
Planning Statement

The Government has set a target to connect a minimum of 85% of premises to gigabit-capable coverage by 2025. This is a huge infrastructure upgrade for the UK and one that will generate considerable benefits to both the economy and society. The Centre for Economics and Business Research has estimated that it will boost productivity by at least £59bn and enable a million more people to enter the workforce by 2025, including working-age carers, older workers and parents of dependent children. In addition, the research shows that more people will choose to move out of high-density urban areas; more people will choose to work from home and there will be larger reductions in commuting related carbon emissions.

Openreach has said it will build ultrafast full fibre to 20 million homes and businesses under our own programme, including 3.2 million in rural areas. We are one of several network builders delivering this world-class connectivity to the UK and have hired over 6,500 new recruits over the past couple of years to support it. In December last year we announced a further 5,300 jobs both directly and within our supply chain as we increase our capacity to deliver. Supporting these new jobs requires us to enlarge or establish new depot sites within our existing premises. These units are vital for the secure storage of the equipment required by our engineers. Having a regional network of containers/sites is the least disruptive, most efficient and environmentally sensitive way to support the required rate of rollout - as it minimises the travel required whilst maximising the time available to build the new network.

Local Authorities across England, Scotland, Wales and Northern Ireland are keen to ensure that businesses and residents within their area are at the forefront of this digital upgrade. They are working with Openreach and other network builders, encouraged by the approach of DCMS, on ways to support ultrafast full fibre build. Openreach is committed to doing this in both rural and urban UK and being able to quickly establish or enlarge a secure facility can have a positive impact on our plans. By working in partnership with national and local government we will be able to deliver the new network which will support people for decades to come.

The use of storage container allows the client to move and flex at relatively short notice and low cost to suit areas which require the teams. The containers can be moved and effectively recycled to avoid traditional construction and potential for empty buildings in the near future. The solution is both sustainable and effective in meeting the needs of the roll out.

Flooding Risk Assessment

The use of containers in this development has little to virtually no impact on flooding as they are sited on an existing hardstanding area. In this case they require no demolition, foundations and or disturbance to put in place. They will not increase the flooding risk in other areas as they will not block existing drains and or manholes.

The containers will be used to store materials and equipment for excavations and reinstatement of the roads and pavements which will not be seriously damaged as a result of low-level flooding. The doors will seal and prevent low level flooding for a reasonable period. Surface water run off will be controlled to ensure no increase in run off and or damage to adjacent properties.

The surface water flow and drainage will be unaffected as the containers will allow water to flow below and the development does not increase the hardstanding area at all.