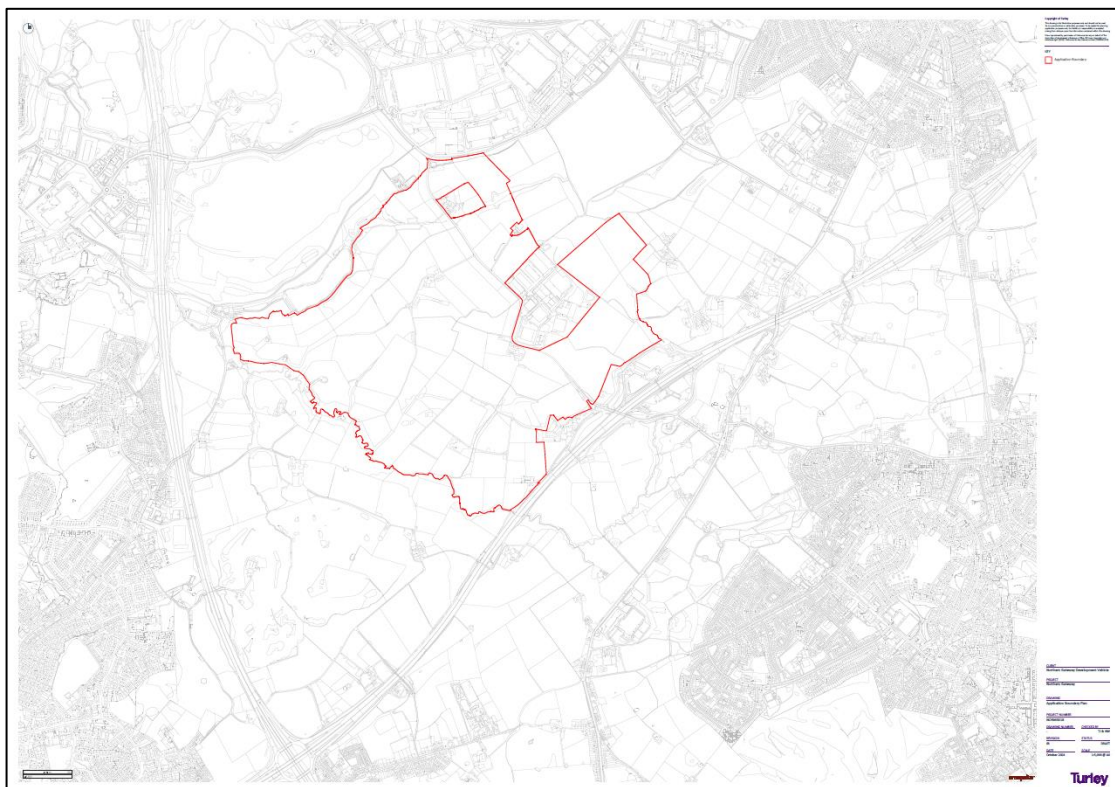


Figure 1 Proposed development site boundary (red)

⁷ Based on information received from Russell LDP in February 2025

⁸ Source: NORM3018_Northern Gateway_Application Boundary.pdf



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 Openreach⁹. 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 Openreach¹⁰. Download speeds are typically up to 80 Mbps.
 - Fibre To The Premises¹¹ (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 speeds¹². 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 Gbps¹³.

⁹ <https://www.openreach.com/fibre-broadband>

¹⁰ <https://www.openreach.com/fibre-broadband/fttc-vs-ftp>

¹¹ Also referred to as Fibre To The Home (FTTH).

¹² <https://phys.org/news/2018-04-fiber-transmission.html>

¹³ Source: Openreach. 1 Gbps = 1,000 Mbps.

