



Land Access Information Booklet.



**Wessex
Internet**



Who we are.

Wessex Internet is an independent broadband provider that explicitly exists for the benefit of rural communities. As a local and independent business based in North Dorset, we have deep roots across the area and have seen first-hand how the digital divide has affected the lives and livelihoods of our customers. In 2010, our chairman James Gibson Fleming started Wessex Internet to lead the change, committing to build a full fibre network that connects and serves even the most remote countryside communities.

By working in close partnership with communities and landowners, we have built an extensive full fibre network that spans the countryside across Dorset, Hampshire, Wiltshire and Somerset. When added to our wireless network of over 150 masts, we can provide a superfast connection to tens of thousands of homes and businesses.

"The fast, reliable networks delivered by Project Gigabit will level-up mostly rural and remote communities across the UK, as well as tackling pockets of poor connectivity in urban areas. Having the fastest connections also means the UK is fit for the future, with broadband infrastructure designed to deliver for people's needs for decades to come."

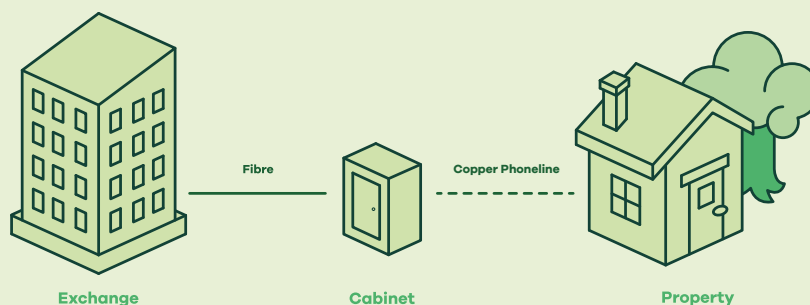
Julia Lopez, Minister of State for Media, Data, and Digital Infrastructure

September 2022

What is full fibre?

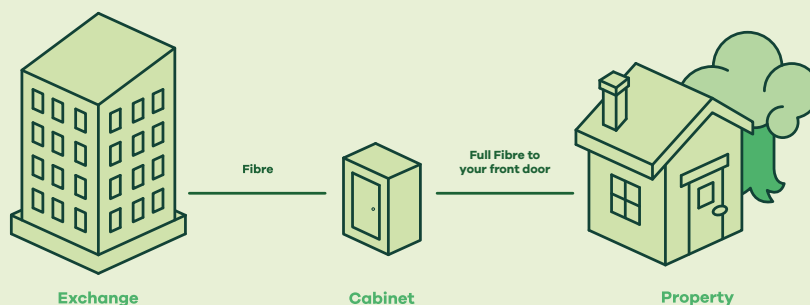
The majority of the UK's current broadband infrastructure still uses a copper-based telephone network, which is over 100 years old, to deliver broadband from the green cabinet in a street to your property. The further your broadband travels over copper, the slower it becomes, meaning if you live on the edge of a village or in an outlying hamlet, your connection will suffer. The days of slow, out-dated copper cables are coming to an end, with a truly full fibre connection from Wessex Internet, all the way to your front door.

Other providers' fibre broadband



What many internet companies market as fibre, sometimes called 'Fibre to the Cabinet' or FTTC, is really only part fibre. That's because the fibre only goes as far as the green telecoms cabinet in the street and it still uses the old copper phone lines to deliver broadband to your home or business.

Wessex Internet's full fibre broadband



Full fibre, Fibre to the Premises or FTTP, simply put is a fibre connection all the way from us to your front door. Made from glass and as thin as a strand of hair, the fibres use pulses of light to transmit data fast, giving you a faster and more reliable internet connection.

Openreach copper network withdrawal.

In 2022, Openreach announced its UK digital upgrade, which involves it withdrawing its legacy copper network and the services that run over it by 2025. The expected price of copper connectivity is expected to skyrocket over the coming years due to the rising maintenance fees. Their switch off has already begun with Salisbury in Wiltshire becoming the first fully fibred, ultrafast city.

Full fibre broadband is the future of connectivity and upgrading customers to Fibre to the Premises is our top priority. We are able to subsidise the majority of our network build due to government funding, so now is the time to upgrade and futureproof your property.

Working in partnership.

