



# WORTHING LOCAL PLAN 2020- 2036

## WBC-E-010

### Matter 8 – Infrastructure & Implementation



WORTHING BOROUGH  
COUNCIL

October 2021

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## Matter 8 – Infrastructure and Implementation

**Issue 1: Are policies relating to infrastructure provision, including community facilities, justified, positively prepared, effective and consistent with national policy?**

### ***Planning for Sustainable Communities / Community Facilities (Policy DM8)***

Q152. Is it sufficiently clear to decision makers, developers and local communities in what circumstances the Council will seek new or improved community facilities under criterion d.?

#### **Council's Response:**

The Council intends to update the Developer Contributions Supplementary Planning Document (SPD) as a priority after the adoption of the WLP (See the Local Development Scheme Jan 2021 - [CD/W/8](#)). The SPD will further clarify how and when contributions to secure new and improved community facilities and services will be sought.

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Q153. Is it sufficiently clear whether one or both of the exceptions set out in criterion e. need to be met to satisfy the policy?

#### **Council's Response:**

It is acknowledged that the wording in criterion e) should be clarified to make it clear that only one of the exceptions needs to be met in order to satisfy the policy. It is recommended that the following modification is made to make the policy effective and sound:

- i) an accessible replacement facility of a similar nature is provided that meets the needs of its current and intended users, as well as the local community; **or**
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### ***Delivering Infrastructure (Policy DM9)***

Q154. Does Policy DM9 satisfy paragraph 34 of the NPPF, which states that plans should set out the contributions that are expected from development, including infrastructure for, amongst other things, education, health and transport?

#### **Council's Response:**

Policy DM9 is consistent with paragraph 34 of the NPPF because supporting text 5.118 sets out that Planning Obligations and CIL are the two main mechanisms used by the Council to collect developer contributions towards infrastructure provision. Information on these mechanisms and an explanation of the relationship between them is set out within the Developer Contributions SPD. However, the Council has committed to update the Developer

Contributions Supplementary Planning Document as a priority after the adoption of the WLP (See the Local Development Scheme Jan 2021). The SPD will further clarify how and when contributions towards strategic infrastructure (e.g. health and transport) will be sought.

In addition to Policy DM9, the SDWLP includes a number of policies that relate to specific types of infrastructure such as:

- Policy DM3 - Affordable Housing
- Policy DM7 - Open Space, Recreation & Leisure
- Policy DM8 - Planning for Sustainable Communities / Community Facilities
- Policy DM14 - Digital Infrastructure
- Policy DM18 - Biodiversity
- Policy DM19 - Green Infrastructure
- Policy DM20 - Flood Risk & Sustainable Drainage
- Policy DM21 - Water Quality & Sustainable Use
- Policy DM22 - Pollution

These policies refer to the obligations / contributions that will be required from a range of development types but they don't specifically set out the level of contributions required as this level of detail is best placed within the Developer Contributions SPD. The need for these contributions is established in the Infrastructure Delivery Plan (CD/G/10 - CD/G/12) and they also respond to overarching objectives (particularly sustainability policies to respond to the Council's Climate Emergency declaration). To understand the impact of these requirements, and ensure that they do not make 'viable' development unviable the Council commissioned consultants to undertake a detailed review. The findings are published within the Whole Plan Viability Assessment (CD/G/14 - CD/G/19). Linked to this, the Council has recently progressed an update to its Community Infrastructure Levy Charging Schedule and this helps to ensure that there is a robust and evidenced understanding of viability.

For information on the 'thresholds' set within the WLP, please refer to Section 33 of Route Mapper 4 (May 2021) ([CD/H/22](#)) (p.26-27). The thresholds have been tested within the Whole Plan Viability Assessment in line with national requirements / advice. The main threshold set is whether it is 'major' development (10+ dwellings). The tiered approach to affordable housing contributions / requirements set out in Policy DM3 is based on viability evidence.