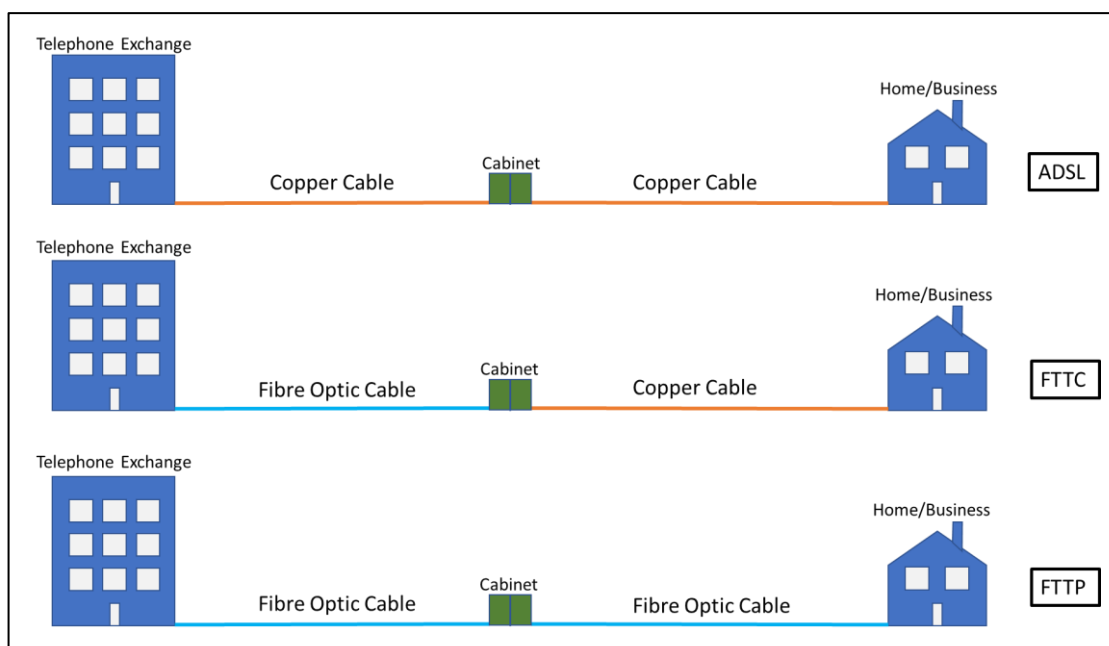


Figure 3 Common types of broadband (fixed line)

- 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 Mbps¹⁴.
- Hybrid Fibre-Coaxial (HFC)¹⁵ – typically provided by Virgin Media¹⁶ who make the use of DOCSIS technology¹⁷ 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 Mbps¹⁸.

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 Voneus¹⁹. For example, County Broadband have previously provided download speeds of up to 32 Mbps for fixed wireless access services.

¹⁴ <https://www.openreach.com/fibre-broadband/gfast-fibre-broadband>

¹⁵ Also known as ‘Cable’ broadband.

¹⁶ Virgin Media now also provide FTTP solutions in the UK for home broadband services dependent on the location.

¹⁷ Data Over Cable Service Interface Specification - An international standard for data transfer over cable.

¹⁸ <https://www.virginmedia.com/shop/broadband/speeds>

¹⁹ County Broadband and Voneus now also provide FTTP solutions in the UK for home broadband services dependent on the location.

- 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 Mbps²⁰.
- 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 Mbps²¹.

3.2 Broadband Speed Terms

The term 'superfast' is understood to mean speeds of 30 Mbps or higher²². Broadband speed terms are as follows²³:

- 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.

²⁰ <https://ee.co.uk/broadband/mobile-broadband>

²¹ <https://www.starlink.com/legal/documents/DOC-1400-28829-70>

²² <https://commonslibrary.parliament.uk/research-briefings/sn06643/>

²³ <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 check²⁴ for five addresses near to the proposed development (including the proposed development) – available via the website of broadband infrastructure and service providers and identifies available speeds²⁵ in any area within the UK. This includes the following broadband providers: Openreach, BT, Sky, Virgin Media, Hyperoptic, OFNL, and City Fibre²⁶ (See Section 4.2).
- Consultation with broadband infrastructure providers and broadband infrastructure map checks (See Section 5).
- An investigation of the process for obtaining FTTP broadband services (See Section 6).

4.2 Coverage Checker Results

In total, seven addresses near to the proposed development (including one location within the red-line boundary of 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 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 accurate²⁷. The results are shown in Table 1.

²⁴ 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.

²⁵ Some also provide information regarding the type of infrastructure.

²⁶ 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.

²⁷ 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 (Within red-line boundary). (Higher Barn Farm, Moss Hall Rd, Heywood, OL10 2RE)	'Superfast' service available. No 'Ultrafast' service available. Superfast broadband available. Download speeds of up to 76 Mbps. FTTC infrastructure.	No 'Superfast' or 'Ultrafast' service available. Standard broadband. Download speeds of 18-32 Mbps. ADSL infrastructure.	'Superfast' service available. No 'Ultrafast' service available. Superfast broadband available. Download speed unclear. FTTC/SoGEA ²⁸ infrastructure.	No services are currently available.	No services are currently available.	No services are currently available.	No services are currently available.	'Superfast' service currently available from Openreach and Sky. No 'Ultrafast' service (FTTP infrastructure) available.
2. (Whipple Tree Cottage, The Boskins, Moss Hall Rd, Heywood, OL10 2RE)	'Superfast' service available. No 'Ultrafast' service available. Superfast broadband available. Download speeds of up to 76 Mbps. FTTC infrastructure.	No 'Superfast' or 'Ultrafast' service available. Standard broadband. Download speeds of 18-32 Mbps. ADSL infrastructure.	'Superfast' service available. No 'Ultrafast' service available. Superfast broadband available. Download speed unclear. FTTC/SoGEA infrastructure.	No services are currently available.	No services are currently available.	No services are currently available.	No services are currently available.	'Superfast' service currently available from Openreach and Sky. No 'Ultrafast' service (FTTP infrastructure) available.

