



# Craven District Council

## Broadband Connectivity for New Developments in Craven

### A Briefing Note for Developers

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## Summary

Those considering new development in Craven have a unique opportunity to ensure that the end users have access to the best broadband infrastructure possible.

Early engagement with broadband infrastructure providers has the potential to maximise benefits to a development including easy access to support and advice, necessary materials and reducing the need for duplicating work at a later stage.

This note provides a brief introduction to the connectivity options available in Craven and guidance on where to go for further information.

## **Disclaimer**

This briefing note is issued for information purposes only and should be used as an introduction to the general availability of connectivity options in the Craven District.

Inclusion or not of an organisation in this briefing is not a recommendation and the Council make no warranty as to the suitability of their products or services in any particular case. Developers and others should conduct their own due diligence, making such enquiries as are necessary to satisfy themselves as to the suitability of products or services offered before entering into a contract with any person or organisation.

Those considering development should not rely on the content of this briefing note when making decisions regarding individual sites and should make the necessary enquiries with the Council, statutory bodies, agencies or other organisations to ensure appropriate connectivity arrangements for their proposal.

Accordingly, although the Council has made every attempt to ensure that the information provided herein is accurate, it is issued in good faith and the Council is unable to accept any liability arising therefrom.

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# 1. Introduction

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Broadband infrastructure which is up-to-date and fit for purpose is essential to meet the advancing needs of businesses and individual users and a key utility for maintaining sustainable communities.

Nationally it is commonly reported that new build developments, whether residential or commercial, are too frequently suffering from delays in the installation of internet infrastructure and poor, unreliable or low speed connectivity.

Consumers are becoming more reliant on connected technology and online services. As such new developments with poor broadband connectivity may have difficulty in attracting occupiers. The result of this will be areas that are digitally excluded, potentially less desirable to businesses or residents and threaten the sustainability of local services.

Due to the rural nature of the Craven District the commercial rollout of broadband services is being supported by a series of Government funded programmes; locally known as 'Superfast North Yorkshire' (SFNY). The SFNY programme, currently delivering the third phase of its rollout, will enable access to superfast broadband (speeds in excess of 30Mbps) to 94% of existing premises across North Yorkshire, including Craven.

The premises to benefit from the SFNY programme have been identified through an open market review conducted in June 2016 of the available and planned broadband coverage in North Yorkshire. Those premises not included in this baseline assessment (whether or not they have been built) cannot be taken into consideration by the programme. Therefore, property developers and communication providers will need to proactively agree how to make superfast and ultrafast (speeds in excess of 100 Mbps) services available to new properties in Craven.

The purpose of this briefing note is to provide background information regarding broadband connectivity options for those considering new development in the District and to encourage early discussions with communication providers.

Early engagement with communication providers has the potential to benefit both developers and end users through a range of issues including efficiencies during construction, marketing opportunities and access to essential online services. A summary of the key benefits is as detailed in Table 1. below.

**Table 1.** Benefits of early engagement with communication providers

Developers	End Users
Potential to reduce construction costs	Appropriate connectivity to enable daily tasks including access to cloud storage, streaming, remote access.
Promotional opportunity for marketing of new developments	Future proofed infrastructure
Greater support from infrastructure and communication providers	Ability for homeworking
Contributes to the requirements of the National Planning Policy Framework	A positive marketing opportunity for when the property is advertised for resale.

## 2. Policy Context

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### National Planning Policy

The National Planning Policy Framework makes reference to the essential need for high quality communication infrastructure to ensure sustainable economic growth and the vital role high speed broadband plays in enhancing the provision of local services.

*“Advanced, high quality communications infrastructure is essential for sustainable economic growth. The development of high speed broadband technology and other communications networks also plays a vital role in enhancing the provision of local community facilities and services”<sup>1</sup>*

In March 2018 the Government consulted on proposed changes to the NPPF that would strengthen the support for mobile and full fibre connections.

In addition, the Government has written to all Planning Authorities to confirm that when considering planning applications they should, wherever possible, ensure commercial and residential new builds are able to access superfast broadband and inclusion in the NPPF makes connectivity a material consideration when determining planning applications.<sup>2</sup>

### Local Policy

#### **Craven (Outside the Yorkshire Dales National Park)**

Currently policy relating to broadband connectivity is as presented in the NPPF which requires Local Authorities to support the expansion of electronic communications networks including telecommunications and high speed broadband.

The submission draft of the Craven Local Plan 2012 – 2032 includes Policy INF5 – ‘Communication Infrastructure’, which, if adopted, will require applicants to consider the connectivity requirements of new developments and where viable, incorporate the provision of next generation access broadband services into their development.

