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Our ref.
Your ref. 2019/1573

17 February 2022

Submitted via Planning Portal only

Dear Ms Ward

PLANNING PERMISSION REF. 2019/1573
"GATEWAY 36" EMPLOYMENT DEVELOPMENT AT DEARNE VALLEY PARKWAY, HOYLAND
APPLICATION FOR DISCHARGE OF CONDITION 38
PLANNING PORTAL REF. PP-11031603

Please find enclosed application, submitted on behalf of Harworth Group, to seek discharge of the following condition of hybrid planning permission ref. 2019/1573 for employment development.

The submission comprises the following plans:

Condition	Submitted Material
38	• FHP "Communications Infrastructure" Report dated 8 February 2022 • Note of Measures to Facilitate the Provision of High-Speed Full Fibre Broadband (appended to this letter)

The application fee of £116 has been paid via the Planning Portal.

I trust that the above document satisfies the requirements of this condition and will allow it to be discharged without delay.

If you have any queries or there are any matters that it would assist to discuss further, then please contact me by email or by the telephone number above. Otherwise, I would be grateful to receive confirmation of the validation of this application and the target date for determination.

Yours sincerely

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Hamish Robertshaw
Director

Enc.

cc. Harworth Group

Condition 38

Condition 38 of planning permission 2019/1573 regarding high speed broadband states:

> *Prior to the start of construction of each phase details of measures to facilitate the provision of high speed full fibre broadband for the development hereby permitted, including a timescale for implementation, shall be submitted to and approved in writing by the Local Planning Authority. The development of each phase shall thereafter be carried out in accordance with the approved details.*

Measures to Facilitate the Provision of High-Speed Full Fibre Broadband

Details of the broadband infrastructure provision and the engagement with Virgin Media (VM) and Openreach are set out in the submitted Communication Infrastructure Report by FHP dated 8 February 2022.

Besides this, the following summarises the measures to facilitate the provision of high speed full fibre broadband for the development:

1. The developer shall install ducting beneath the roadway/footway of the development to serve each unit. The ducting connects to existing broadband infrastructure at the Dearne Valley Parkway and is to the required specification of VM and Openreach as set out in the following handbooks:
    - Virgin Media New Build Handbook (latest version)[1]
    - Openreach Fibre Network Developer Guide (latest version)[2]
2. The duct shall be constructed as part of the developer's construction programme for the roadway/footways within the respective phases of development across the site. The roadways/footways (including the ducting) to serve any given unit are to be completed prior to the occupation of that unit.
3. The occupier of each unit will engage with its preferred supplier (VM or Openreach) to arrange connection i.e. the provision of fibre cable to the unit, which will be delivered in accordance with the handbook/guide referenced above.
4. The occupier of each unit will procure an internet service from its preferred supplier to meet its needs and budget. VM and Openreach offer a range of speed packages of between 10Mb/s and 10Gb/s which is able to be achieved via the ducting and fibre cable to be installed.

As the submitted report and information above meets the requirements of the condition in full, it is requested that a notice to formally discharge the condition is issued as soon as possible.

[1] https://www.virginmedia.com/content/dam/virginmedia/dotcom/images/shop/downloads/New-Build-Handbook-v1-63.pdf
[2] https://www.openreach.com/content/dam/openreach/openreach-dam-files/images/fibre-broadband/fibre-for-developers/guides-and-handbooks/feb-2021-updates/New%20sites%20fibre%20handbook%20-%209.4.pdf