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<p>Q155. Is the policy sufficiently flexible to address changing circumstances? In this regard, paragraph 5.123 sets out detailed guidance on how the Council will consider the issue of viability. For effectiveness, should this be set out in policy?</p>
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**Council's Response:**

The Council proposes a modification to relocate the guidance contained in paragraph 5.123 to be placed within the policy to ensure that the policy is effective:

**f) If full mitigation measures and contributions are not able to be delivered the development will only be permitted where:**

**i) the applicant has submitted a viability appraisal that has been produced in accordance with national guidance, and has been assessed by the Borough Council as appropriate and based on reasonable assumptions;**

ii) the value of the planning obligations has been maximised having regard to likely viability;

iii) where appropriate, a clawback mechanism has been incorporated into a legal agreement to ensure that additional mitigation is provided if final development viability is better than anticipated in the viability assessment; and

iv) if following a viability assessment process the benefits of the development outweigh the lack of full mitigation for its impacts, having regard to other material considerations.

Para 5.123

...The developer will need to demonstrate how this would threaten delivery of the development. ~~If full mitigation measures and contributions are not able to be delivered the development will only be permitted where:~~

~~a) the applicant has submitted a viability appraisal that has been produced in accordance with national guidance, and has been assessed by the borough council as appropriate and based on reasonable assumptions;~~

~~b) the value of the planning obligations has been maximised having regard to kiley viability;~~

~~c) where appropriate, a clawback mechanism has been incorporated into a legal agreement to ensure that additional mitigation is provided if final development viability is better than anticipated in the viability assessment; and~~

~~d) if following a viability assessment process the benefits of the development outweigh the lack of full mitigation for its impacts, having regard to other material considerations.~~

The Council considers that this modification is necessary to make the policy effective and sound.

Q156. In terms of criterion c, is it justified or necessary to expect all infrastructure to be provided prior to development becoming operational or being occupied? Is such an approach likely to affect delivery?

### Council's Response:

The criterion has been worded in a flexible manner where the expectation is that infrastructure should be provided at the appropriate time as this would help to ensure that the relevant infrastructure is implemented prior to development becoming operational or being occupied. Whilst it would be ideal that infrastructure is provided at the appropriate time, the Council does acknowledge that there may be circumstances where the Council will need to work with infrastructure providers to facilitate the timely provision of infrastructure to support development. This may involve suitable phasing of development in order to ensure that essential infrastructure is in place when needed as set out in paragraph 5.115 of the

WLP. It is considered that the phasing approach will eliminate any barriers to delivery. However, for the purposes of clarity and to ensure that the policy is effective, the Council proposes the following modification:

- c) Infrastructure should be provided at the appropriate time, **usually this will be** prior to the....

The Council considers that this modification is necessary to make the policy sound.

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### ***Digital Infrastructure (Policy DM14)***

Q157. Is it clear how applicants will meet the expectation to 'actively' demonstrate that they have considered broadband and mobile connectivity? Is this requirement justified and is it clear to decision makers how they should react to proposals in this regard?

#### **Council's Response:**

The Department for Digital, Culture, Media & Support consulted on new build regulations and issued its conclusions in March 2020 ([CD/B/52](#)) which included the following actions:

- Amend Building Regs to require all new build developments to have physical infrastructure to support gigabit-capable connections
- Amend Building Regs to create a requirement on housing developers to work with network operators so that gigabit broadband is installed in new build development (up to a cost cap).

The Council works in partnership with West Sussex County Council (WSCC) as part of the Gigabit Coast Project. WSCC is keen that the requirement to ensure gigabit-capable broadband is available in all new build development at the point of occupation should remain within the policy.

Further to this, West Sussex County Council has published countywide guidance (refer to Appendix 1) on digital infrastructure. The guidance sets out how the authorities can use the NPPF to ensure that each area's Local Plan prioritises gigabit-capable broadband connections to new developments. West Sussex County Council Digital Infrastructure Team (DIT) holds maps indicating connectivity provision across the area, including "not spots". The team also has strategic relationships with providers of fibre and mobile infrastructure and will be able to advise on opportunities to coordinate delivery of connectivity infrastructure. Action is being taken to try to ensure that all newly-built homes have essential fibre broadband services ready for homeowners when they move in.