In its Council Plan, a priority of Craven District Council is to ensure that all residents and businesses of Craven have access to a high quality broadband connection by 2020.

#### **Craven (Inside the Yorkshire Dales National Park)**

Policy C11 (New and Improved Infrastructure) of the Yorkshire Dales National Park Local Plan 2015 -2030 references the importance of broadband connectivity and facilitates the infrastructure required whilst minimising any environmental impact.

The draft Yorkshire Dales National Park Management Plan 2019 - 2024 recognises the importance of broadband connectivity and aims to provide ultrafast connectivity in the key hub of Grassington by 2023 and to ensure universal connectivity of 10Mbit across the National Park.

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<sup>1</sup> National Planning Policy Framework. March 2012. Section 5. Paragraph 42.

<sup>2</sup> DCLG and DCMS Letter Dated 19 March 2015: Provision of high-speed broadband connections for commercial and residential new builds

## 3. Broadband Technologies

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In the last five years there has been substantial improvement in the District's broadband infrastructure resulting in greater access to next generation broadband services and the benefits this provides for both retail and wholesale telecommunications operators.

Although most areas of Craven benefit from excellent broadband services, this is by no means universal with areas of the District lacking the infrastructure necessary to undertake simple online tasks.

There are three main connectivity options currently available for new developments in Craven. A fourth technology; 'DOCSIS Cable', although not currently available in the District is being provided in a housing development in close proximity to the District boundary.

### Fibre to the Premise

This is a full fibre solution where individual premises are served directly by fibre optic cabling. Also referred to as 'FTTP', a fibre to the premise connection is a future proofed solution that, dependent on the supplier, can currently offer end users speeds of up to 1Gbps.

### Fibre to the Cabinet

A hybrid solution where fibre optic cabling serves a street cabinet with existing copper telephone lines providing the final connection to individual premises. This technology currently offers download speeds of up to 80Mbps although the headline speed reduces due to the limitations of copper cabling with increasing distance from the street cabinet.

### Fixed Wireless Access

A wireless solution that distributes connectivity, typically from a fibre-based source, through a series of microwave links. Wireless networks are often built in rural areas where distances between villages and individual premises can be substantial. Wireless connectivity is capable of offering a range of superfast broadband dependant on the network design.

### DOCSIS Cable

A hybrid solution using a combination of fibre optic cables and co-axial enabling speeds of 1Gbps. Virgin Media tend to be the predominant supplier of cable broadband in the UK.

## 4. Broadband Connectivity in New Developments

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This section outlines the communication providers known to be operating in the Craven District and introduces their requirements when providing connectivity for a new development.

In general those applicants considering development should engage with broadband infrastructure providers at the earliest opportunity. Early engagement will allow discussion with providers on the availability of broadband services and the products available.

The most appropriate and cost-effective provider for a site will depend on its location. This section introduces each of the providers, a summary of their connectivity options and contact information for further discussion.

### **Boundless Networks**

Boundless Networks operate an independent, fully owned, end-to-end fibre backed fixed wireless access microwave network in urban, suburban, rural, and remote areas of the UK and sell services to end users.

The network operates gigabit fibre optic connections to main distribution masts and then forwards the connection to community distribution points via point to point microwave links. From there Boundless Networks further distribute the broadband service via a point to multi-point microwave link to customer premises.

Boundless Networks operate across large areas of Craven include Wharfedale, Ribblesdale, South and West Craven. Connectivity is dependent on seeking a line of sight connection from mast to mast.

### **Connectivity Options**

#### Fixed Wireless

Delivered predominantly through line of sight wireless Boundless Networks is able to offer the end user broadband packages ranging from 10Mbit to 100Mbit download speeds and 10Mbit to 25Mbit upload speed. There are no data caps or requirement for a landline.

#### Fibre

Boundless Networks also build fibre networks to support residential and commercial property development broadband requirements. This can be supplemented by a hybrid wireless service.

### **Contact Information**

Web: [www.boundlessnetworks.co.uk](http://www.boundlessnetworks.co.uk)  
Email: [customerservice@boundlessnetworks.co.uk](mailto:customerservice@boundlessnetworks.co.uk)  
Telephone: 0113 894 1951

## **Broadband for the Rural North Ltd. (B4RN)**

Broadband for the Rural North Ltd (B4RN) is a fibre-to-the-premise (FTTP) network operator delivering 1Gbit symmetrical broadband to residential and business premises in north Lancashire, South Cumbria and the Craven district of North Yorkshire.