Our partnership with landowners and tenants is vital to our full fibre roll out. Each land parcel fits like a puzzle piece along the route. Our whole network has been built to-date due to the goodwill of landowners allowing us to cross their land to benefit their neighbour and the wider community. Without this partnership, many communities would remain with poor connectivity.

In return for allowing us to install the fibre cable you will receive the following:

Key benefits.

Free installation.

A future-proof full fibre connection that's fast and reliable, to all of the existing properties on the land at no cost to you.



Discount.

You will receive either a generous discount on our broadband service, or a shorter period of free broadband, this will depend on the land access required. Alternatively a one off wayleave payment can be taken.



Indemnity.

You are indemnified against any loss, damage or liability suffered as a result of the fibre being laid, or used to supply internet services.



Futureproof the land free of charge.

We will leave provision for future development, whether it's a new farm building or a new house, we'll provision for any planned growth.



Increase property value.

Having a full fibre to the property connection boosts property appeal and increases their rental and selling value for residential and commercial units alike.





Our promise.

'Lift and Shift'.

We will re-route the fibre at our own expense if it's in the way of any future development. Only the entry and exit points must remain the same.



Damage waiver.

We take full responsibility for the cost of any damage to the fibre, for everything but intentional damage.



Termination.

If diversion is not possible or we breach our obligations you may terminate the agreement.



We aim to leave the land as we found it.

We always try our best to limit any mess or damage, but if in the unfortunate occurrence we will make good. Where necessary we will pay crop compensation, as well as grass seed areas and plant new hedges where necessary.



A landowner journey from start to finish.



Initial contact

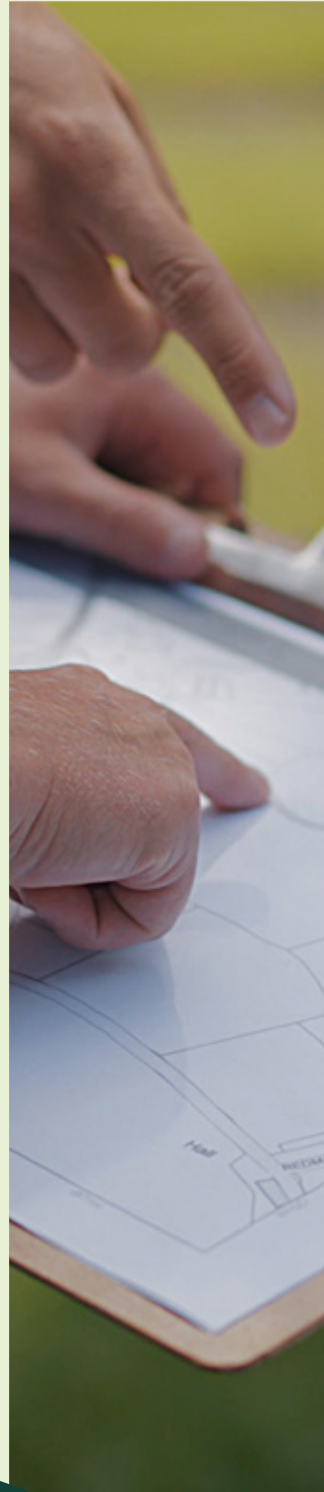
A member of the Rural Planning Team will make contact to arrange a meeting to discuss potential plans – we appreciate you may have questions.

Our Rural Planners are recruited from agricultural and countryside backgrounds, meaning they understand many of the challenges faced.



Meeting

During the meeting all aspects of the proposal will be discussed in detail. Together you will revise the proposed cable route – your input is important in order to identify any services or sensitive areas which need to be avoided during the build.



Survey

Your Rural Planner and the Build Foreman will wish to walk the land, carry out a survey and finalise the most suitable route.



Legal papers

The legal agreement with map are then sent out for signatures. Once signed, this will give us permission to cross the land and the construction can be scheduled.



Network build

The Drill Team arrives first, to lay subduct under obstacles or where the surface can't be disrupted. The Plough Teams then follow on and they plough the fibre across the open areas.