Without the planning guidance, and in the absence of legislation, it has been difficult to ensure that new developments have the most appropriate connections. There was previously no obligation on developers or operators to provide a high-quality connection as the only pertinent requirements were for a telephone line and 'functional' internet access to be available - which could be as slow as basic broadband. Whilst it is noted that the Government is intending to remedy this through publication of its New Homes (New Development Standards) Bill, this has yet to progress through Parliament.

The guidance, whilst not specifying any simple connectivity plans, does stipulate that Local

Plans should include a policy that requires gigabit-capable broadband infrastructure on all new development. In this regard, the Council has sought clarification from WSCC and they have confirmed that they consider it justified for Worthing Borough Council to request developers to demonstrate connectivity.

With this in mind, the Council considers that the policy contains the right approach and it follows the direction of travel being set by the Government. In addition, the policy does allow for some level of flexibility where it can be demonstrated that due to special circumstances the policy requirements cannot be met.

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Q158. Are criteria b., c. and d. justified in requiring all new residential development to enable Fibre-to-the-Premises (FTTP) at first occupation, meeting or exceeding Building Regulations relating to the provision of FTTP infrastructure or providing alternative technological options? Is it justified for the policy to be addressing matters covered by Building Regulations?

**Council's Response:**

Paragraph 114 of the NPPF outlines the approach to be taken through planning policy and decisions in planning regarding the support for high quality communications. This approach is also supported by the ['Code of best practice on mobile network development in England 2016'](#).

The Government is placing emphasis on 'gigabit-capable' which is a demonstration of speed. This allows other technologies not strictly 'full fibre' e.g. Virgin Media's Docsis 3.1 product to be counted towards the national coverage target. Virgin has committed to 'fully fibre' its network by 2028 and BT is stripping out its copper cabling from cabinet services. Future 5G mobile services will also provide gigabit-capable speeds and some Fixed Wireless Access services currently do.

With this in mind, WSCC and Worthing Council have a strategic aim to densify full fibre infrastructure to serve premises and support future technologies such as 5G. The WSCC Digital Infrastructure guidance (refer to Appendix 1) encourages Local Planning Authorities to include a policy on digital infrastructure in their Local Plans. In particular, WSCC recommends that a requirement is incorporated into policy that seeks gigabit-capable full fibre connections to existing and new developments (as these connections will, in almost all cases, provide the optimum solution).

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Q159. In terms of criterion e. how would the Council expect residential and employment development to address matters of mobile telecommunications coverage? Is it clear to decision makers what the outcome should be if sufficient coverage is not able to be provided? Is the policy effective in this regard?

**Council's Response:**

Paragraph 114 of the NPPF is clear that advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. The planning system has an important role in supporting service providers and communities to ensure that the infrastructure for supporting mobile connectivity is delivered in the right locations and in a



cost effective manner.

Now, more than ever, people need access to dependable and consistent mobile coverage where they live, work and travel. The coronavirus pandemic has highlighted the importance of digital connectivity and ensuring that networks have sufficient capacity and resilience to meet demand.

The Council expects that proposals for all residential developments and all new employment generating development consider mobile coverage at an early stage of the development proposal. Enabling works for digital infrastructure will need to be considered at the planning stage in order to ensure connectivity is provided without disruption to the occupiers. Applicants are encouraged to work with a network provider from the early stages of the planning of their development and on a non-exclusive basis during the construction phase. This will reduce delays in connecting to existing networks and reduce lead-in times if the existing network requires capacity upgrade to serve the development.

For employment development proposals, in order to support the expansion of digital infrastructure and help businesses access highest available broadband speeds, the Council expects the provision of on-site infrastructure, including open access ducting to industry standards, to enable all premises to be directly served by fibre optic broadband technology.