Founded in 2011, B4RN currently has 4,000 customers and is expanding rapidly both locally and in new areas (Cheshire, Northumberland and Norfolk). B4RN's live network in Craven district currently covers the parishes of Bentham, Ingleton, Burton-in-Lonsdale, Thornton-in-Lonsdale, Clapham-cum-Newby, Austwick and Lawkland. In 2018 the network is expanding eastwards into the parishes of Rathmell, Wigglesworth & Giggleswick.

B4RN's model is to design a network that will provide broadband to 100% of properties (both residential and businesses) within a parish. This also includes new housing and business developments.

### **Connectivity Options**

B4RN offer a single connectivity option; a 1Gbit symmetrical connection provided to residential premises for a £30 (inc VAT) monthly fee on a 1 month rolling contract. Monthly charges for business users vary dependent on the size of the business.

### **Contact Information**

Web: [www.b4rn.org.uk](http://www.b4rn.org.uk)  
Email: [info@b4rn.org.uk](mailto:info@b4rn.org.uk)  
Telephone: 01524 555 887

## **Openreach**

Openreach, owns the largest telecoms network in the UK and also operate the 'last mile' infrastructure including exchanges, cabinets, and fibre optic cabling and copper wiring.

Openreach is able to offer service across all of the Craven District. The two main products offered by Openreach for new developments are Fibre to the Cabinet (FTTC) and Fibre to the Premise (FTTP). The size of the proposed development affects the likely solution available to developers.

### **Connectivity Options**

#### **New Housing Developments of 30 or Plots**

Through agreement in November 2016 Openreach will only deploy 'Fibre to the Premise' infrastructure free of charge into all new housing developments of 30 or more homes.

This is subject to developers providing registration of the site at least nine months before the date Openreach are required to provide a service to the first new property, or if you're installing a lift, at least nine months before the lift commissioning date. This must be at least eight weeks before you actually start on the site construction.



## New Housing Developments between 2 and 29 Plots

For sites of 2- 29 homes then Openreach will review the available technology in the area, if 'fibre to the cabinet' or "fibre to the premises" infrastructure is not available free of charge then developers will be given an option to make a contribution to receive this technology using a rate card to calculate the cost per plot.

### **Contact Information**

Web: [www.openreach.co.uk/propertydevelopments](http://www.openreach.co.uk/propertydevelopments)

Telephone: 0800 783 2023

## Virgin Media

Virgin Media offer cable based broadband connectivity. Although not currently providing a service to premises in the Craven District Virgin Media are supplying broadband to a new housing development directly adjacent to the Craven boundary in the village of Eastburn.

Those considering new development should complete the Virgin Media 'New Site Assessment' to identify broadband options for a specific site. It is recommended that developers submit a request form about nine months prior to the first occupation of the development. This allows developers time to consider Virgin Media's proposal.

The minimum lead-time for Virgin Media to offer infrastructure to a development is six months from registration to site construction.

### **Contact Information**

Web: <http://www.virginmedia.com/lightning/network-expansion/property-developers>

Telephone: 0800 408 0088

## 5. Additional Contact Information

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### **Superfast North Yorkshire**

To support the commercial rollout of connectivity in the Craven District the Government is investing in superfast broadband infrastructure. Within Craven this is led locally by Superfast North Yorkshire (SFNY).

SFNY is a programme managed by NYnet Ltd.; as company wholly owned by North Yorkshire County Council. Following completion of the second phase of the programme in late 2017, 89% of premises across North Yorkshire are now able to access broadband download speeds in excess of 24Mb.

A third phase will extend this coverage to c.94% planned to be delivered up to 2021. The intervention area defines the premises to benefit from improved coverage, is based on an Open Market Review (June 2016) of current and planned Next Generation Access coverage.

Superfast North Yorkshire has indicated that premises not included in this premise list will not form part of the proposed rollout and as such will require developers and telecommunication operators to proactively agree connectivity as public funds will not be used to subsidise deployment of superfast broadband to new developments.

#### **Contact Details**

Email: [info@superfastnorthyorkshire.com](mailto:info@superfastnorthyorkshire.com)

Web: [www.superfastnorthyorkshire.com](http://www.superfastnorthyorkshire.com)

### **Craven District Council**

Craven District Council is the Planning Authority for the area of Craven outside the National Park. Craven District Council also promotes superfast and ultrafast broadband to businesses and residents along with providing access to business support opportunities, advice and grants.

