UNIVERSITY OF CAMBRIDGE

North West Cambridge

Future Phases of Eddington

September 2025

Strategic Utility Report

NWC Masterplan
Strategic Utility Report

University of Cambridge

Project reference: NWC Masterplan
Project number: 60732815
NWC-MP2024-ACM-SW-RP-00014 P04

24th June 2025

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Quality information

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Revision History

Revision	Revision date	Details	Authorized	Name	Position
P01	10/12/2024	First Issue	DAS	D.Smith	Director
P02	16/05/2025	Updated to reflect revised masterplan, electrical requirements and Cambridge Water correspondence	DAS	D.Smith	Director
P03	10/06/2025	Updated to include Quod Comments	DAS	D.Smith	Director
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1. Introduction

AECOM has been commissioned by The University of Cambridge ("the Applicant") to prepare a strategic utility report to support the Outline Planning Application (OPA) for the North West Cambridge Masterplan (NWCM) for a phased mixed-use development, including demolition of existing buildings and structures. Outline Planning Permission for Eddington was originally granted (application references 11/1114/OUT and S/1886/11) in February 2013 for a residential led mixed-use development, and approximately 1848 residential units (key workers and market homes) and 325 student accommodation units have been approved/delivered as part of the Phase 1 development under the original consented scheme. The new OPA will enable delivery of additional residential uses, including up to 3,800 dwellings, student, co-living and senior living accommodation, flexible employment and academic space, retail and community related facilities, and associated infrastructure and landscaping.

Given the high level nature of the information provided it is not possible at this time to provide detailed engineering design information, thus the information contained within this report should be taken as concept level. As Reserved Matters Applications come forward, the level of engineering detail and input will be developed.

This report focusses on high and low voltage electricity, potable water and telecoms.

Please note that the plans in this report are based on the illustrative masterplan supporting the outline planning application. Final details will be determined at Reserved Matters Stage.

2. Strategic Utility Networks

The information in this section should be taken as proof of concept at a strategic level as it is not a coordinated engineering detailed design.

Electricity

Drawings showing the strategic high and low voltage electrical grids are contained in Appendix A.

It should be noted that AECOM has had no contact with UKPN during this commission as that liaison is being undertaken directly by the University.

The networks have been developed on the premise that the future development areas shall be linked to the as-installed networks from Phase 1. The high voltage routeing takes the form of four 150mm diameter ducts arranged in a two-by-two formation bank with the low voltage distribution taking the same arrangement.

This network assumed that there is sufficient electricity in the local grid for the development build out, therefore no allowance has been made for a new primary electrical substation. Should this be required, an area at the northern end of the site has been safeguarded for its location.

The locations of secondary electrical substations have been distributed across the site in accordance with the likely power requirements determined as part of the electrical loading study, and at this moment in time the number and location of should be taken as indicative. The number, location and capacities of the secondary substations will need to be determined in future once the development phasing, block by block detailed accommodation schedule and delivery strategy have been determined at Reserved Matters Application stage. As a parameter, secondary substations should be located no further than 300m apart to avoid excessive voltage drops across the network.

It has been assumed that secondary substations will be located within buildings rather than in the public realm. From previous experience with UKPN it is likely that any development block with a power draw exceeding 250kVA will require its own substation.

Based on the Illustrative Masterplan accommodation schedule, AECOM determined that the likely total peak power draw for the remainder of the development is 22.5MVA. This was based on the following high level assumptions:

- All market units have one parking space, no key worker units have a parking space
- One EV charging station per parking space

- The diversity factor applied to the EV consumption rates assumes a load control system is in place to limit electrical draw during peak periods
- EV charging draws based on UKPN document EDS08-5050 Electric Vehicle Connections 2024
- All blocks are powered by on plot air source heat pumps rather than a centralised energy centre. One air source heat pump per dwelling
- Residential diversity factors based on the findings of the UKPN Low Carbon London C1 Report (London Smart Grid Electrical Trials)
- Retrofitting of phase 1 to ASHP from CHP is excluded

The number of secondary substations across the masterplan has been rationalised to 28. The locations of the substations and the network distribution infrastructure has been revised to reflect the illustrative masterplan, with revised drawings contained in Appendix A.

