

Part R of the Building Regulations and Policy G5

1.1 The Inspector has asked the Council to consider the content of Part R - *Physical infrastructure for high-speed electronic communication networks*, requirement R1 in Schedule 1 to the Building Regulations in the context of Policy G5: Broadband Infrastructure.

1.2 Policy G5 states:

“All new residential and commercial development will be served by a high speed, reliable full-fibre broadband connection. The connection must reach each dwelling unit and commercial premise. Exceptions may only be made where applicants are able to demonstrate through consultation with broadband infrastructure providers that this would not be possible, practical or economically viable.”

1.3 Requirement R1 of Schedule 1 to the Building Regulations 2010 states:

“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.”

1.4 Consideration needs to be given to whether Policy G5 is already achieved through the Building Regulations.

1.5 Part R came into effect on 1st January 2017 and applies to all new dwellings except those in isolated areas where the prospect for high-speed connections are considered to be too remote, or where the cost of implementing Part R would be greater than the benefits gained.

1.6 Approved Document R – *Physical infrastructure for high-speed electronic communications networks*¹ gives guidance on how to comply with requirement R1.

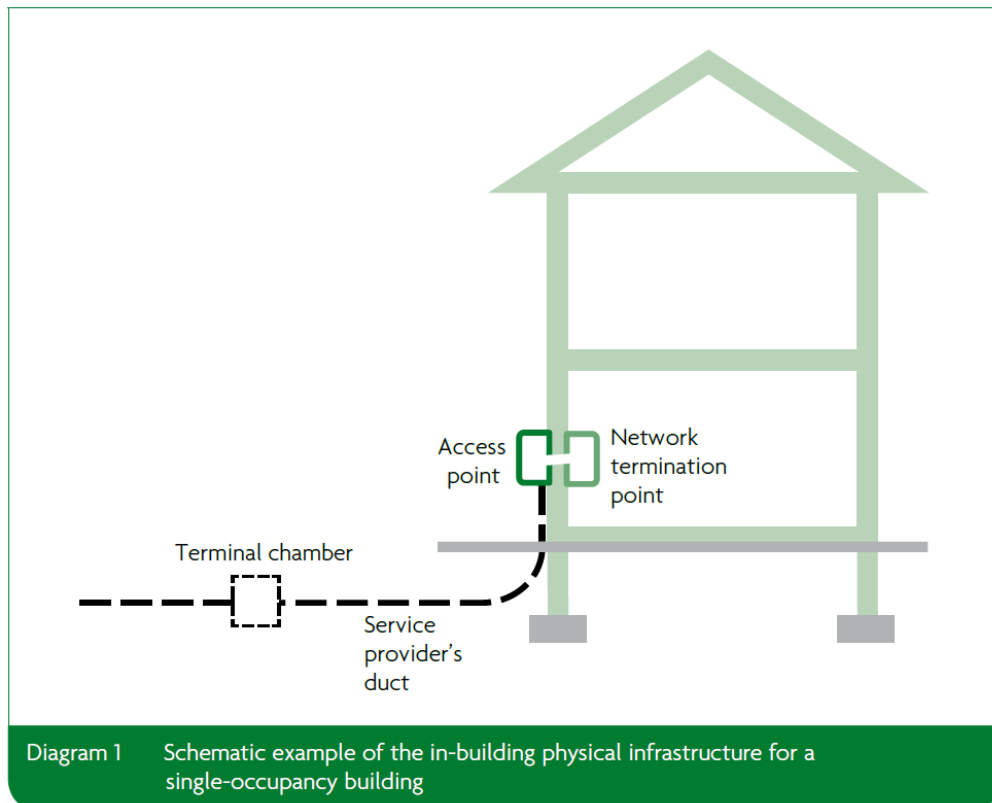
1.7 Paragraph 1.3 of Approved Document R states that: “The requirement is to provide only the in-building physical infrastructure, from the service provider’s access point to the occupier’s network termination point.”

1.8 Crucially paragraph 1.4 of Approved Document R states that: “It is not a requirement to provide any network cabling or equipment, or any in-building infrastructure that extends internally beyond the network termination point. Nor is it a requirement to provide any external or site wide infrastructure.”

1.9 For clarity the following diagram, taken from the Approved Document, shows the service providers access point and the network termination point to which the guidance and Part R apply.

¹ Full document can be viewed at https://www.labc.co.uk/sites/default/files/EXT.Approved-Documents-R-Physical-Infrastructure-ENG-2013.JMCN_v1.200417.pdf

Diagram 1



- 1.10 As the text and diagram explains Part R relates only to the in-building fixtures from the access point to the network termination point. This usual means the provision of pipe, conduit, and trays to allow for the cabling to be taken through the wall. As a minimum for a copper cable “the duct may simply be a hole in the wall” Approved Document footnote 3.
- 1.11 Given that Part R relates only to the in-building fixtures to allow for cabling to be taken into the dwelling, and does not require the cabling, connection or external infrastructure, the Council considers it is necessary to retain Policy G5 in the Gloucester City Plan.
- 1.12 This will help to ensure that new developments will be served by high-speed broadband and that a connection will be made to each dwelling. This supports the government’s ambitions to expand the broadband network so that every dwelling and business has access to fast and reliable digital connectivity², as reflected in paragraph 112 of the NPPF³.

² <https://www.gov.uk/guidance/building-digital-uk>

³ <https://www.gov.uk/guidance/national-planning-policy-framework/10-supporting-high-quality-communications-infrastructure>