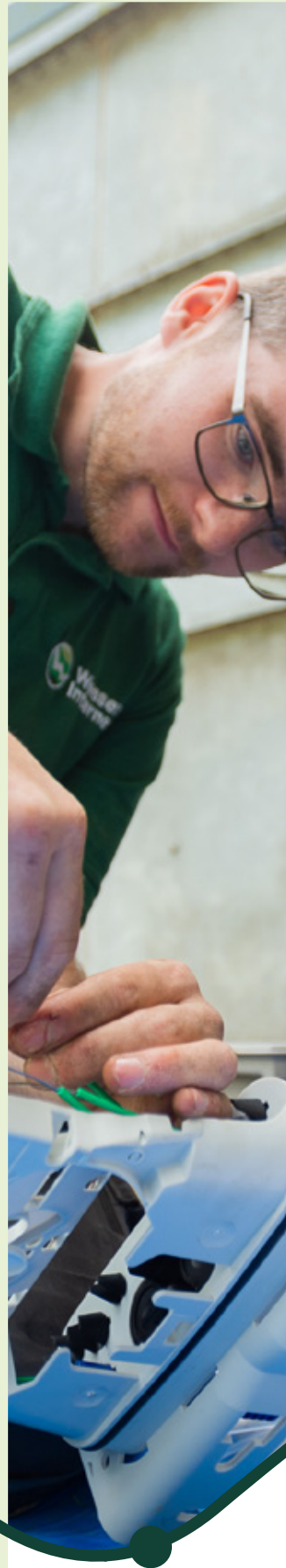
Agreed buildings will be provisioned for and the network build continues through to neighbouring land, connecting communities onward.



Garden works

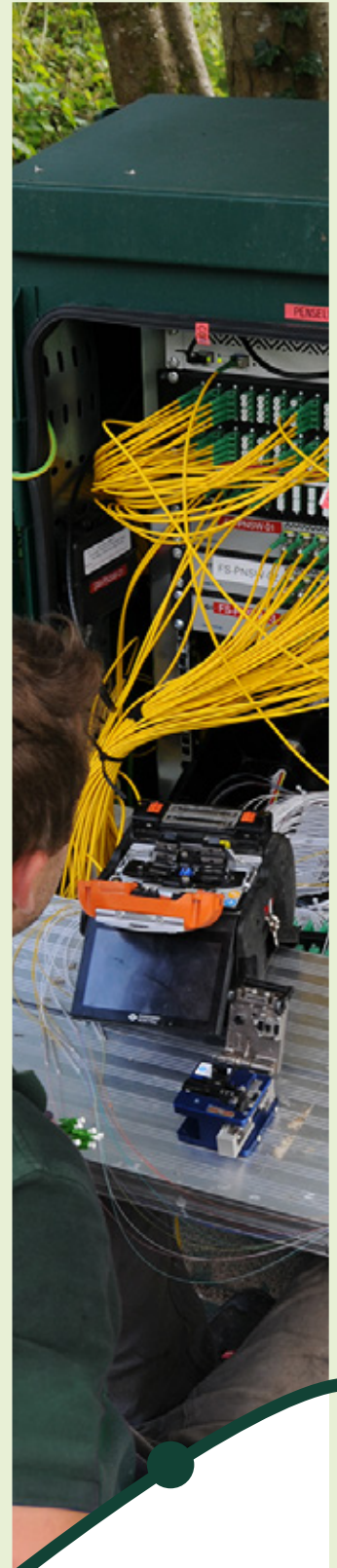
The fibre is then brought across garden areas to any properties that need a connection.

Our teams use light touch equipment which aims to leave a small cut in the grass.



Installation

Our fibre engineers then bring the fibre through the wall and into your property to get you connected.



Live network

Our network is continually being built across the countryside, meaning when we install your properties, we may not be able to make your connection live straight away. If this is the case we will keep you informed as to the estimated date.

Installation with minimal disruption.

To build our independent full fibre network our teams use a combination of vibratory mole ploughs and directional drills to minimise disruption and enable us to quickly cover large distances.

Ploughs.



Large plough

Our largest mole plough is used for 80% of our network build over agricultural soft terrain. This plough buries the fibre 750-900mm deep.



Medium plough

The medium plough offers a middle ground between the large & midi plough. Laying fibre at 600mm deep over agricultural soft terrain, the smaller size makes it more versatile across the build.



Midi plough

Burying fibre 550-600mm deep, this narrower, remote operated machine is ideal for paddocks and around business parks. Its smaller size means it can be used for more sensitive areas too.



Garden plough

Used in customers' gardens, this light touch plough only leaves a small cut in the grass, and our skilled garden teams ensure the ground is left as found, subject to weather and ground conditions.