As part of the Energy Statement workstream, AECOM has estimated the total sitewide annual electrical consumption and the total annual PV generation, in Mega Watt-hours, based on the illustrative masterplan. These are 36,285MWh and 3,020MWh respectively. These figures reflect the actual energy consumed after considering efficiencies from ASHPs etc.

This is a different metric to the 22.5MVA which relates to the peak power draw of the development, necessary for sizing a grid connection. The annual energy consumption (MWh figure) is the total consumed energy of the development whereas the peak power draw (MVA figure) represents the instantaneous electrical load required for sizing infrastructure. In short, they are different but complementary metrics for determining power draw and energy consumption.

Potable Water

Drawings showing the strategic potable water network are contained in Appendix B.

Again, the premise of the potable water network assumed onward connectivity from the infrastructure installed in phase 1, including reliance on the trunk ring main to provide sufficient boosted water to provide capacity for the remainder of the development.

The potable water would be distributed via a strategic main running the length of Cartwright Avenue, likely taking the form of a combination of 180mm and 250mm diameter pipes. Plots would then be fed from this main via either 180mm or 80mm diameter pipes depending on the number of units being served.

The development assumes a restriction on potable usage of 80l/pp/pd as per the extant planning permission, with the remainder being served via water saving measures and the on-plot non-potable water collection and distribution networks.

Discussions were held with Cambridge Water in November 2024 and February 2025 to determine the availability of potable water in the local grid. Cambridge Water confirmed that there was sufficient capacity in their networks to accommodate the number of dwellings (3,000) approved by the extant planning permission.

With regard to the scheme proceeding above 3,000 units, Cambridge Water indicated there was likely insufficient capacity to supply the additional proposed units without local network reinforcement.

Whilst it was stressed that the scope of any required reinforcement would be subject to detailed design, analysis and demand modelling, it could be expected that it would take the form of:

- Upgrades to the potable water booster station constructed in Phase 1 at the northern end of Eddington Avenue near the junction with Huntingdon Road.
- Reinforcement of the potable water main installed in Eddington Avenue and Turing Way, running from the booster station to the proposed junction with Cartwright Avenue. This would likely be a 315mm diameter main.
- Potential reinforcement of the potable water main installed in Five Acres, depending on unit number increases in the eastern Building Development Zones.

This reinforcement assumes there are no abnormally heavy water users proposed in the non-residential zones, and that the non-potable treatment works will not be connected to any of the additional development.

Local network reinforcement to provide additional capacity to accommodate an uplift in unit numbers is not an unusual measure and the alterations suggested by Cambridge Water as part of the initial consultation are not significant in nature, and are reserved to infrastructure within the current Eddington development. Ongoing liaison with Cambridge Water will be required following the determination of the outline planning application, however this is standard practice for developments of this nature.

The network distribution infrastructure drawings, reflecting the illustrative masterplan, are contained in Appendix B.

Telecoms

Drawings showing the strategic communications networks are contained in Appendix C.

Again, it has been assumed that the proposals for the telecoms networks throughout the remainder of the masterplan will follow the rationale of phase 1. This involved the installation of three separate communications networks, each of them containing four ducts arranged in a two-by-two formation. Telecoms providers Openreach and Virgin Media would each operate their own dedicated duct bank, with the third duct bank being retained by the University for the Granta fibre network, estate management functions and other private wire installations.

Plots would then be fed from the strategic networks by a combination of ducts depending on the unit types – for example it is assumed that Granta would not be fed to private dwellings, and that apartment blocks would require connectivity for CCTV, building management systems and life and fire safety systems, depending on the ultimate owner. Commercial and research facilities are likely to have more significant requirements depending on the form they take and as to whether certain certifications are required, such as WiredScore Platinum.

The network distribution infrastructure, based on the illustrative masterplan, are contained in Appendix C.

Utility Corridors

It has been assumed that the primary utility corridors contained within primary streets will take the form of a standard 3m corridor, with installation depths and separations in accordance with the National Joint Utility Group (NJUG) recommendations. Figure 1 shows a typical corridor arrangement.