It is important that developers consider what digital infrastructure needs to be in place ahead of development. West Sussex County Council has recently published a guidance note on digital infrastructure (Refer to Appendix 1) which will be helpful to cross reference in the supporting text of the WLP. Further details on issues to be considered by applicants will be set out in the revised Guide to Residential Development SPD. With this in mind, the Council proposes the following modification:

**5.203 - ...cost implications. With this in mind, West Sussex County Council and Worthing Borough Council have a strategic aim to densify full fibre infrastructure to serve premises and support future technologies such as 5G. West Sussex County Council has prepared guidance on Digital Infrastructure which should be used to inform future proposals. The Council will also prepare a revised Guide Residential Development SPD which will provide further details on relevant issues to be considered by applicants.**

Where there are deficiencies in coverage, development proposals must provide information on how the coverage is to be improved. This may be information provided by operators regarding network improvements or it could be provision of physical infrastructure on the development site - where practical. Different network providers may have different requirements.

Furthermore, criterion e) needs to be read in conjunction with Policy DM9: Infrastructure.

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Q160. The requirements for prior approval applications are set out in the General Permitted Development Order 2015 (as amended). On that basis, should reference to prior approvals be removed from criterion g.?

**Council's Response:**

The Council acknowledges that the requirements for prior approvals are set out in the General Permitted Development Order 2015 (as amended). As such the reference to these in Policy DM14 duplicates this requirement and it is not necessary to repeat this in the policy.

To ensure that the policy is effective and consistent with national policy the Council proposes the following modification to the first sentence in criterion g):

g) All relevant proposals (~~including prior approvals~~) will need to submit:

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# **Digital Infrastructure – background information for Local Plan Policies**

**Prepared by West Sussex County Council  
March 2021**



## **Digital Infrastructure – background information for Local Plan Policies**

Digital infrastructure provision is evolving quickly, in order to aid districts / boroughs in drafting policies, WSCC has prepared this informal guidance on what should be considered when preparing local plan policies, supporting text and planning conditions.

As we are working from home more the benefits of digital infrastructure is significant to our economy, residents, businesses and the way services are delivered to meet local needs.

### **1) Background**

Through its Industrial Strategy, the government has expressly focused on building a 'full fibre future for Britain' to deliver digital infrastructure capable of providing today what the next generation will need tomorrow.

Without the required level of investment, including in digital infrastructure, the full growth potential in the area will not be achieved. Exclusion from access to broadband can also reduce access to public services and employment opportunities, cause social isolation and mean that people may not be able to benefit from discounts for online billing or payments.

Despite the demand and potential economic benefits of full fibre deployment, the county lacks the fibre density in access networks and backhaul<sup>1</sup> to ensure that local businesses have access to the infrastructure they need to innovate, differentiate and add value, so increasing the pace of economic growth. Increased speeds and data transmission and the demands of future technologies such as 5G<sup>2</sup> will rely on higher frequencies, greater bandwidth and network densification. Without more high capacity fibre, carriers will be unable to support the projected minimum four-fold increase in mobile data traffic.

West Sussex Councils are working together to secure greater coverage of full fibre infrastructure by attracting further commercial investment, to support the expansion of key urban clusters across the county into gigabit towns and cities and to improve coverage in rural areas.

Retrofitting full fibre broadband into existing development is a costly and disruptive process.

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<sup>1</sup> The term backhaul refers to transmitting a signal from a remote site or network to another site, usually a central one. In fibre broadband terms this usually means an underground duct holding fibre optic cables that transmit data signals between a central exchange and an end point, such as a fibre cabinet, or premise, often via 'break out' points along the way.

<sup>2</sup> 5G is mobile internet as fast as fibre with speeds up to 1GB, five-ten times faster than current home broadband connectivity currently. 5G benefits include huge capacity with the ability to connect thousands of users and devices at the same time at consistently ultrafast speeds and ultra-reliable, secure and low latency (doesn't drop connections) which will be transformational for industry.

## Background evidence

**National Planning Policy Framework (NPPF)** section 10, paragraphs 114 - 118 (*Supporting high quality communications*) outlines the approach to be taken through planning policy and decisions in planning regarding supporting high quality communications and the siting of telecommunications infrastructure. This is also supported by the [‘Code of best practice on mobile network development in England 2016’](#).