²⁸ Single Order Generic Ethernet Access

Location	Openreach	BT (Openreach Network)	Sky (Openreach Network)	Virgin Media	Hyperoptic	OFNL	City Fibre	Conclusion
3. (Thurston Fold Farm, Castle Road, Bury, BL9 8QS)	'Superfast' service available. No 'Ultrafast' service available. Superfast broadband available. Download speeds of up to 76 Mbps. FTTC infrastructure.	No 'Superfast' or 'Ultrafast' service available. Standard broadband. Download speeds of 14-20 Mbps. Minimum download speed guarantee of 10 Mbps. ADSL infrastructure.	'Superfast' service available. No 'Ultrafast' service available. Superfast broadband available. Download speed unclear. FTTC/SoGEA infrastructure.	No services are currently available.	No services are currently available.	No services are currently available.	No services are currently available.	'Superfast' service currently available from Openreach and Sky. No 'Ultrafast' service (FTTP infrastructure) available.
4. (3 Whittle Lane, Heywood, OL10 2RB)	'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 900 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).

Location	Openreach	BT (Openreach Network)	Sky (Openreach Network)	Virgin Media	Hyperoptic	OFNL	City Fibre	Conclusion
5. (Unsworth Moss Bungalow, Simon Lane, Manchester, M24 4SH)	'Superfast' service available. No 'Ultrafast' service available. Superfast broadband available. Download speeds of up to 76 Mbps. FTTC infrastructure.	No 'Superfast' or 'Ultrafast' service available. 4G Home broadband available. Download speeds of 2-4 Mbps. Minimum download speed guarantee of 1 Mbps.	'Superfast' service available. No 'Ultrafast' service available. Superfast broadband available. Download speed unclear. FTTC/SoGEA infrastructure.	No services are currently available.	No services are currently available.	No services are currently available.	No services are currently available.	'Superfast' service currently available from Openreach and Sky. No 'Ultrafast' service (FTTP infrastructure) available.
6. (3 Pilsworth Cottages, Bury, BL9 8QW)	'Superfast' service available. No 'Ultrafast' service available. Superfast broadband available. Download speeds of up to 76 Mbps. FTTC infrastructure.	No 'Superfast' or 'Ultrafast' service available. Standard broadband. Download speeds of 14-23 Mbps. Minimum download speed guarantee of 11 Mbps. ADSL infrastructure.	'Superfast' service available. No 'Ultrafast' service available. Superfast broadband available. Download speed unclear. FTTC/SoGEA infrastructure.	No services are currently available.	No services are currently available.	No services are currently available.	No services are currently available.	'Superfast' service currently available from Openreach and Sky. No 'Ultrafast' service (FTTP infrastructure) available.

Location	Openreach	BT (Openreach Network)	Sky (Openreach Network)	Virgin Media	Hyperoptic	OFNL	City Fibre	Conclusion
7. (Birch Business Park, Whittle Lane, Heywood, OL10 2SX)	'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 up to 73 Mbps. Minimum download speed guarantee of 64 Mbps. FTTC infrastructure.	'Superfast' service available. No 'Ultrafast' service available. Superfast broadband available. Download speeds of up to 74 Mbps. Minimum download speed guarantee of 72 Mbps. FTTC/SoGEA infrastructure.	No services are currently available.	No services are currently available.	No services are currently available.	No services are currently available.	'Superfast' service currently available from Openreach, BT, and Sky. No 'Ultrafast' service (FTTP infrastructure) available.

Table 1 Assessment of current availability

5 CONSULTATION AND INFRASTRUCTURE MAP CHECK

5.1 Previous Consultation

A Developer Network In Advance (DNIA) study²⁹ was previously commissioned from Openreach for another proposed development in close proximity (South Heywood Commercial). The location of this relative to the proposed development is shown in Figure 5 below.

This investigated the potential options for connection of the site to the Openreach network, including what new infrastructure would be needed. The study concluded that there were three potential connection points to the Openreach network for that development, and it is understood that this would be ultrafast broadband (FTTP infrastructure). Based on the proximity to the proposed development, it is possible that Openreach would be able to extend their infrastructure to provide services to the proposed development (subject to agreement from Openreach).



