

From: Ceren Clulow  
To: "newbuildconnectivity2018@culture.gov.uk"  
Date: Fri Dec 21 2018 14:37:15 GMT-0000 (GMT)  
Subject: NCC Public Consultation response

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To whom it may concern,

Please see attached document as the response from Nottinghamshire County Council, to the New Build Developments: Delivering gigabit-capable connections, Consultation document, Publication date: 29 Oct 2018.

Kind regards  
Ceren Clulow

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Ceren Clulow | Broadband Project Manager | Economic Development  
Place Department | Nottinghamshire County Council  
T: [REDACTED]  
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**Attachments:**

- [image001.png](#)
- [NCC Public consultation response 2018.docx](#)

## Public consultation on New Build Developments: Delivering gigabit-capable connections

Publication date: 29 Oct 2018

### Responses to consultation questions

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| <b>Respond of</b>  |
| Nottinghamshire County Council   |
| <b>Contact information</b><br><i>(please include contact person's name and email address)</i>  |
| Ceren Clulow, Broadband Project Manager, [REDACTED]<br>Steve Pointer, Planning Policy Team Manager, [REDACTED]   |
| <b>New Build Developments: Delivering gigabit-capable connections</b>  |
| 1. Do you have any further evidence on the state of New Build Development connectivity in the UK?  |
| The County Council has no specific evidence but there is continued anecdotal evidence that many new build developments do not have high speed broadband connections.   |
| 2. Do you have any information or evidence to suggest that the costs developers would incur under the proposed policy would prevent homes being built?   |
| The County Council does not have any evidence that costs incurred under the proposed policy would have any detrimental impact on the number of homes being built. Furthermore, some service providers are offering different solutions for the new build developments. i.e. Openreach is committing to build a full fibre network to each property (FTTP) to all new residential or mixed residential/commercial sites with 30 premises or more with <u>no charge</u> to developers. For those smaller sites with 2-29 premises then Openreach will offer to build FTTP with a small contribution from developers. |
| 3. We propose that developers would be obliged to provide a simple connectivity plan for their developments to LAs. This plan would demonstrate that developers had consulted with at least two network providers to provide gigabit-capable networks and inform LAs when a site is connected. Do you have any comments on this proposal for a connectivity plan?  |
| The County Council supports the proposal for a connectivity plan and suggests that those authorities who are engaged in the Government's broadband programme should be the authorities to whom such plans are submitted. This would ensure that the authority builds a picture of highspeed broadband provision across its area and is in a position to advise developers of existing connections and signpost developers to broadband solutions.  |

4. (a) Do you agree with the assumption that deploying the necessary infrastructure to deliver gigabit-capable networks is best achieved when the site is being built? (b) What technical specifications should the physical infrastructure (ducts etc) have? (c) Do you agree that developers should deploy, and pay for, the necessary infrastructure from the in-building connections to the boundary edge of the development?

a) The County Council agrees

b) The County Council suggests that the specification technical information should be set by the network providers

c) The County Council agrees but notes that some providers such as Openreach offer a free connection service as mentioned in the response for question 3.

5. (a) Do you agree that developers should have to engage with at least two network operators who can provide gigabit-capable connections to the development? (b) What further measures could we consider to promote the availability of networks from multiple providers at an early stage to minimise costs and disruption?

a) The County Council agrees

b) The County Council considers that local authorities that involved in the superfast broadband programmes could provide advice on availability of networks locally and provide a point of contact for developers to ensure network availability is understood.

6. Taking £3,000 as a suggested aggregated cost cap per premise, do you agree with the proposal for how should costs be divided between developer and operator?

The County Council does not have a specific view but agrees that the costs should be shared.

7. What information and evidence can you provide to help refine the 'in scope sites' policy design choice - aggregated cost cap or number of premises?

The County Council does not have any information or evidence to provide on this matter.

8. (a) Do you agree that developers should have the overall responsibility to ensure Gigabit connectivity for their developments (allowing for the fact that developers can oblige operators to connect using the 'duty to connect' provision). (b) How would this policy affect small housebuilders?

a) The County Council agrees that developers should have this responsibility. It should be noted that this should extend to landowners/prime developers who often prepare sites with infrastructure and then sell land on to housebuilders and developers. The definition of "developer" should be wide enough to cover all those who ensure that sites are made into a developable condition.

b) The County Council considers that small developers would not be impaired by this policy given that the overall cost of infrastructure is likely to be less and there is expected to be a proportionate cost which is related to the number of dwellings involved in a scheme. Local authorities can advise small developers of the opportunities for external funding which may be levered in to assist with costs of provision (i.e. Gigabit Voucher Scheme, Openreach Community Fibre Partnership etc.)

9. Do you have any comments on the proposed legislative approach? Do you have an alternative solution that would deliver gigabit-capable connections to NBDs?

The County Council agrees that statutory provision is necessary to mandate developers. It is not clear that further amendments to the building regulations could deal with general site matters which go beyond a building. The other means to deal with it could be via a planning condition on any approval that a connectivity plan is submitted to the relevant authority.