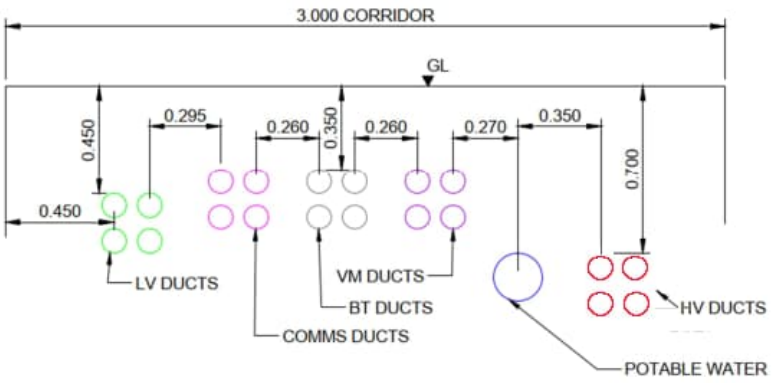


Figure 1 – Typical Utility Corridor

The corridor assumes that there will be no centralised non-potable or district heating networks.

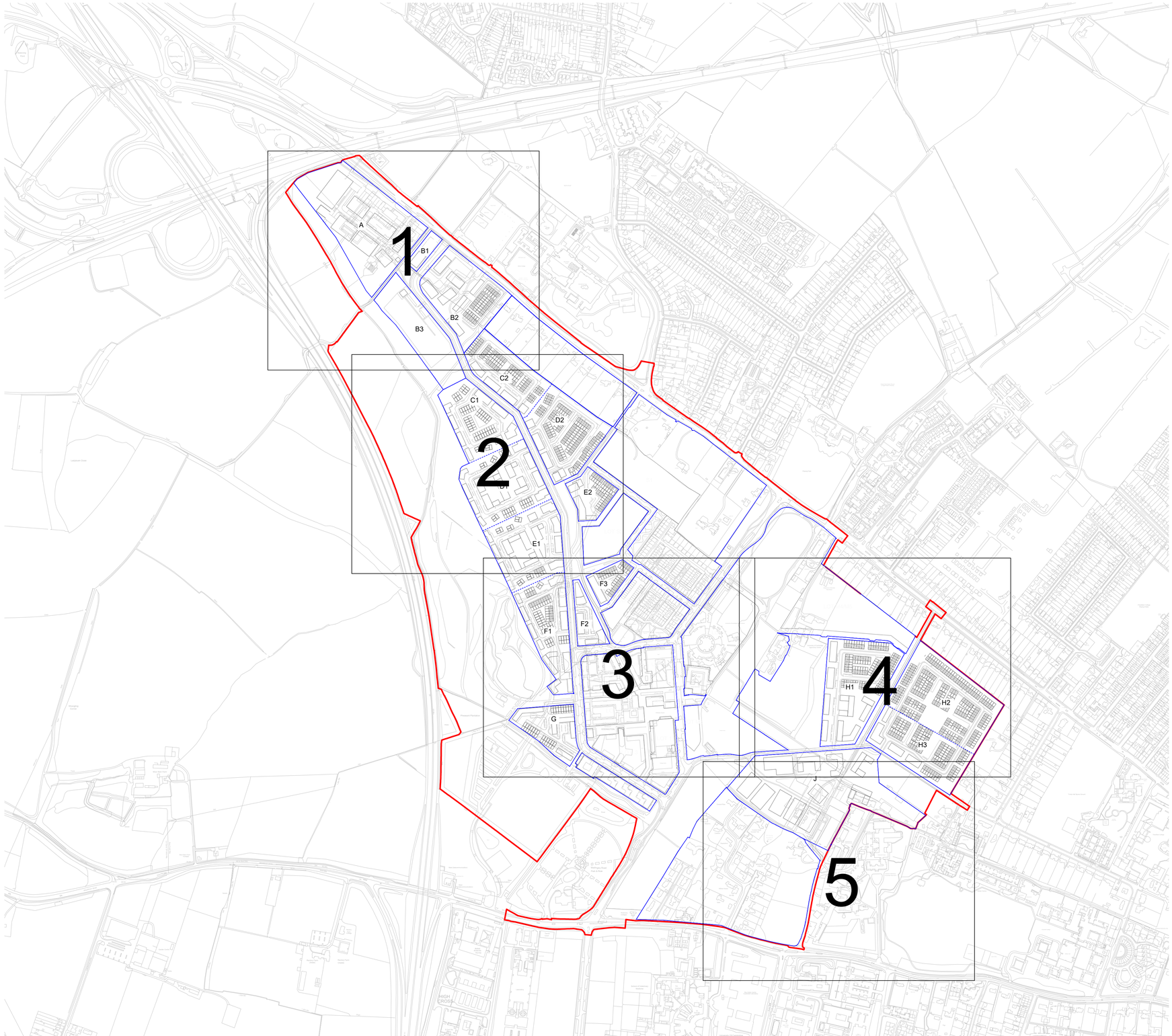
3. Conclusion

As part of the ongoing work to support the new North West Cambridge Masterplan Outline Planning Application, AECOM has undertaken to produce a series of strategic utility network plans in order to assist with the spatial planning of the development+.