Figure 5 Location of South Heywood Commercial (pink polygon) relative to red-line of proposed development

5.2 Overview

Consultation was undertaken directly with the most prevalent FTTP infrastructure providers³⁰ in order to provide an indication of the expected availability and capability to install FTTP at the proposed development location.

²⁹ <https://www.openreach.com/content/dam/openreach/openreach-dam-files/documents/Network-connectivity-for-your-commercial-developments-June-24-v3.pdf>

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

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.

5.3 Consultation Overview

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

Stakeholder	Summary
Openreach	Prior consultation has confirmed Openreach are unable to provide information on FTTP availability without site registration³¹ being undertaken. 16/11/2024 – Maps 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	06/11/24 – FTTP infrastructure capability requested. 07/11/24 – Virgin Media advised registering the site³² in order to obtain a feasibility study which will enable them to provide confirmation of their availability and capability to install FTTP. 26/11/24 – Virgin Media infrastructure map requested. 02/12/24 – Confirmation received that Virgin Media have network capability in the area, and it would likely be a XGS-PON³³ network which they would supply (ultrafast). Virgin Media confirmed that they have network capability in the area, and it would likely be a XGS-PON³³ network which they would supply. An infrastructure map was not provided. Virgin Media have confirmed that any formal statement will require site registration.
Hyperoptic	05/11/24 – FTTP infrastructure capability requested by Pager Power. 07/11/24 – Hyperoptic requested information on the proposed use of the land, and the number of units. 14/11/24 – Pager Power provided a breakdown of the floorspace for the proposed development based on information received from the developer. 18/11/24 – Pager Power provided estimate of the number of units based on information received from the developer. 03/12/24 – 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	06/11/24 – FTTP infrastructure capability requested. 10/09/24 – Infrastructure map provided. OFNL have infrastructure nearby at the Birch Industrial Estate. Not confirmed if this is FTTP. The capability for OFNL to install FTTP infrastructure could not be confirmed at this stage.

Table 2 FTTP infrastructure providers consultation overview

³¹ <https://www.openreach.com/building-developers-and-projects/fibre-for-developers/registering-your-site>

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

³³ This is understood to be capable of delivering shared Internet access rates of up to 10 Gbit/s (gigabits per second)

5.4 Broadband Infrastructure Maps

The following sections provide information regarding the surrounding broadband infrastructure for Openreach and OFNL³⁴.

5.4.1 Openreach

The infrastructure maps show that there is Openreach infrastructure within the red line boundary and in multiple places around the proposed development location. In particular, there are multiple cabinets located within the Birch Industrial Park near the centre of the proposed development, to the north in Heywood Distribution Park, and in the Moto Service Area to the south-east. It is unclear 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).

³⁴ Copyright © GTC-UK and OFNL.

5.4.2 OFNL

GTC provided the infrastructure map below, which shows OFNL broadband infrastructure within the Birch Industrial Park.

