

Digital Connectivity Statement

Project: Class E(g)iii Industrial Units
Site: Land at Huntley Mount Road, Bury BL9 6JA
Reference: 2108
Date: March 2026
Revision: 01

One Campbell Street
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1.0 Introduction

- 1.1. The proposed development comprises the erection of 2 no. Class E(g)(iii) industrial units at Land at Huntley Mount Road, Bury (BL9 6JA), with associated access, parking and service.
- 1.2. This statement has been prepared in support of the planning application to demonstrate how the development will deliver high-quality digital infrastructure in accordance with relevant planning policy.

2.0 Policy Context

- 2.1. The National Planning Policy Framework (NPPF) identifies high quality digital infrastructure as essential for sustainable economic growth. Policy JP-C2 (Digital Connectivity) of the Places for Everyone Plan requires new development to be designed to enable the delivery of full fibre digital infrastructure and to be future-proofed for technological advances.
- 2.2. In addition, Building Regulations Approved Document R sets out requirements for the provision of gigabit-ready physical infrastructure in new buildings.

3.0 Existing Digital Infrastructure

- 3.1. A review of available broadband infrastructure confirms that the site is located within an area with established full fibre (FTTP) connectivity. Openreach records indicate that ultrafast full fibre broadband is currently available to order within the immediate vicinity of the site, with download speeds of up to approximately 1.6Gbps. Ofcom data further confirms the availability of ultrafast broadband services (up to circa 1.8Gbps download speeds) from multiple network providers, including Openreach and Virgin Media.
- 3.2. This demonstrates that the site benefits from robust, competitive and future-proof digital infrastructure capable of supporting modern commercial uses.

4.0 Proposed Digital Connectivity Strategy

- 4.1. The proposed development has been designed to facilitate the delivery of full fibre connectivity to each unit. New ducting infrastructure will be installed from the site boundary at Huntley Mount Road into each unit, enabling connection to the existing fibre network.
- 4.2. Incoming connection points are identified on the site layout, and each unit incorporates a dedicated internal service zone to accommodate telecommunications equipment. This approach ensures that the development can support full fibre (FTTP) connections upon occupation without the need for retrofitting or further intrusive works.

5.0 Compliance with Policy JP-C2

- 5.1. The development fully accords with the requirements of Policy JP-C2. In particular:
 - The scheme is located within an area with existing full fibre infrastructure and access to multiple network providers;
 - The design incorporates ducting and connection points to enable the delivery of full fibre broadband;
 - Each unit includes internal service zones to facilitate connection and operation;
 - The development is future-proofed to support gigabit-capable digital infrastructure in line with current standards.

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- 5.2. There are no technical or viability constraints that would prevent the delivery of full fibre connectivity at the site.

6.0 Conclusion

- 6.1. The site benefits from existing ultrafast full fibre broadband infrastructure, and the proposed development has been specifically designed to connect to and utilise this network. The provision of new ducting and internal service zones will ensure that both units can access reliable, high-speed digital connectivity from the outset.
- 6.2. The development therefore represents a policy-compliant and future-proofed scheme in respect of digital connectivity, fully satisfying the requirements of the NPPF, Policy JP-C2 and Building Regulations Approved Document R.

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Fred Hamer Funeral Services Lt, 217, Bell Lane, Bury, BL9 6HT [✎](#)

Available to order now

Full Fibre Broadband



Up to
1600 Mbps
download speed



Up to
115 Mbps
upload speed

How the technology works

Fibre optic cables use light instead of electric signals – they're tough, weather-resistant, and data travels through them at almost lightspeed.

Full Fibre is a direct fibre connection from our exchange straight into your home or business. It delivers a super reliable connection, capable of incredible speeds of up to 1,600 Mbps.

You'll need an engineer visit and a new router, but it's ultra-easy to set up our fastest and most reliable broadband yet. Full Fibre is broadband that's ready for anything.

Also known as

- Fibre to the Premises
- FTTP
- Ultrafast Full Fibre
- Gigabit fibre

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Ofcom Information:



Mobile and broadband checker

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Use of this checker is subject to [Ofcom's terms of use](#)

Please enter your postcode to see the broadband services that are present at your location, or click the button to enable the site to find your location

BL96JA [Change Location](#)

55, HUNTLEY MOUNT ROAD

The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. [More information](#).

The table shows the predicted broadband services in your area.

Broadband type	Highest available download speed	Highest available upload speed	Availability
Standard	10 Mbps	0.9 Mbps	
Superfast	80 Mbps	20 Mbps	
Ultrafast	1800 Mbps	220 Mbps	

Networks in your area - [Openreach](#), [Virgin Media](#)

Click on a network's name to be directed to a website where you can find out about service availability and how to request a service from them or one of their partners.

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Think Broadband Information:

thinkbroadband data for BL9 6JA

BL9 6JA Availability

	Full Fibre FTTH/FTTP	✓
	Ultrafast Broadband (>=100 Mbps)	✓
	Superfast Broadband (>24 Mbps)	✓
	Part Fibre or Full Fibre (FTTC or FTTH or Cable)	✓
	Fixed Wireless	✓
	LLU	✗
	ADSL2+	✗
	ADSL	✗

Notes On Connection Options

- YouFibre probably offer FTTH/FTTP to this postcode.
- Ultrafast Openreach FTTP may be available, speeds range from 40 Mbps to 900 Mbps, retail providers can be seen in the [thinkbroadband GEA-FTTP packages](#) section.
- Openreach copper stop sell notice is in effect, so FTTC and ADSL2+ are not available for new orders.
- three 4G service is available to the majority of premises in the postcode, [three store](#).
- The [package search](#) on our main site will filter product availability based on the data shown on this page when you search there with your postcode.
- All premises in this postcode are believed to be served by the same Openreach cabinet, but check your specific address with a retailer before ordering.

Speed Test

Average in BL9 6JA in the last 12 months

	Download:	5.5 Mbps
	Upload:	0.6 Mbps

These download and upload speeds are crowd sourced from public speed tests and may be higher or lower than the connection speed that is possible in the postcode.

[Run a speed test](#) to see how you compare

Exchange

BURY MRBUR
Ofcom Market B
Stop Sell Date for Copper: 08-Feb-23
Analogue Switch Off Tranche: Tranche 7

Check out the [latest broadband offers](#)

For a wider picture of the availability of different broadband services and speeds people are experiencing click through to the appropriate area of the United Kingdom.

[Broadband Coverage and speeds in Bury](#)

[Coverage and speeds within Bury North constituency](#)

National Superfast Picture

Superfast 30 Mbps and faster

Generated: Saturday 21st March 2026

UK	England	Northern Ireland	Scotland	Wales
98.5%	98.6%	98.9%	97.6%	98.0%

Full Fibre - Fibre to the Premises

Generated: Saturday 21st March 2026

UK	England	Northern Ireland	Scotland	Wales
83.4%	83.6%	96.9%	76.3%	85.1%

The generated date is when coverage was at the figures quoted. There is a small amount of lag between broadband infrastructure providers making services available and appearing in the statistics. For VDSL2/FTTC services this is around 2 to 4 weeks, and for FTTP (full fibre) a further couple of weeks should be allowed. If you have a service available and our searches do not indicate it is do feel free to [report an addition](#).

We aim to update the coverage percentages weekly, with the underlying service availability for postcode searches changing several times in a week.

The Government's 95% superfast target is based on the over 24 Mbps definition for superfast services.