Alternative methods.



Directional drill

Our directional drill installs 32mm subduct at least 2m below roads, hedges, pipes and other sensitive areas, ready for fibre to be pulled through.



Trenching

Where required, each team has 3 ton excavators to dig a trench. A duct is then laid, fibre pulled through and all trenches made right where required.

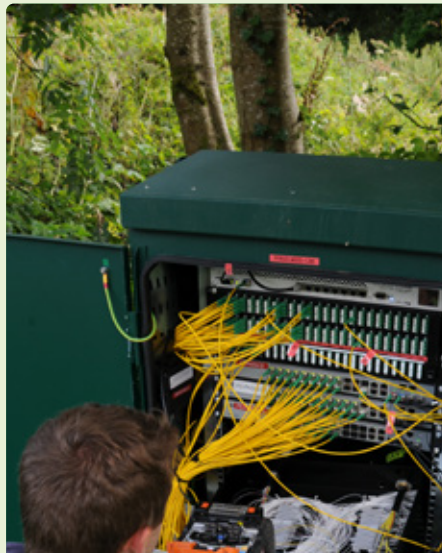
Hosting infrastructure.

In addition to laying our full fibre network there are some circumstances where landowners can host additional equipment on their land.



BPEO

A BPEO is a junction box that allows us to house multiple fibres and serve several properties from one point. This also adds flexibility for any future development.



Cabinet

Because we build our network independently to other providers, we have our own cabinets at strategic locations in our network. These cabinets are the link point from the exchange and distribute fibre onwards to customers' homes.



Manhole

A manhole is a 600 x 600mm concrete base with a 800mm x 600mm twin wall chamber. They are used to access a BPEO of multiple fibres and act as a chamber for connections using existing infrastructure.

How we build.

We're committed to building a full fibre network that connects and serves even the most remote countryside communities. With the support of landowners, we're able to deliver full fibre to remote rural locations that other companies are unable, or unwilling, to go. We use different types of build methods depending on the land and its needs.



Soft dig

Used in the majority of our projects, our soft dig approach using trenchless technology allows us to cross farmland quickly and with minimal disruption. Our mighty mole ploughs lay fibre cable almost a metre directly underground and aim to leave just a small cut in the ground, subject to weather and ground conditions.



Subducts, trenching & drilling

Subduct is buried, whether by a digger to trench, or a directional drill. The fibre is then fed through the subduct. We tend to use these methods in areas of 'hard dig', where there are services, concrete or tarmac ground or under sensitive areas.



Existing infrastructure build

For densely populated villages we can utilise existing infrastructure built by Openreach, to deploy our own fibre network. We install our own ducting and fibre in existing underground chambers and attach our own cables overhead on existing poles. As the infrastructure already exists, we are able to build and expand our network in some areas far quicker than building from scratch.



Reviews.

"We are very pleased with the service provided with Wessex Internet, in both the provision of the internet to our home, and the work undertaken when expanding your distribution network across our land. The Planning Team kept us updated and informed throughout the progress of the project, and the workforce minimised the impact to our home and land during the laying process. We would be more than happy to recommend Wessex Internet, and the benefits it has provided both to us and the locality."

Landowner - Brientspuddle, Dorset

"We were contacted by Wessex to put fibre across our farm, the planning team were thorough, informed and practical. Our ground gets very wet so we were keen to get everything complete before this and avoid the numerous drainage pipes both of which were achieved. The ground teams communicated clearly, were efficient and tidy. The connection is the quickest and most reliable we've had."

Landowner - Cattistock, Dorset

"As a landowner I have found Wessex Internet to be friendly and communicative, our land is notoriously wet and working during the winter months was a concern for me. All parties were considerate of ground conditions and made good once Spring arrived. The route was planned and communicated to me at all times, by all parties involved. A job well done."

Landowner - Margaret Marsh, Dorset

"Once work was underway, the ground crews were great. I was surprised how little disruption they caused and how minor the earthworks were. The machinery is brilliant - like a giant sewing machine neatly making a seam through the field - and within a few days any surface marking had pretty much vanished. A few weeks on, and you'd struggle to see where the cable has been laid. I was pleased and interested to see that a marker tape was laid above the cable to try and avoid any damage during future earthworks. The cable is pretty deep and I don't anticipate any problems in future."

Landowner - Ansty, Wiltshire

