

Policy JP-C2: Digital Connectivity Statement

Site: Land adjoining Plane Trees Farm, Bradley Fold Road, Ainsworth, BL2 5QR

Proposal: Erection of stables and ménage

Applicant: Mr and Mrs O’Gara

Prepared by: MacMarshalls Rural Chartered Surveyors & Planning Consultants

Date: November 2025

1. Overview of Digital Infrastructure Provision

This Digital Connectivity Statement has been prepared in accordance with Places for Everyone (PfE) Policy JP-C2: Digital Connectivity, which requires new development to support high-quality digital infrastructure where appropriate.

The application site benefits from existing utilities and connectivity in the surrounding area:

- Electricity is already present on site, supporting lighting, CCTV, and other operational needs.
- Water is already present on site.
- Nearby residential properties are served by BT Openreach and Virgin Media fibre/broadband services, providing full-fibre capability within the locality.
- A functioning CCTV system is already installed and operational on the wider site.

Applicant Statement:

The applicant confirms that there is no current requirement for new digital infrastructure as part of this development. The existing on-site utilities and CCTV provision are sufficient for the intended private equestrian use.

While there is no present need for additional broadband or data connections, the applicant acknowledges that future enhancements, such as improved broadband connectivity or additional digital monitoring, may be considered in the future. The proposed stable block has been designed in a way that would allow such upgrades to be integrated easily if required.

2. Infrastructure Implementation Plan

Although the proposal does not require new digital infrastructure at this stage, the development fully supports the objectives of JP-C2 by ensuring the site is compatible with modern and future digital systems.

The following measures will be implemented:

2.1. Compatibility With Existing Networks

The stable block is located within an area served by full-fibre capable broadband networks. Should digital connectivity be required in the future, the building can be connected using nearby BT or Virgin Media infrastructure without the need for significant off-site works.

2.2. Provision for Future Upgrading

The design of the development allows for:

- Future installation of data cabling for additional CCTV or Wi-Fi coverage.
- Integration of network equipment such as routers or hubs if required.
- On-site electrical supply to support any future smart-stable or monitoring systems.

2.3. Efficient Use of Existing Infrastructure

Because the site already has the essential utilities needed for digital systems, including electricity and CCTV, no additional infrastructure works are proposed or required at this stage.

3. Interim Measures

No interim measures are required.

Digital connectivity needs are already being met through existing on-site CCTV and electrical supply. Should enhanced connectivity be required later, this can be implemented without disruption to the development or surrounding area.

4. Compliance With Council Requirements

The development complies fully with PFE Policy JP-C2 for the following reasons:

- Existing utilities and broadband-enabled networks are present within the locality.
- The proposal does not require new digital infrastructure, which would be disproportionate for the scale and nature of the development.
- The stable block is designed to accommodate future digital upgrades if required.
- The applicant has confirmed that the current digital provision meets operational needs.

Accordingly, the proposal is considered to meet all digital connectivity requirements and is appropriate for approval.