The NPPF states that advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being (para 114). Therefore, a local plan could refer to supporting the expansion of electronic communications networks, including full fibre digital infrastructure which provides for gigabit-capable broadband and future technologies, such as 5G.

*"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)." (NPPF para 114)*

West Sussex councils share the following digital priorities, and so these could be considered as objectives in a local plan:

- encourage the acceleration of the densification of network within and between key urban areas;
- enable the extension of the network into less densely populated areas including rural areas that would be slow to access connectivity or those that would be otherwise "left behind";
- accelerate commercial investment in digital infrastructure by lowering barriers for telecoms players in the county to encourage co-operation and get ready for future technologies.

The **Coast to Capital Strategic Economic Plan** (2018-2030) seeks to improve digital connectivity across the region addressing address key challenges including: business productivity; digital transformation and digital skills; the future of our urban centres; sustaining and unlocking commercial floor space; and carbon and congestion reduction.

In 2018, the Government (DCMS) published a consultation on [‘New Build Developments: Delivering gigabit-capable connections’](#) setting out their ambitions for very high speed digital connectivity to new housing. At the same time there was consultation to amend the **Building Regulations Approved Document Part R**: (Physical infrastructure for high-speed electronic communications networks) to require all new build sites and major renovation

projects to be built with the necessary infrastructure in place to support gigabit-capable networks.

In 2018, the Government (DCMS) published a consultation on 'New Build Developments: Delivering gigabit-capable connections' setting out their ambitions for very high-speed digital connectivity to new housing. Following the consultation, the Government in 2020 confirmed they will be legislating to make sure new homes will have gigabit broadband as standard.

The consultation also included proposals to amend Part R of the Building Regulations 2010 to ensure all new build homes are built with gigabit-capable connections. The Government will use powers in the Building Act 1984 to amend the Building Regulations 2010 to mandate the changes required to ensure that all new builds have the necessary infrastructure for gigabit-capable connection.

Technical specifications relating to this has been produced in the following document, which gives guidance on how to comply with the requirement of R1 in Schedule 1 to the building regulations:

<https://www.gov.uk/government/publications/high-speed-electronic-communications-networks-approved-document-r>

Further information can also be found at the [Digital Connectivity Portal](#) which provides guidance for local authorities and network providers on improving connectivity in local areas.

## **2) Local Plan Policy**

Below are suggested criteria which could be included in local plan policy, tailored to the style of your local plan:

Strategic Considerations:

- Set out the requirement for gigabit-capable full fibre connections to existing and new developments (as these connections will, in almost all cases, provide the optimum solution).
- Reference to the Local Planning Authority supporting the approach in NPPF – that advanced, high quality and reliable communications infrastructure as essential for economic growth and social well-being. Expansion of electronic communications networks, including full fibre digital infrastructure which provides for gigabit-capable broadband and future technologies, such as 5G. Supported also by the 'Code of best practice on mobile network development in England' published by DCLG.
- Reference to the Coast to Capital Strategic Economic Plan (2018-2030) which seeks to improve digital connectivity across the region addressing address key challenges including: business productivity; digital transformation and digital skills; the future of our urban centres; sustaining and unlocking commercial floor space; and carbon and congestion reduction.

- State support for the objectives of the countywide Digital Infrastructure Strategy.
- Reference to West Sussex councils building full fibre infrastructure that will connect key public sector sites, capable of delivering speeds from 1,000 megabits per second (1 gigabit) to meet the future need of public services. There is a commitment to providing greater coverage of full fibre within the county by working with the market to benefit homes and businesses in the future.
- West Sussex Councils are working together to secure greater coverage of full fibre infrastructure by attracting further commercial investment, to support the expansion of key urban clusters across the county into gigabit towns and cities and to improve coverage in rural areas.

Development Management considerations:

As mentioned above, the DCMS consultation in 2018 has not yet come to fruition, and to date the New Build Act<sup>3</sup> has not been before Parliament. Building Regulations 2010 Part R Physical Infrastructure for High Speed Electronic Communications Networks was amended in 2018. It applies to all new buildings and existing buildings subject to major renovation works. In the absence of detailed requirements this could be used as the basis for development management policy (extract below). Other examples of current policies are attached as Appendix A.