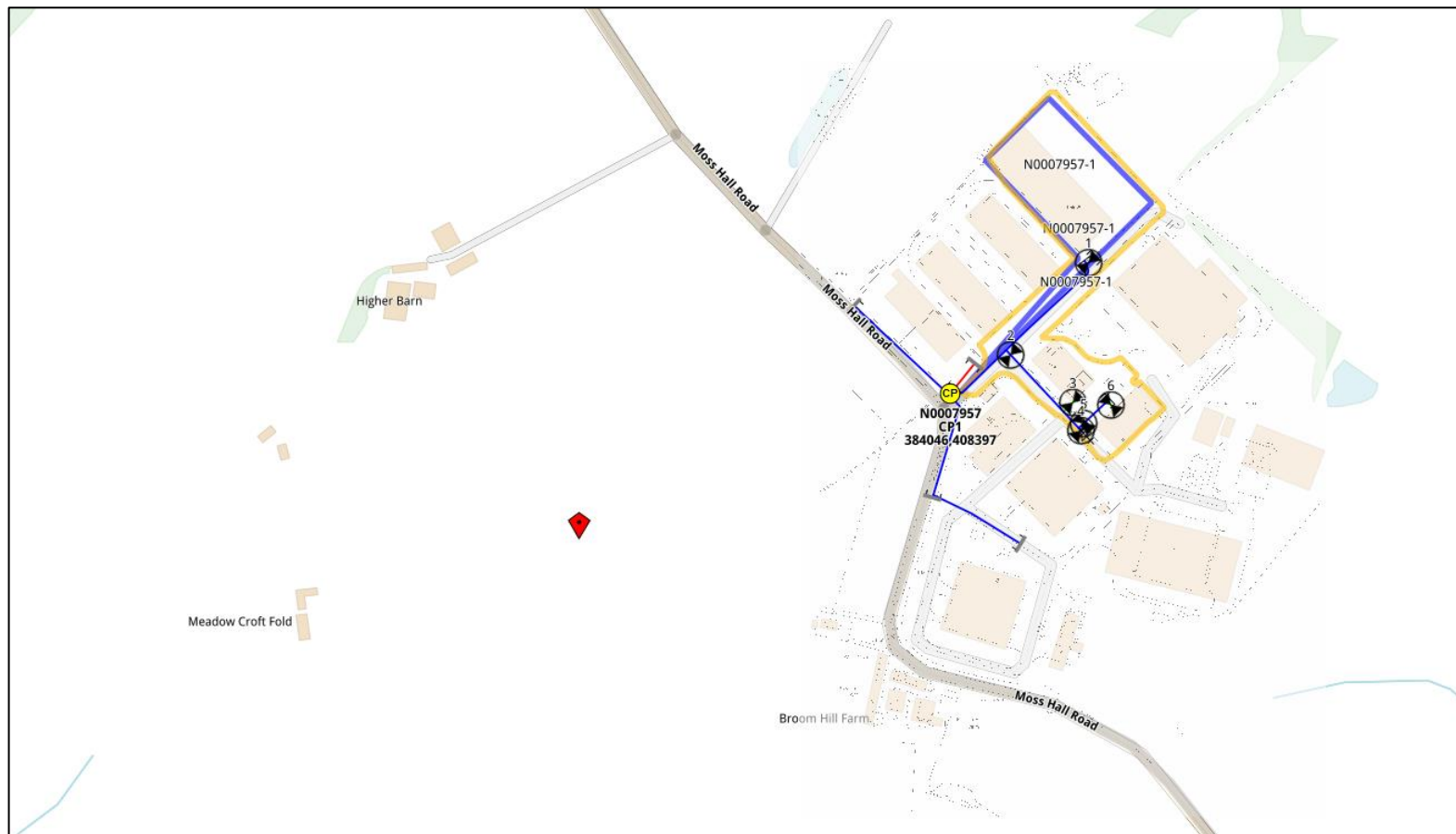


Figure 6 GTC-UK infrastructure map (including OFNL broadband infrastructure)

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 superfast services (using FTTC infrastructure) are currently available in the area, and that ultrafast services (using FTTP infrastructure) will potentially become available soon (by the end of 2024).

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 consistent³⁵. 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 online³⁶, 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

³⁵ Internet latency is typically lower for FTTP and internet speeds are usually more consistent.

³⁶ <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 coverage checkers for locations near the proposed development suggested no current availability of services from Virgin Media. Consultation with Virgin Media outlined in Section 5.3 identified that Virgin Media have network capability in the area, and it would probably be a XGS-PON (Gigabit capable) network which they would supply. An infrastructure map was not provided. Virgin Media have confirmed that site registration would be required.

Therefore if Virgin Media is contacted within a sufficient time frame and notified of the site plans^{37,38} it is possible that the proposed development could benefit from FTTP infrastructure supplied by Virgin Media.

6.4 Other Internet Service Providers (Alt Nets)

Alt Nets³⁹ can be contacted in advance regarding the potential to install FTTP for new builds. Hyperoptic were consulted regarding any existing FTTP infrastructure they may have at the proposed development location, and their capability to install new FTTP infrastructure, but have not responded. OFNL have infrastructure nearby at the Birch Industrial Estate. The capability for OFNL to install FTTP infrastructure could not be confirmed at this stage.

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/>

³⁷ <https://www.virginmediapartners.com/developersnetworkexpansion>

³⁸ <https://www.virginmedia.com/content/dam/virginmedia/dotcom/images/shop/downloads/New-Build-Handbook-v1-63.pdf>

³⁹ Alt Nets is a term used to refer to alternative broadband infrastructure providers other than Openreach and Virgin Media.

7 CONCLUSIONS

7.1 Conclusions

Superfast broadband download speeds, understood to mean a minimum of 30 Mbps, are currently available for at least six addresses near to the proposed development from at least one internet service provider. Ultrafast broadband download speeds, understood to mean a minimum of 300 Mbps, are available for at least one address near to the proposed development from at least one internet service provider.

7.1.1 Openreach

According to the online coverage checker, Openreach FTTP infrastructure (ultrafast broadband) is available for one of the seven reviewed addresses near to the proposed development. Openreach FTTC infrastructure (superfast broadband) is available for the remaining six addresses, however, FTTP 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.