Given the nature of the information provided to inform and outline planning application it is not possible at this time to provide detailed engineering design information, thus the information contained within this report should be taken as concept level. As Reserved Matters Applications come forward , the level of engineering detail and input will be developed.

The general conclusion is that it has been assumed the rationale behind all strategic utility networks going forward will function as extensions to the various grids installed in phase 1. Further discussions will need to be held with UKPN to determine whether there is suitable capacity in the local electrical and water networks to serve the development without the need for offsite reinforcement. With respect to Cambridge Water it has been confirmed that there will need to be limited network reinforcement to the local water network to serve the proposed increase in units. It is likely therefore that any reinforcement would be limited to the on-site local grid and would not be of a strategic nature.

Appendix A – Electrical Plans



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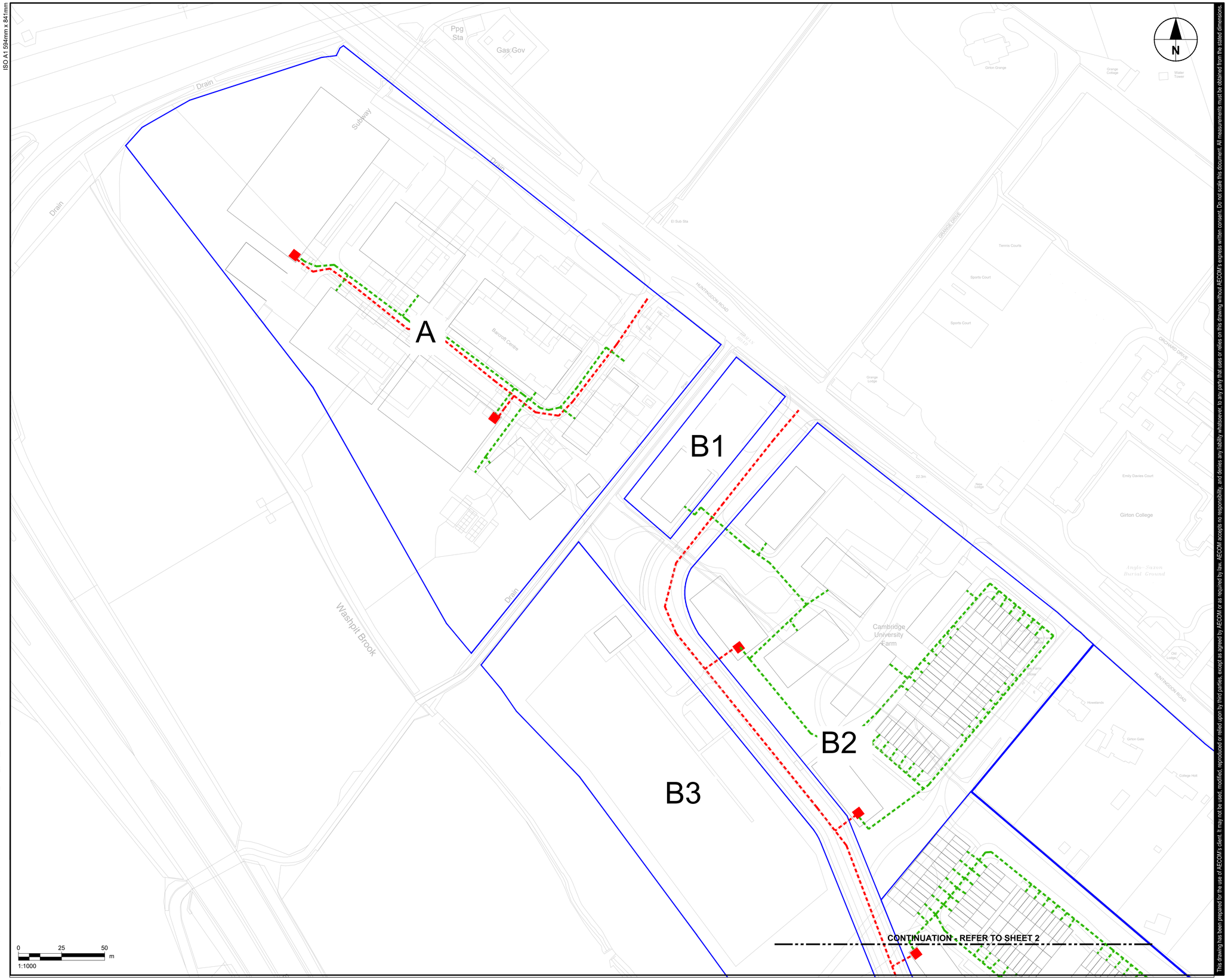

