

GTech Surveys Limited

Digital Connectivity Statement

JD Sports Campus (Phase 2)

CHANGE HISTORY

Issue	Date	Details of Changes
0.0	24/09/2025	Working draft
0.1	30/09/2025	First draft issue
Author: G Phillips		Reviewer: O Lloyd

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GTech Surveys Limited

GTech Surveys Limited is a Midlands based broadcast and telecommunications consultancy conducting projects throughout the entire UK. We undertake mobile phone network, television and radio reception surveys (pre- and post-construction signal surveys), conduct broadcast interference and reception investigations, and support telecommunications planning work for wind energy developers, construction companies, architects, broadcasters and Local Planning Authorities.

In addition to radio interference modelling services and television reception surveys, we produce EIA and ES Telecommunications Chapters (also known as an 'Electronic Interference Chapter'); satisfying the requirements of Part 5, Regulation 18 (Parts 5a and 5b) of The Town and Country Planning EIA Regulations 2017. We peer review ES and EIA work, liaising with telecommunications providers (Arqiva, BT etc.) and advise developers with respect to associated Section 106 (Town and Country Planning Act 1990) and Section 75 (Town and Country Planning (Scotland) Act 1997) agreements.

GTech Surveys Limited is a consultant member of the Trade Association for Content Delivery - (Confederation of Aerial Industries Ltd - CAI) and the RDI - the digital sector's professional body and trade organisation. We are listed on Constructionline and verified as a Safety Schemes in Procurement (SSIP) member by Safety Management Advisory Services (SMAS), making us compliant with the industry standard PAS 91:2013 + A1:2017.

Professional broadcast trained project engineers deliver, and supply Market UK Ltd insured technical products to support planning applications, discharge planning conditions (including S106 Agreements) and for due diligence. For more information about GTech Surveys Limited please visit our website - www.gtechsurveys.com



GTech Surveys Ltd.
Accountancy House,
4 Priory Road,
Kenilworth,
Warwickshire,
CV8 1LL.

T: +44(0) 1926 744771



Executive Summary

A desk-based assessment has been undertaken to determine the current availability of broadband services near to and adjacent to the proposed **JD Sports Campus (Phase 2)** development.

The findings of this digital connectivity assessment indicate that existing broadband infrastructure and good connectivity is already available in the study area, with existing fibre installed along roads and public highways adjacent to the Site and to the Site itself. Fast download speeds are likely to be experienced. It is suggested that the developer engages with BT Openreach to facilitate a connection to their fibre network.

The Applicant will commit to enable the Proposed Development for robust connectivity and future-proof upgrading by following the statutory guidance, Approved Document R, Volume 2 (Physical infrastructure for high-speed electronic communications networks). This statutory guidance outlines how to provide "high-speed-ready" infrastructure for future fibre optic or copper cables to ensure a building can support broadband speeds of at least 30 Mbps.

The applicant will ensure that the proposed development is complete with high-speed-ready infrastructure. This digital connectivity assessment can be used for reference and to accompany the planning application submission.

1 - Introduction

This digital connectivity assessment has been prepared to support an application for planning permission for the proposed **JD Sports Campus (Phase 2)** development.

The assessment details the findings of licensed and other available information to address requirements regarding potential digital connectivity for the Proposed Development. This assessment has been prepared by GTech Surveys Limited for the Applicant, **XXX**, in support of a full planning application to Bury Council for the **proposed development of XXX**.

The Proposed Development

The Proposed Development presents **XXX**

Existing Site and Context

The Site extends to approximately **XX** hectares and is located off **XX**

Directly to the south is **XX**.

The Site's boundary (delineated in red) is shown in Figure 1, which also shows the proposed layout of the Proposed Development.