A DNIA study previously commissioned from Openreach for another proposed development in close proximity (South Heywood Commercial) concluded that there were three potential connection points to the Openreach network for that development, and it is understood that this would be ultrafast broadband (FTTP infrastructure). Based on the proximity to the proposed development, it is possible that Openreach would be able to extend their infrastructure to provide services to the proposed development (subject to agreement from Openreach).

In order to formally determine the capability for Openreach to install FTTP infrastructure, site registration⁴⁰ is required.

7.1.2 Virgin Media

Virgin Media provides broadband infrastructure in the form of FTTP and Hybrid Fibre-Coaxial (HFC)⁴¹ which allows for superfast service⁴². Services could not be confirmed⁴³ as currently being available at the proposed development location. Services could not be confirmed or were not available at the four locations near the proposed development. Consultation with Virgin Media identified that Virgin Media have network capability in the area, and it would likely be a XGS-PON (Gigabit capable) network which they would supply. An infrastructure map was not provided. Virgin Media have confirmed that any formal statement will require site registration. Therefore if Virgin Media is contacted within a sufficient time frame and notified of the site plans, it is possible that the proposed development could benefit from FTTP infrastructure supplied by Virgin Media.

⁴⁰ <https://www.openreach.com/building-developers-and-projects/fibre-for-developers/registering-your-site>

⁴¹ Also known as 'Cable' broadband.

⁴² The type of infrastructure cannot be determined by the Virgin Media coverage checker.

⁴³ Further information is required.

7.1.3 Other Internet Service Providers (Alt Nets)

FTTP services from Hyperoptic could not be confirmed⁴ as currently being available at the proposed development location, nor at the four locations near the proposed development through the online coverage checker. Hyperoptic were consulted regarding any existing FTTP infrastructure they may have at the proposed development location, and their capability to install new FTTP infrastructure, but have not responded. FTTP services from OFNL could not be confirmed⁴ as currently being available at the proposed development location, nor at the four locations near the proposed development through the online coverage checker. Consultation with OFNL has confirmed that they have infrastructure nearby, however it is unclear whether this is FTTP. The capability for OFNL to install FTTP infrastructure could not be confirmed at this stage.

7.2 Next Steps

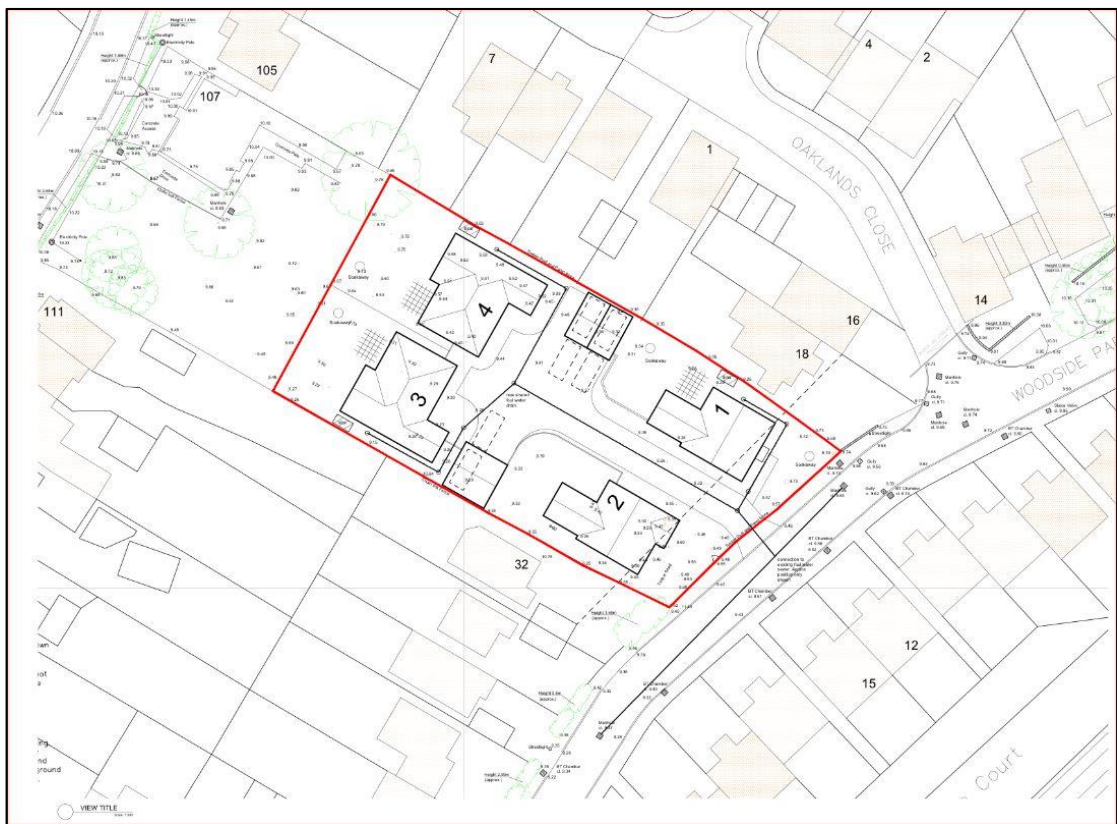
The developer should ensure that FTTP infrastructure (ultrafast broadband) is installed in order to comply with policy JP-C2 as shown in Section 1.3. The process of obtaining FTTP services is outlined in Sections 6.2 to 6.4 of the report. Provided one or more of these processes are followed, FTTP services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

