

Digital Connectivity Compliance Statement

Proposal: Demolition of 2 no. Stable Blocks; Erection of 5 no. Residential Dwellings and a Stable Building Location: Land off Brookbottom Road, Radcliffe, M26 4HX

Policy Reference: Places for Everyone Policy JP-C2 – Infrastructure Requirements (Digital Connectivity)

Local Authority: Bury Metropolitan Borough Council

Prepared by: MWT Planning Ltd.

Date: 22nd July 2025

1. Introduction

This statement has been prepared to support the planning application for a residential development on land off Brookbottom Road, Radcliffe, comprising five residential dwellings and to demonstrate compliance with the digital infrastructure requirements of Policy JP-C2 – Infrastructure Requirements of the Places for Everyone Joint Development Plan.

Policy JP-C2 requires that all new development, where possible, provides appropriate, future-proofed digital infrastructure, including full-fibre, gigabit-capable broadband, to ensure new residents can benefit from high-quality, reliable internet access.

Everything in this statement are the aims of the applicant.

2. Policy Context: JP-C2 – Digital Connectivity

Policy JP-C2 of the Places for Everyone plan requires that all new development should incorporate appropriate, future-proofed digital infrastructure to provide high-speed broadband and support emerging technologies.

This supports the Greater Manchester Combined Authority's ambitions for digital inclusion, smart growth, and a modern, connected economy.

3. Digital Connectivity Strategy for the Development

3.1 Provision of Full-Fibre Broadband

- The development will aim to be equipped with full-fibre (FTTP) broadband, providing gigabit-capable speeds (up to 1 Gbps and above) to all new dwellings.
- The applicant is engaging with digital infrastructure providers including Openreach and Virgin Media to ensure that the site is included in existing and future network rollout plans.
- Wayleave agreements and ducting routes will aim to be secured during the construction phase to allow for direct fibre connections to each home.

3.2 Design and Delivery

- All homes will be pre-fitted with internal connection points and fibre-ready infrastructure to enable immediate broadband access upon occupation.
- Underground ducting and chambers will be installed as part of the groundworks to facilitate clean, efficient installation of digital infrastructure.

- The digital infrastructure will be delivered prior to first occupation, ensuring residents are not delayed in accessing essential online services.

3.3 Future-Proofing and Smart Home Readiness

- The development is designed to be digitally future-proof, supporting the use of:
 - Smart home technologies (e.g., smart thermostats, lighting, security)
 - Smart meters and home energy monitoring systems
 - Remote working and digital education tools
 - The provision of high-speed broadband also supports digital inclusion, economic productivity, and sustainable transport options such as home-based working.
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4. Commitment to Policy JP-C2 Compliance

The applicant is fully committed to delivering the digital infrastructure required to meet and exceed the expectations of Policy JP-C2. This includes:

- Ensuring broadband infrastructure is built in from the outset rather than retrofitted.
 - Liaising with internet service providers to align installation with site phasing and handover schedules.
 - Ensuring all homes are “connection-ready” at the point of sale or first occupation.
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5. Conclusion

The proposed housing development meets the requirements of Policy JP-C2 (Digital Connectivity) by delivering full-fibre broadband infrastructure that is:

- Fast (gigabit-capable)
- Reliable and resilient
- Installed from the outset
- Future-ready for smart home and digital services

This digital infrastructure will support a modern, connected community in Bury and contributes to the Greater Manchester Combined Authority’s wider goals for inclusive digital access and economic growth.