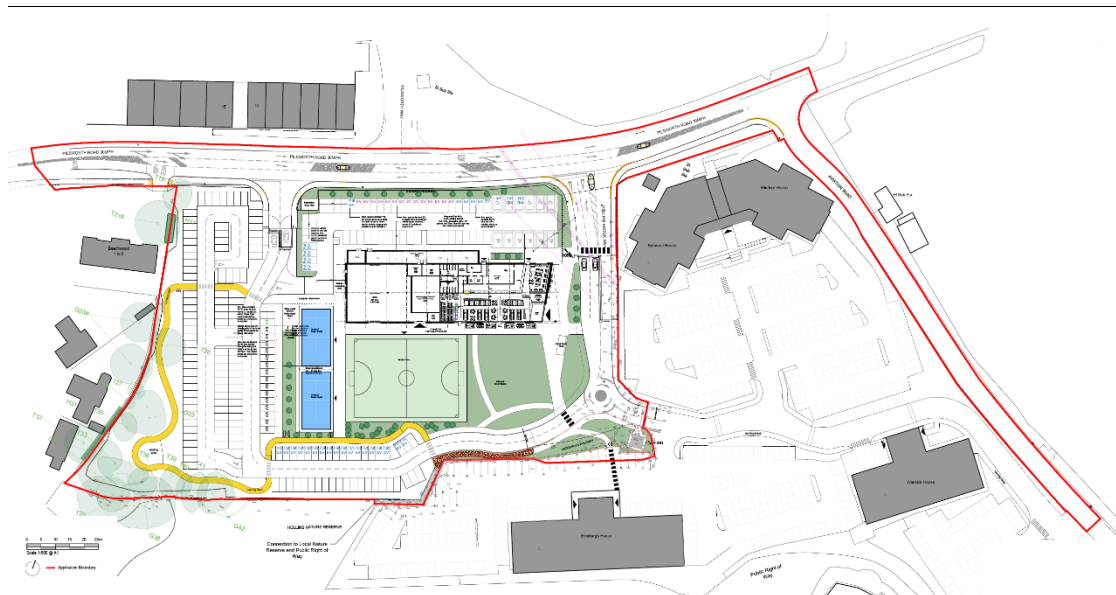


Figure 1 - The location of the Site and the proposed layout of the Proposed Development

The Assessment Requirements

In the draft Bury Local Plan, March 2025, emphasis on the need for good connectivity is stated in *Policy LP-OI1*

Policy LP-OI1: Digital and communications infrastructure

The Council will support the provision of enhanced, competitive full fibre, mobile and wireless electronic communications infrastructure.

Full Fibre Broadband Connectivity

Developers should engage with fibre providers delivering services in the area to make provision for affordable, high speed, high-capacity digital infrastructure in conjunction with proposals involving new housing, employment, education, community facilities and town centre uses.

New development will incorporate full fibre connections, including ducting capable of accommodating multiple digital infrastructure providers.

Places for Everyone (PfE) policy JP-C2 and NPPF chapter 10 presents the policy background, as detailed below.

As stipulated in the Places for Everyone Joint Development Plan Document 2022 - 2039, March 2024, it is stated in Policy JP-C2: Digital Connectivity, Part 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

It is considered that all new build developments must incorporate measures to facilitate digital connectivity for all new build residential properties having regard to the Data Ducting Infrastructure Guidance produced by the Department for Levelling Up, Housing and Communities (Section 10 - National Planning Policy Framework (NPPF)¹).

1 - NPPF Section 10, December 2024, (Department for Levelling Up, Housing and Communities)

10. Supporting high quality communications

119. 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).

Legislation

The Building etc. (Amendment) (England) (No. 2) Regulations 2022 came into force on 26 December 2022. These regulations introduce gigabit broadband infrastructure and connectivity requirements for the construction of new homes in England. They amend The Building Regulations 2010 and The Building (Approved Inspectors etc.) Regulations 2010.

Statutory Guidance

The regulations are supported by statutory guidance. Approved Document R Volume 12 provides information to assist developers with compliance with the requirements to install gigabit-ready physical infrastructure and gigabit-capable connections for new homes.