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

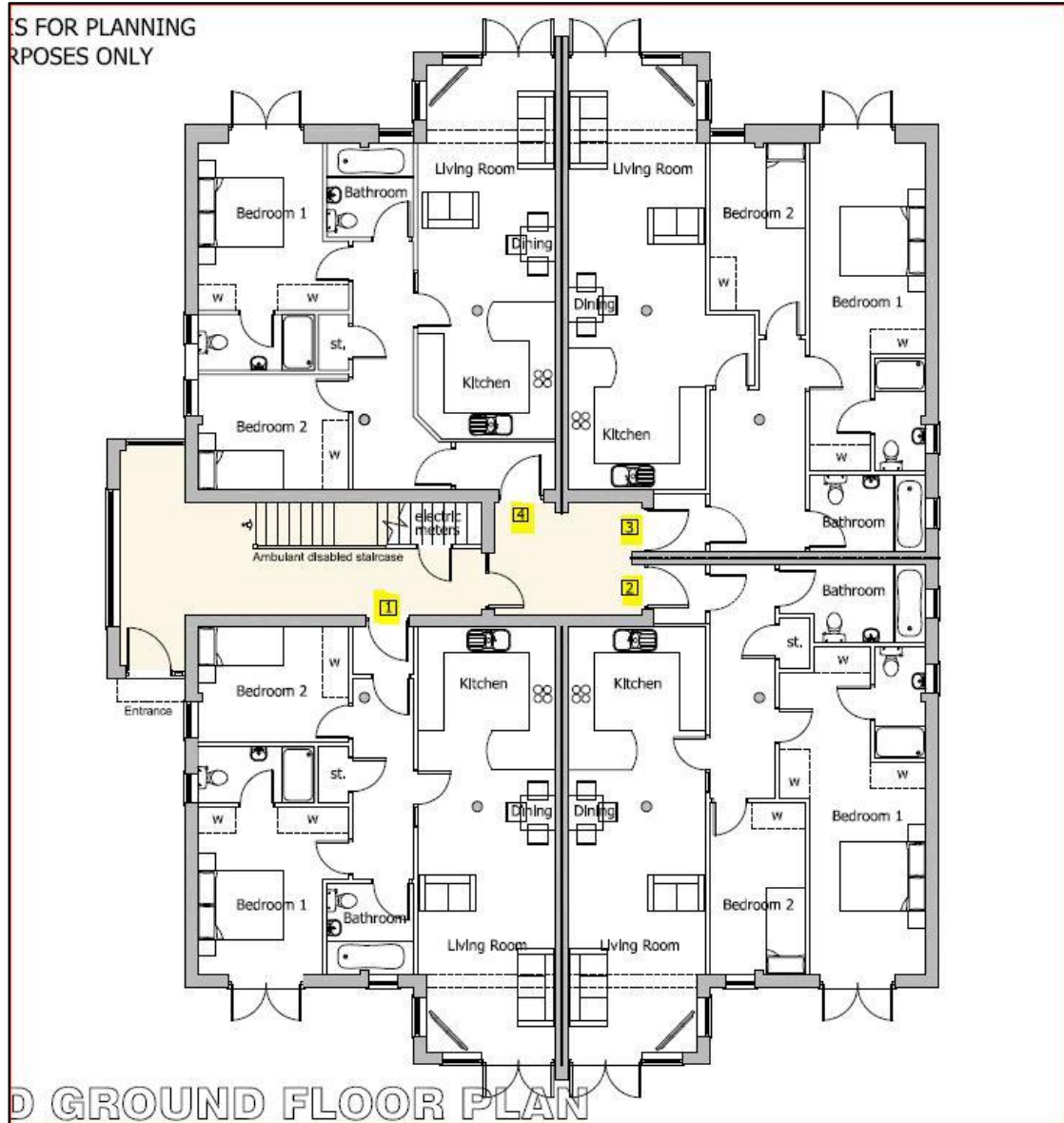
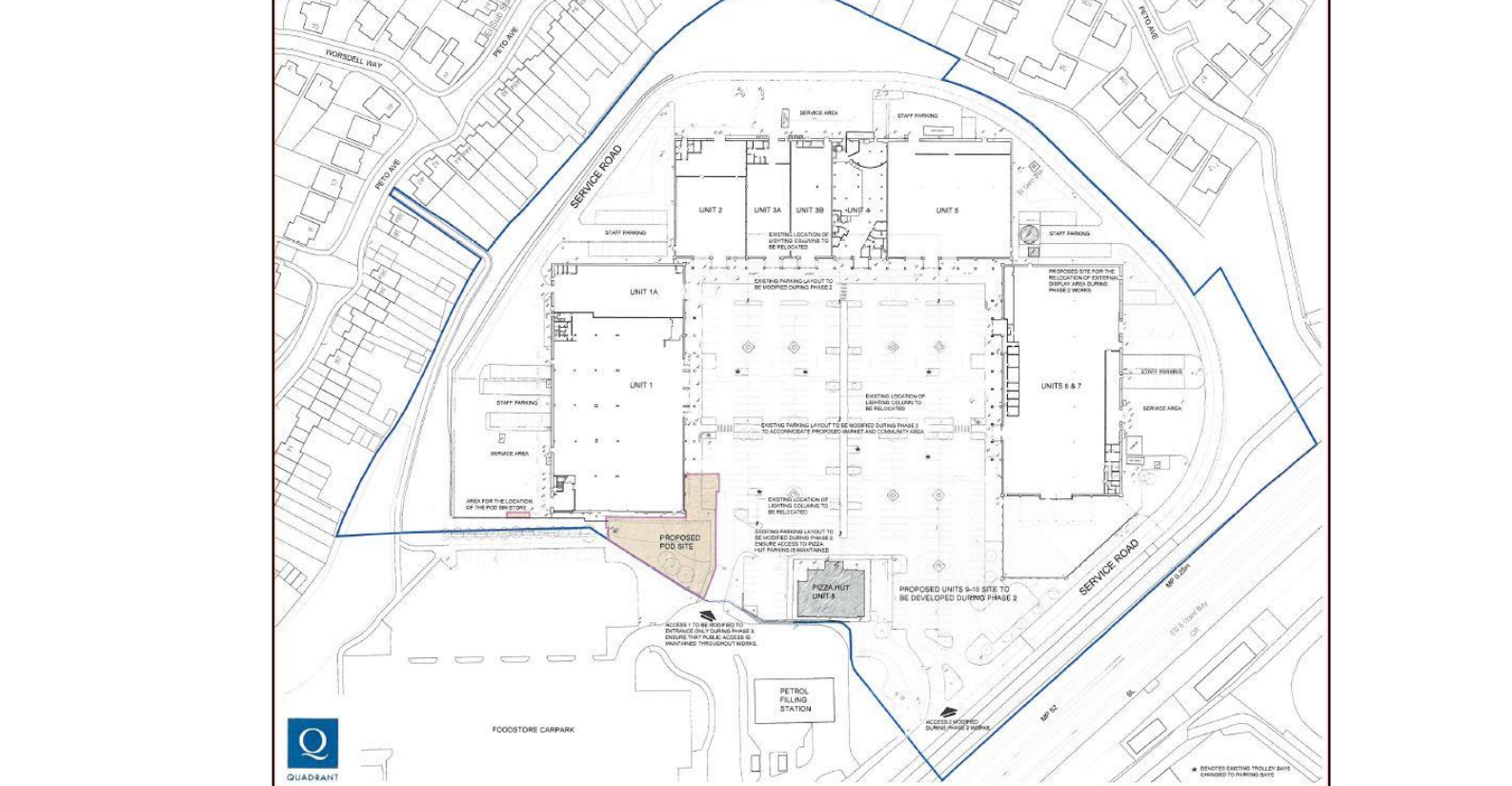


Figure 1 shows a schematic diagram of a building layout. The diagram is a rectangle divided into several smaller rectangular rooms by internal walls. A red line, representing a fire path, starts from the left wall, moves right, then up, then right again, and finally up to the top wall. A blue line, representing a smoke path, starts from the bottom left, moves right, then up, then right, and finally up to the top wall. The diagram is labeled with 'D' and 'RO'.



Example Site Plan for Business Unit







Pager Power Limited
Stour Valley Business Centre
Sudbury
Suffolk
CO10 7GB

Tel: +44 1787 319001 **Email:** info@pagerpower.com **Web:** www.pagerpower.com