#### **Contact Details**

Economic Development Services

Tel: 01756 706 214

Email: [edu@cravenc.gov.uk](mailto:edu@cravenc.gov.uk)

Web: [www.cravenc.gov.uk/broadband](http://www.cravenc.gov.uk/broadband)

### **Yorkshire Dales National Park Authority**

The Yorkshire Dales National Park Authority (YDNPA) is the Planning Authority for the area of Craven in the National Park. The YDNPA also encourages rollout of connectivity in the National Park and has worked closely with broadband suppliers to enable the delivery of infrastructure.

#### **Contact Details**

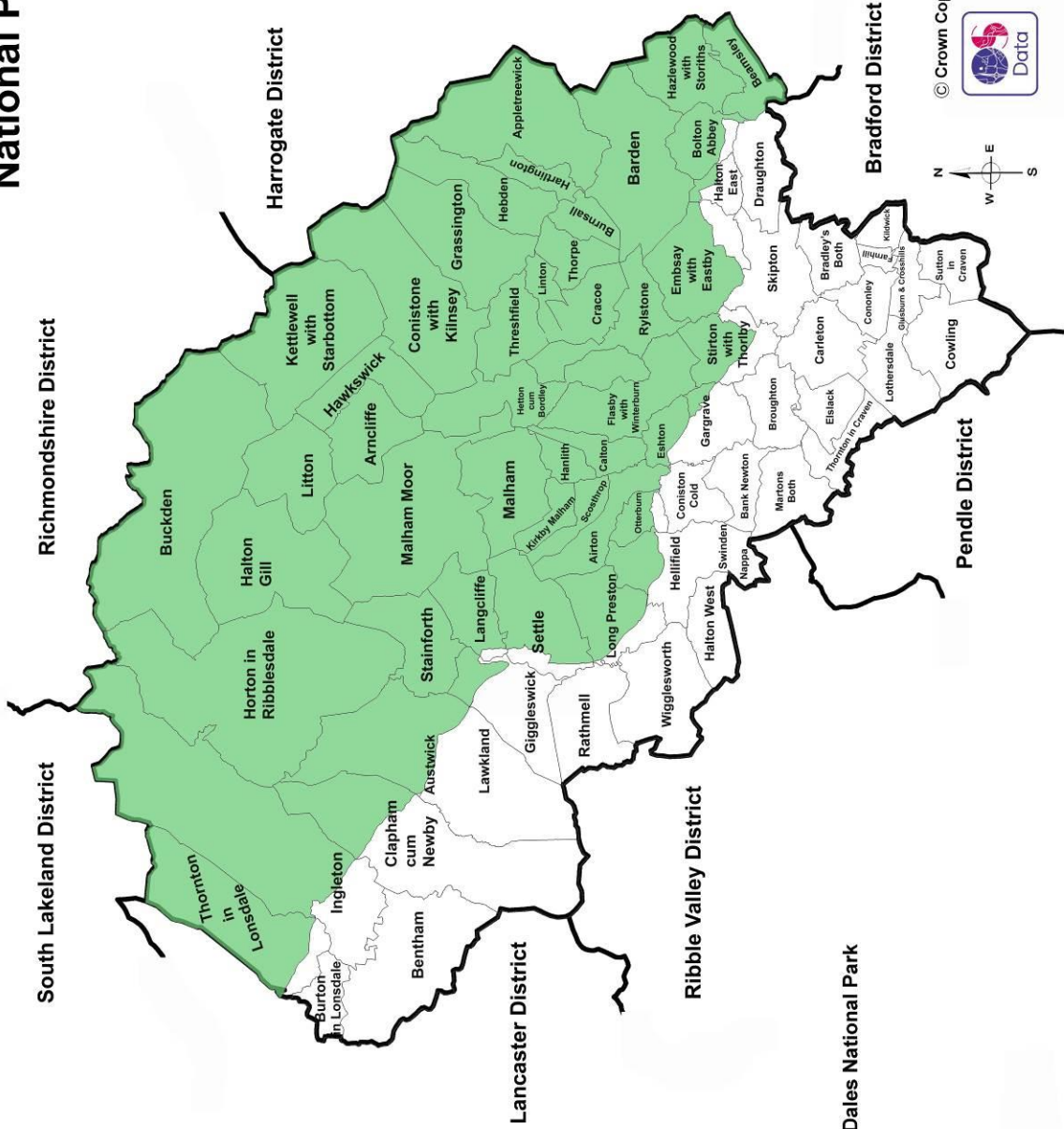
Tel: 0300 456 0030

Web: [www.yorkshiredales.org.uk](http://www.yorkshiredales.org.uk)

# Appendix A: Map of the Craven District



## Craven District & National Park Parishes



### KEY

 Yorkshire Dales National Park

Scale: 1:250000 @A4  
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 01 April 2015





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