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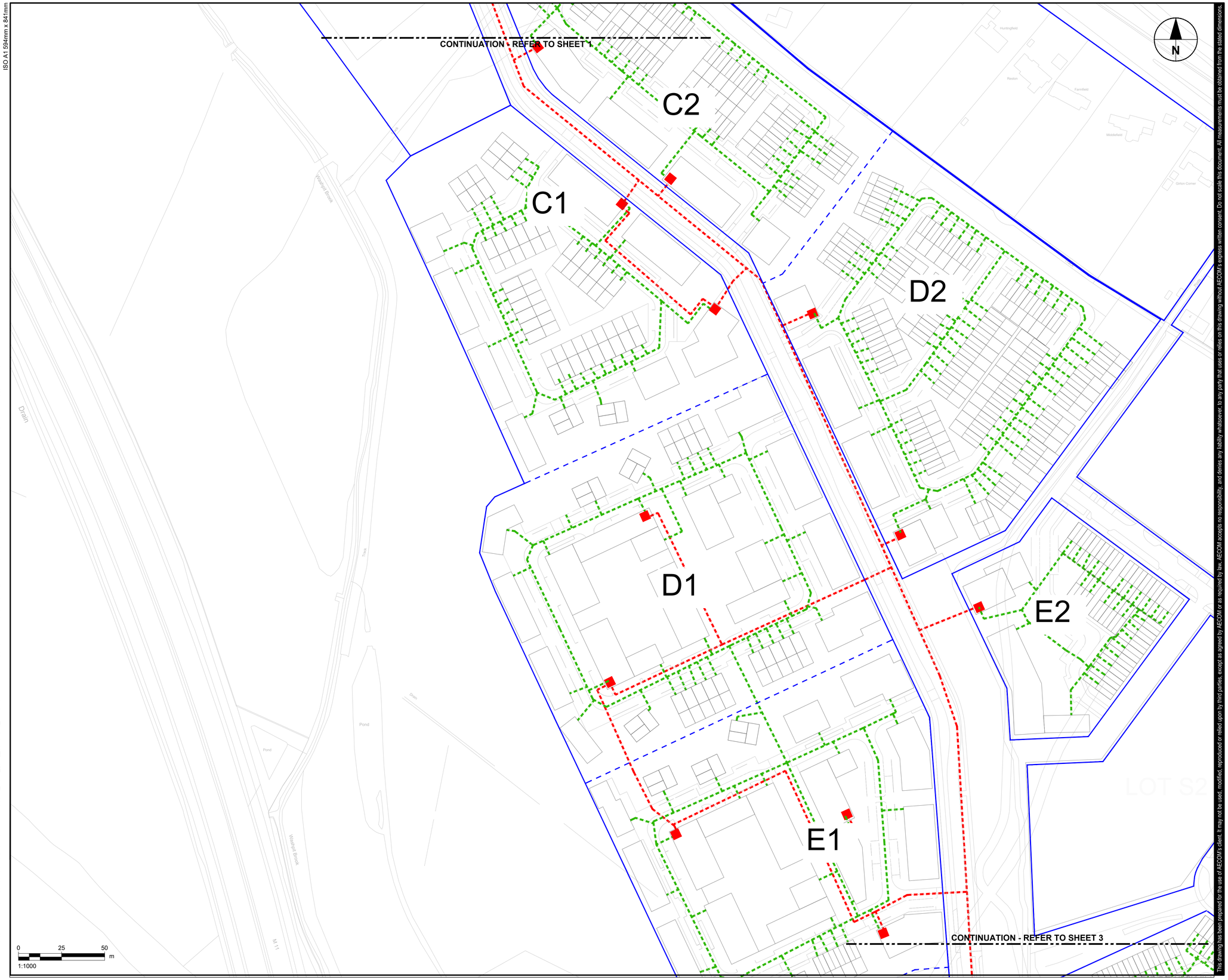