The Approved Document R is in a two-volume format:

Volume 1: Physical infrastructure and network connection for new dwellings provides guidance on:

- ‘Requirement RA1: Gigabit-ready physical infrastructure’
- ‘Requirement RA2: Connection to gigabit-capable network’

Volume 1 includes key terms at Appendix A, and a model connectivity plan at Appendix B.

Volume 2: Physical infrastructure for high-speed electronic communications networks provides guidance on:

- ‘Requirement R1: High-speed-ready in-building physical infrastructure’

This covers requirements to install high-speed-ready infrastructure in buildings that are outside of the scope of requirements RA1 and RA2. Volume 2 also includes key terms at Appendix A.

Scope of the requirements

Requirement R1: High-speed-ready in-building physical infrastructure

Part R Infrastructure for electronic communications High-speed-ready in-building physical infrastructure R1

(1) Building work must be carried out so as to ensure that the building is equipped with a high-speed-ready in-building physical infrastructure, up to a network termination point for high-speed electronic communications networks.

2 - <https://www.gov.uk/government/publications/infrastructure-for-electronic-communications-approved-document-r>

Details

Guidance covering the infrastructure for electronic communications requirements of the building regulations as set out in Part R of Schedule 1 to the Building Regulations and in a number of specific building regulations.

The current technical guidance is contained in:

Approved Document R Volume 2: Volume 2: Physical infrastructure for high-speed electronic communications networks

Requirement R1: High-speed-ready in-building physical infrastructure³

Developer's Guidance and Responsibility - At the Pre-Application Stage

Broadband connectivity is most helpfully and effectively raised at the earliest possible stage of the planning process. This can help to ensure that the need to provide superfast broadband connectivity is considered in prospective applicants' layout planning and costings before proposals reach the planning application stage. At the pre-application stage, prospective applicants:

- Will be reminded of the requirements of local guidance and Section 10 (NPPF) concerning broadband connectivity, i.e. the provision of superfast broadband connectivity;
- Will be advised that occupiers of the Proposed Development should be able to arrange access to superfast broadband immediately at the point of occupation; and
- Will be encouraged to liaise with broadband providers at an early stage to identify whether the Proposed Development could be connected to existing infrastructure or whether additional infrastructure would be required, and how this would be provided.

Developer's Guidance and Responsibility - At the Application Stage

Applications for planning permission for major development should be accompanied by evidence of the superfast broadband connectivity of the site, such as this report. This should take the form of a connectivity assessment, or similar proof, from one or more broadband infrastructure providers evidencing the availability of at least superfast broadband speeds. This can be submitted as part of a sustainability statement accompanying the application.

Where superfast broadband connectivity is available, the development should include the infrastructure to connect to this service and make it available to occupiers. Where superfast broadband connectivity is not currently available:

3 - <https://assets.publishing.service.gov.uk/media/637f357ad3bf7f154043fe68/ADR2.pdf>

- Applications should be accompanied by evidence that discussions have been held with a range of providers to upgrade infrastructure to deliver superfast broadband or full fibre connections.
- Where one or more providers have agreed to provide superfast broadband connectivity, the development should be designed to connect to this service and make it available to occupiers.
- Where no provider has agreed to provide superfast broadband connectivity, the development should incorporate additional dedicated telecommunications ducting to enable the provision of superfast broadband in future.

The Digital Connectivity Assessment

This assessment can be used for reference and to support the planning application submission and has been prepared by GTech Surveys Limited for the applicant. This assessment was undertaken during September 2025 to provide information regarding the connectivity around the Site and the availability of local broadband services.

This report follows the following structure:

Chapter 1 introduces the work, the assessment's requirements, the Proposed Development and Site

Chapter 2 lists which external infrastructure telecommunications utility providers are operating in the study area, with which technology and what likely upload and download speeds are available

Chapter 3 describes the existing local BT Openreach infrastructure around the Site (as of 30 September 2025)

Chapter 4 describes the existing local Virgin Media infrastructure around the Site (as of 25 September 2025)

Chapter 5 details the possible connectivity options offered by other fibre-based broadband providers

Chapter 6 presents the conclusion

2 - External Infrastructure Telecommunications Utility Providers

Existing Broadband Providers in the Study Area

A number of telecommunications companies and broadband providers exist and operate in Bury. Database interrogation indicates that the following providers are active around the Site's postcode centroid.

