

DIGITAL CONNECTIVITY STATEMENT

Proposed Replacement Dwelling
6 Wentworth Avenue, Whitefield, M45 7QG

1. Introduction

This Connectivity Statement has been prepared in support of the planning application for the demolition of the existing dwelling and construction of a replacement dwelling at 6 Wentworth Avenue, Whitefield.

The purpose of this statement is to demonstrate how the proposed development will provide appropriate, high-quality and future-proofed digital connectivity in accordance with the relevant development plan policies.

2. Planning Policy Context

The principal policy relevant to digital connectivity is **Policy JP-C2: Digital Connectivity** of the adopted **Places for Everyone Joint Development Plan Document (PfE)**.

Policy JP-C2 seeks to ensure that new development is supported by high-quality digital infrastructure and requires new development to have **full-fibre-to-the-premises (FTTP) connections**, unless it can be demonstrated that this would be technically infeasible or unviable.

Development should also incorporate appropriate ducting compliant with telecommunications standards to facilitate future-proof gigabit-capable network connections.

The emerging Bury Local Plan also supports the provision of enhanced and competitive full-fibre, mobile and wireless electronic communications infrastructure. The proposed development has therefore been designed to facilitate modern digital connectivity from the outset.

3. Proposed Digital Connectivity

The replacement dwelling will be provided with the necessary infrastructure to enable a **full-fibre-to-the-premises (FTTP), gigabit-capable broadband connection**.

The developer will engage with an appropriate telecommunications/network provider during the construction phase to establish the availability and detailed connection requirements for the property.

Suitable underground telecommunications ducting will be provided from the site boundary/network connection point to the dwelling in accordance with the relevant network provider's requirements. The ducting arrangement will be designed to accommodate the initial fibre connection whilst providing appropriate capacity for future telecommunications infrastructure where required.

The telecommunications infrastructure will be coordinated with the other incoming utilities at an early stage of construction to avoid unnecessary future excavation or alteration.

The intention will be for the dwelling to have access to a functioning gigabit-capable connection upon occupation, subject to the connection and service arrangements of the relevant network provider.

4. Internal Connectivity

The internal layout and servicing strategy of the replacement dwelling will enable high-quality digital connectivity throughout the property.

A suitable location will be provided for the incoming fibre termination equipment and broadband router. From this location, the dwelling will be capable of accommodating wired Ethernet connections and/or wireless access points as required by the future occupiers.

This will enable reliable connectivity throughout the dwelling and provide flexibility to accommodate home working, streaming, smart-home technology and other current and future digital requirements.

5. Mobile and Wireless Connectivity

The proposal comprises a conventional residential dwelling and will not include construction materials or specialist building systems specifically intended to obstruct mobile or wireless signals.

The internal telecommunications arrangements will also allow wireless internet coverage to be distributed throughout the dwelling, including the potential use of additional wireless access points or mesh Wi-Fi equipment should this be required by the occupiers.

6. Future Proofing

The proposed telecommunications infrastructure will be designed to provide flexibility for future technological developments.

The provision of FTTP-compatible infrastructure and suitable telecommunications ducting will minimise the requirement for disruptive retrospective works and will allow the dwelling to take advantage of improvements in broadband and telecommunications technology over its lifetime.

This approach is considered proportionate to the scale of the development, which comprises a single replacement dwelling.

7. Conclusion

The proposed replacement dwelling at **6 Wentworth Avenue, Whitefield, M45 7QG** will make appropriate provision for modern and future digital connectivity.

In particular, the development will:

- provide infrastructure capable of supporting a **full-fibre-to-the-premises (FTTP), gigabit-capable connection**;
- provide suitable telecommunications ducting between the network connection point/site boundary and the dwelling;
- allow the telecommunications connection to be operational and accessible to a network provider at occupation, subject to provider connection arrangements;
- facilitate high-quality wired and wireless connectivity throughout the dwelling; and
- incorporate sufficient flexibility to accommodate future developments in digital technology.

The proposed development is therefore considered to appropriately address digital connectivity and comply with **Policy JP-C2: Digital Connectivity of the adopted Places for Everyone Joint Development Plan Document**, together with the relevant emerging objectives of the Bury Local Plan.