Requirement	
<i>Requirement</i>	<i>Limits on application</i>
<b>Part R Physical infrastructure for high-speed electronic communications networks</b>	
<b>In-building physical infrastructure</b>	
<b>R1</b>	
(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.	Requirement R1 applies to building work that consists of— (a) the erection of a building; or (b) major renovation works to a building.
(2) Where the work concerns a building containing more than one dwelling, the work must be carried out so as to ensure that the building is equipped in addition with a common access point for high-speed electronic communications networks.	

If a **design policy** for new telecommunication equipment is being considered, the following criteria could also be considered:

- The location and appearance of the proposed apparatus and associated structures should seek to minimise impact on the visual amenity, character or appearance of the surrounding area. On buildings, apparatus

<sup>3</sup> Renamed New Homes (New Development Standards) Bill in May 2021

and associated structures should be located and designed in order to seek to minimise impact to the external appearance of the host building;

- New telecommunication equipment should not have an unacceptable effect on sensitive areas, including areas of ecological interest, areas of landscape importance, Areas of Outstanding Natural Beauty, the South Downs National Park, archaeological sites, conservation areas or buildings of architectural or historic interest and should be sensitively designed and sited to avoid damage to the local landscape character **(this may be already covered in the other policies)**;
- Preference will be for use to be made of existing sites rather than the provision of new sites; however the councils have a shared approach to asset management and may be able to recommend to providers alternative locations that are suitable for siting telecommunications equipment.
- Developers should also be encouraged to use 'Dig Once' principles, in which they install fibre ducts in the ground during the initial construction of a development (even when there is no immediate use of the duct) so that cabling can be installed at a later date, with reduced costs and disruption.

### **3) Potential Planning Condition**

Planning authorities can play a key role by requiring developers of new sites to provide gigabit capable digital infrastructure, this could be by producing evidence such as a plan, at the application stage, outlining how connectivity will be achieved (recommendation from DCMS 2018 consultation 'New build developments: delivering gigabit-capable connections'.)

The suggested condition (below) has been included to stimulate discussion at a districts / borough level. It has not been subject to any legal discussion or endorsed by WSCC but is a starting point discussion.

#### **Planning Condition (proposed)**

Prior to the commencement of any residential development, a strategy to enable gigabit capable digital infrastructure for future occupants of the site shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall ensure that upon occupation of a dwelling, gigabit capable fibre broadband is in place and provided as part of the initial highway works (including fibre or ducting to existing live fibre services) and in the construction of frontage thresholds to dwellings that abut the highway, unless evidence is put forward and agreed in writing by the Local Planning Authority that technological advances for the provision of a broadband service for the majority of potential customers will no longer necessitate below ground infrastructure. The development of the site shall be carried out in accordance with the approved strategy.



#### **4) Advice for landowners / developers – network providers**

In addition to reference in a local plan policy, applicants should be encouraged to work with a network provider from the early stages of the planning of their development and on a non-exclusive basis during the construction phase. This will reduce delays in connecting to existing networks and reduce lead-in times if the existing network requires capacity upgrade to serve the development. All ducting should be provided on an open access basis where capacity allows.

Different network providers may have different requirements hence the need for early engagement with providers by developers.

The UK's three largest fibre broadband providers have agreements with the Home Builders Federation (HBF) and central government to deliver gigabit-capable full fibre services to premises. Developers would need to register their site with them at least six months ahead of the point at which you anticipate installing the technology. For more information visit:

[www.openreach.com/fibre-broadband/fibre-for-developers/registering-your-site](http://www.openreach.com/fibre-broadband/fibre-for-developers/registering-your-site)

[www.virginmedia.com/lightning/network-expansion/property-developers](http://www.virginmedia.com/lightning/network-expansion/property-developers)

<https://www.cityfibre.com/property/>

Independent utility infrastructure provider, GTC, also has an agreement with the HBF. For more information visit [www.gtc-uk.co.uk](http://www.gtc-uk.co.uk)