Provider	Type of Service ⁴
BT Wholesale	ADSL
BT Wholesale	ADSL Max
BT Wholesale	WBC (21CN)
BT Wholesale	SDSL
BT	FTTC
Sky Broadband	LLU
TalkTalk (CPW) ⁵	LLU
Vodafone	LLU

Potential Download Speeds

The postcode centroid is likely to be well served due to existing fibre in the area.

Availability	Notes
 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	⚠
A+ ADSL2+	⚠
A ADSL	⚠

- Fibre (FTTC) is possibly available and speeds will likely be above 30 Mbps
- The BT Wholesale ADSL2+ service is available but your distance from the exchange means speeds will probably be under 2 Mbps.
- Sky has unbundled this exchange
- TalkTalk has unbundled this exchange
- 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.

⁴ - Appendix - Broadband Connection Definitions for definitions

⁵ - Car Phone Warehouse (CPW)

3 - BT Openreach External Infrastructure Availability

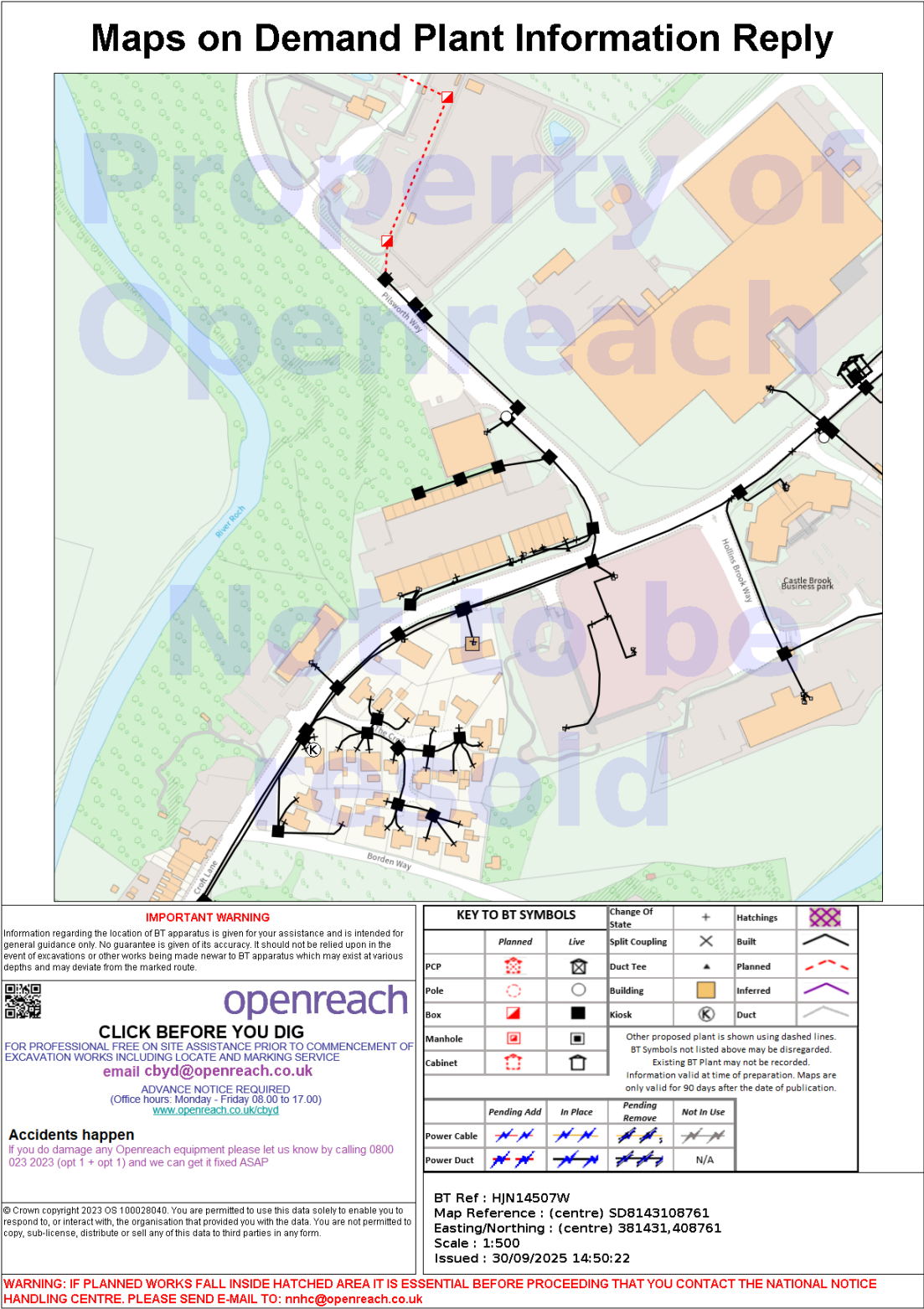
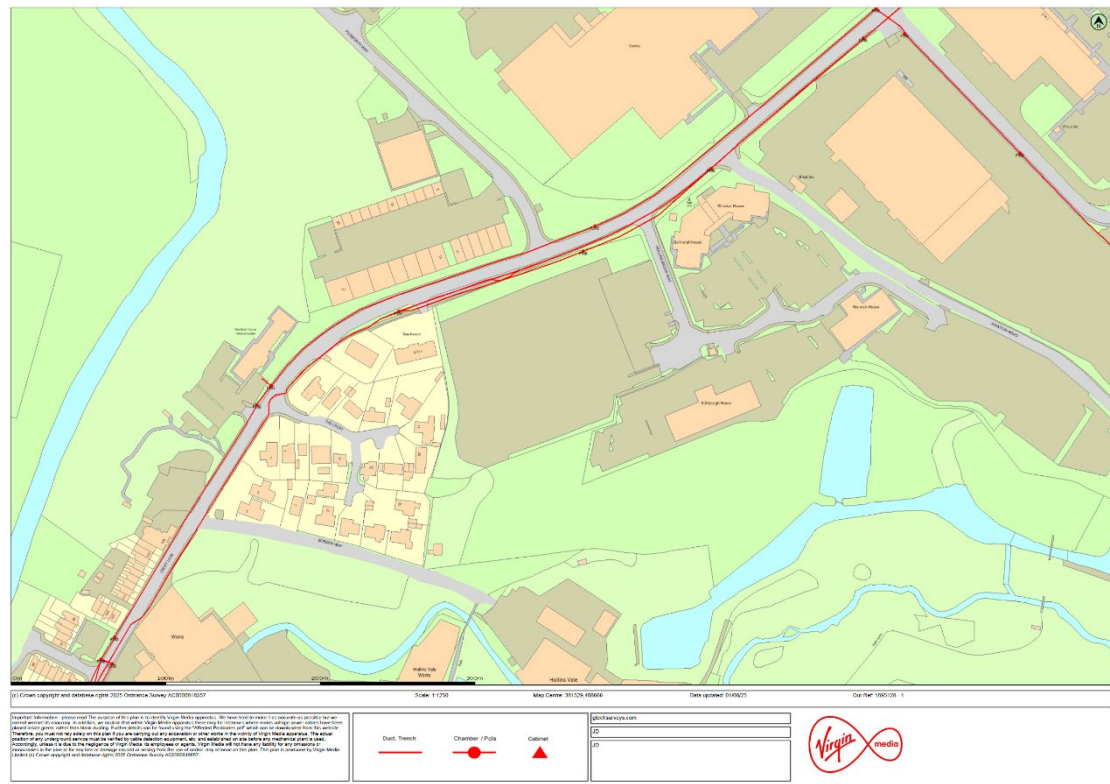


Figure 3 - BT Openreach External Infrastructure Availability

BT Openreach had a universal service obligation (USO) granting remote households the right to request broadband speeds of at least 10 Mbit/s by 2020. As a result of this obligation, BT Openreach has been aggressively installing new fibre and broadband infrastructure throughout the UK, enhancing coverage in major cities and towns.

Based on BT database interrogation on 30 September 2025, there is existing BT Openreach (fibre) infrastructure located along Pilsworth Road (adjacent to the Site) and into the Site itself.

4 - Virgin Media External Infrastructure Availability



Based on Virgin Media's reply on 25 September 2025, there is existing Virgin Media (fibre) infrastructure near to the Site along Pilsworth Road, but not to the Site itself.

5 - Other Broadband Providers

It is considered that there are no other fibre enabled providers currently operational in the area.

6 - Conclusions

A desktop study has been undertaken to assess the potential for digital connectivity to the proposed JD Sports Campus (Phase 2) development. The study has utilised licensed information and current technical data regarding connectivity from a number of sources.

The area already is likely to have excellent download speeds (expected to be at least 100+ megabits per second). Both Virgin Media and BT Openreach have existing fibre infrastructure adjacent to the Site. However, whilst Virgin Media has some existing infrastructure in the study area, BT Openreach is more able to enable a full fibre connection for the Proposed Development because it is considered that there is an existing connection to their network at the Site.

It is recommended that the applicant engages with a broadband infrastructure provider in order to establish the most optimal data infrastructure solution for the Proposed Development. It is considered that BT Openreach offers the most optimal connection. BT Openreach can be contacted via their website⁶.

Full fibre connections represent the most future-proof form of infrastructure. New development should look to increase the spread of full fibre connections, which have the potential to boost Bury's economy; help businesses grow and be more productive; and provide more symmetrical upload / download speeds for residents and businesses. Full fibre connections also offer greater reliability and lower energy / maintenance costs.

The applicant will ensure that the proposed development is complete with high-speed-ready infrastructure. This digital connectivity assessment can be used for reference and to accompany the planning application submission.

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

Appendices

Broadband Connection Definitions

Approved Document R, Volume 2: Physical infrastructure for high-speed electronic communications networks

Planning Policies - National Planning Policies

Local Planning Requirements

Broadband Connection Definitions

ADSL - Asymmetric Digital Subscriber Line broadband is a connection provided over home telephone lines. Openreach owns the UK's landline infrastructure, so when you have an ADSL connection, you need to rent your phone line from Openreach. If you already have an existing phone line, the broadband is added onto the package. Openreach was previously owned by BT, but ADSL packages can be sold by providers other than BT through a process known as local loop unbundling (LLU). This means that a secondary provider, for example Plusnet or TalkTalk, put their own software in the telephone exchanges and rent line and exchange space from Openreach. Although not as fast as fibre broadband, ADSL provides a high-quality, reliable connection. But if you live far away from your telephone exchange, or if the cable has degraded, then speeds can drop dramatically.

FTTB (fibre to the building/basement) - Fibre-optic cables run all the way to your premises, which is why this is sometimes called **FTTP** (fibre to the premises). For those in flats in a large building, the fibre terminates at the building rather than the individual dwelling. It still provides very fast speeds.

FTTC (fibre to the cabinet) - Fibre-optic cables run all the way to the cabinet in the street, which can be up to 300m away. The cabinet is connected to the property with regular copper wires, which results in a loss of speed. This is the most common connection.

FTTH (fibre to the home) - Fibre-optic cables run all the way to the outside of the property. This is the quickest service, delivering speeds of up to 900Mbps, but it's not widely available.

FTTN (fibre to the node) - Roughly the same as above, only the street cabinet can be further away; up to several km away, with the rest of the distance to the property being covered by regular copper wiring.