#### **5) Further Information**

Further information is available from:

- Digital Infrastructure Team: [DigitalInfrastructure@westsussex.gov.uk](mailto:DigitalInfrastructure@westsussex.gov.uk)
- Planning Policy Team: [Planning.Policy@westsussex.gov.uk](mailto:Planning.Policy@westsussex.gov.uk)

## **Appendix A: Example of other Local Plan Policies**

### **1) SALFORD City Council Revised Draft Local Plan** (The Plan is timetabled for adoption in July 2021)

#### **Policy DG1 Digital infrastructure**

**The rollout and continued improvement of affordable, high speed, high capacity digital infrastructure serving all parts of the city will be supported. It will be particularly important to ensure that the City Centre and Salford Quays have the highest quality digital infrastructure, both in terms of fibre and the latest generation wireless technology, to strengthen their role in driving forward economic growth across the city and Greater Manchester.**

#### **New development shall:**

- 1. Enable the enhancement of Salford’s digital infrastructure;**
- 2. Incorporate full fibre connections, including ducting capable of accommodating more than one digital infrastructure provider; and**
- 3. Build in potential for Building Information Modelling, through being designed to accommodate existing and future smart cities applications including data collection and communications facilities.**

#### **Telecommunications development shall:**

- A. Be located in the following order of preference:**
  - i. The sharing of existing telecommunications sites and installations, including masts, structures and buildings;**
  - ii. The use of existing buildings and structures where there are no existing telecommunications installations; and**
  - iii. Other locations.**
- B. Limit street clutter through minimising the number, size and prominence of equipment cabins;**
- C. Minimise the impact of equipment on the visual amenity, character and appearance of the surrounding area;**
- D. If on a building, be sited and designed in order to seek to minimise its impact on the appearance of the building;**
- E. Have special regard to the Green Belt, the natural environment and historic environment where the quality of the landscape/townscape may be particularly sensitive to the intrusion of communications infrastructure, including conservation areas and listed buildings;**
- F. Not have a detrimental impact on the movement of pedestrians and cyclists or on the safe and effective functioning of highways;**
- G. Not result in the International Commission guidelines on non-ionising radiation protection being exceeded;**
- H. Not cause interference with other electrical equipment, air traffic services or instrumentation operated in the national interest;**
- I. Where it is required to be operational during flooding, not be located in an area that would be subject to a 1 in 100 year risk of flooding (1% annual exceedance probability (AEP)), not taking into account flood defences; and**
- J. Undertake appropriate pre-application consultation in accordance with national policy.**

## **2) Bristol Local Plan Review: Draft Policies and Development Allocations**

– Consultation (March 2019)

### **Draft Policy E8**

Development proposals will be expected to provide access to superfast broadband, as a minimum, and full fibre connections where available. This will include provision for multiple infrastructure providers to access the site.

In locations where superfast broadband or full fibre connectivity is already available: i. The development will be expected to include the infrastructure to connect to these services and make them available to occupiers. In locations where superfast broadband and full fibre connectivity are not currently available:

- i. Applicants will be expected to demonstrate that they have held discussions with a range of providers to upgrade infrastructure to deliver superfast broadband or, where possible, full fibre connections.
- ii. Where one or more providers have agreed to provide superfast broadband connectivity or full fibre, the development should be designed to connect to this service and make it available to occupiers.
- iii. iWhere no agreement can be reached to provide superfast broadband or full fibre connectivity at the present time, the development will be expected to incorporate additional dedicated telecommunications ducting to enable the provision of superfast broadband or full fibre connectivity in future.

In all cases, to encourage competition and consumer choice, this will include the provision of multiple ducts to enable several providers to access the site. Development should demonstrate how it will meet the requirements of this policy through Connectivity Statements submitted with planning applications.

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**Worthing Borough Council**  
**Planning Policy**  
**Portland House**  
**44, Richmond Road**  
**Worthing**  
**West Sussex**  
**BN11 1HS**



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**COUNCIL**