LLU - LLU stands for local loop unbundling and applies to ADSL (BT line) internet connections. A 'local loop' is another term for the actual cable through which a user will receive broadband and telephone calls.

SDSL - A symmetric digital subscriber line is a digital subscriber line that transmits digital data over the copper wires of the telephone network, where the bandwidth in the downstream direction, from the network to the subscriber, is identical to the bandwidth in the upstream direction, from the subscriber to the network.

21CN wholesale broadband products - There are two main flavours of 21CN broadband product, which are summarised below:

IPStream Connect - A 21CN variant of the existing IPStream product, with all of the same options and pricing.

Wholesale Broadband Connect (WBC) - The broadband product offers up to 24Mbps ADSL2+, QoS and considerably more flexibility for ISPs. In addition to WBC, there also exists WBMC (Wholesale Broadband Managed Connect) and WBCC (Wholesale Broadband Connect Converge).

Approved Document R, Volume 2: Physical infrastructure for high-speed electronic communications networks

Publication title: Approved Document R, Volume 2: Physical infrastructure for high-speed electronic communications networks.

Date published: 26 December 2022 (takes effect from)

Approved Document R, Volume 2 (2022 edition) is a set of statutory guidance for England that provides ways to meet the Building Regulations 2010 for in-building physical infrastructure for high-speed electronic communications networks. It applies to new buildings (excluding dwellings) and existing buildings undergoing major renovations, requiring infrastructure for high-speed broadband. The document outlines how to provide "high-speed-ready" infrastructure for future fibre optic or copper cables to ensure a building can support broadband speeds of at least 30 Mbps.

What it covers:

In-building physical infrastructure: This includes the ducting, conduits, and pathways needed to host wired or wireless access networks within the building.

High-speed-ready: The infrastructure must be installed in a way that allows for future high-speed broadband connections, even if a connection isn't installed immediately.

Key requirements:

Requirement R1: Mandates that new buildings and major renovations are equipped with the necessary physical infrastructure for high-speed electronic communications networks.

High-speed-ready infrastructure: This is a generic term for in-building physical infrastructure intended to host elements or enable the delivery of high-speed electronic communications networks, such as those capable of delivering broadband speeds of at least 30 Mbps.

When it applies:

Erection of new buildings: When a new building, other than a dwelling, is constructed.

Major renovation works: When a significant part of an existing building's physical infrastructure is structurally modified.

Exemptions:

New dwellings are exempt from this requirement, as they are covered by Volume 1 of the Part R regulations.

Work on listed buildings or in conservation areas may also have different requirements or exemptions.

Planning Policies

National Planning Policy Framework (NPPF), Department for Levelling Up, Housing and Communities, December 2024

10. Supporting high quality communications

119. 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).

Local Development Plans

Places for Everyone Joint Development Plan Document 2022 - 2039, March 2024, it is stated in Policy JP-C2: Digital Connectivity, Part 2 that;

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

DISCLAIMER

This Report was completed by GTech Surveys Limited on the basis of a defined programme of work and terms and conditions agreed with the Client. We confirm that in preparing this Report we have exercised all reasonable skill and care considering the project objectives, the agreed scope of works, prevailing site conditions and the degree of manpower and resources allocated to the project.

The findings in this document were correct and accurate on the day of draft issue (30 September 2025) but cannot be guaranteed to remain the same for any defined period. This report assumes that there will be changes to telecommunications networks and other surrounding structures, which may result in different broadband technologies becoming unavailable or degraded. GTech Surveys Limited will not be held liable for costs of any requirement to conduct more diagnostic assessments due to changes within the surveyed environment, or due to changes in networks in the study area. BT Openreach information is valid only for 90 days from issue.

GTech Surveys Limited accepts no responsibility to any parties whatsoever, following the issue of the Report, for any matters arising outside the agreed scope of the works. This work was conducted under GTech Surveys Limited's standard terms and conditions which can be found on our website.

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