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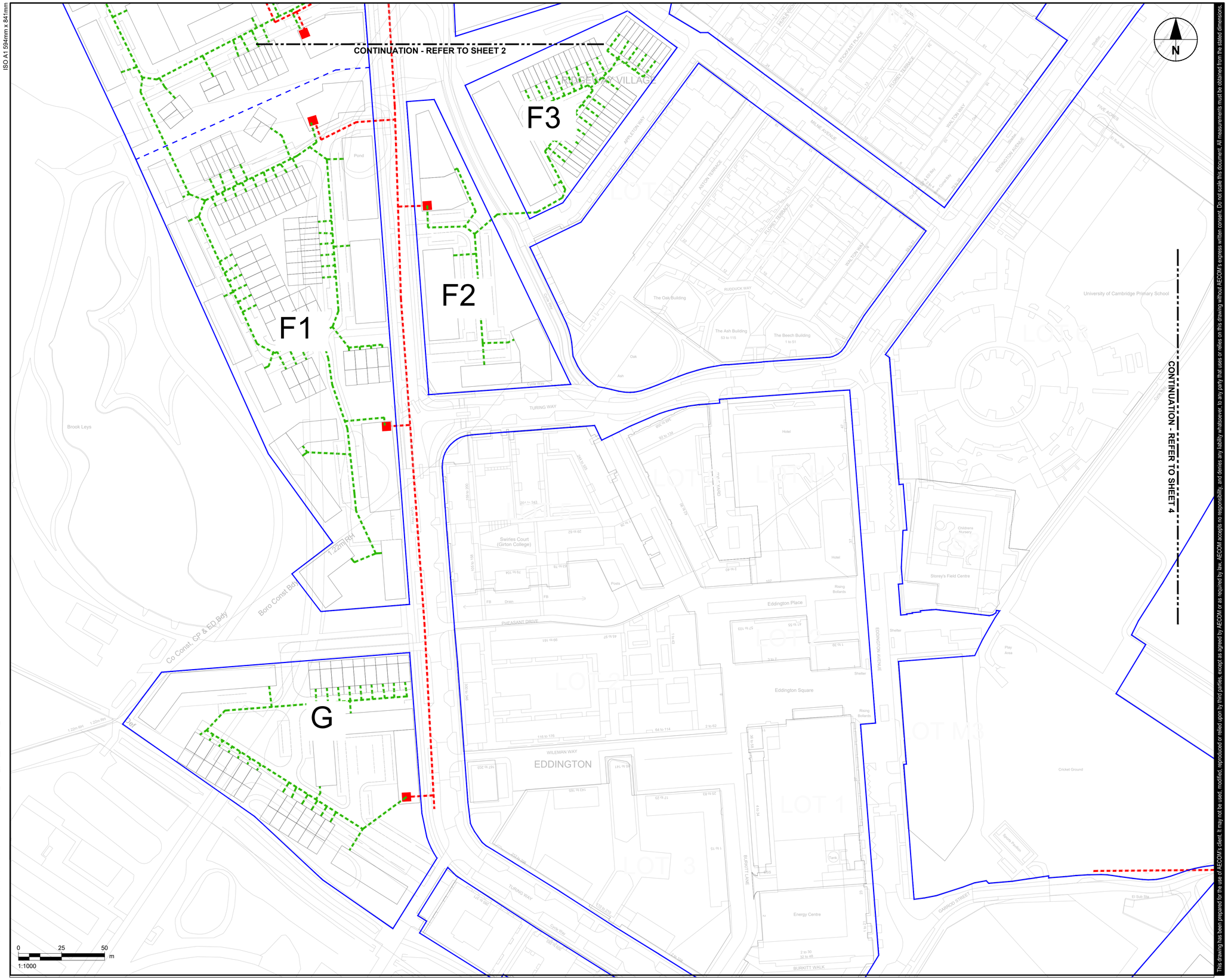

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SHEET 3

SHEET NUMBER NWC-MP2024-ACM-SW-SK-05513

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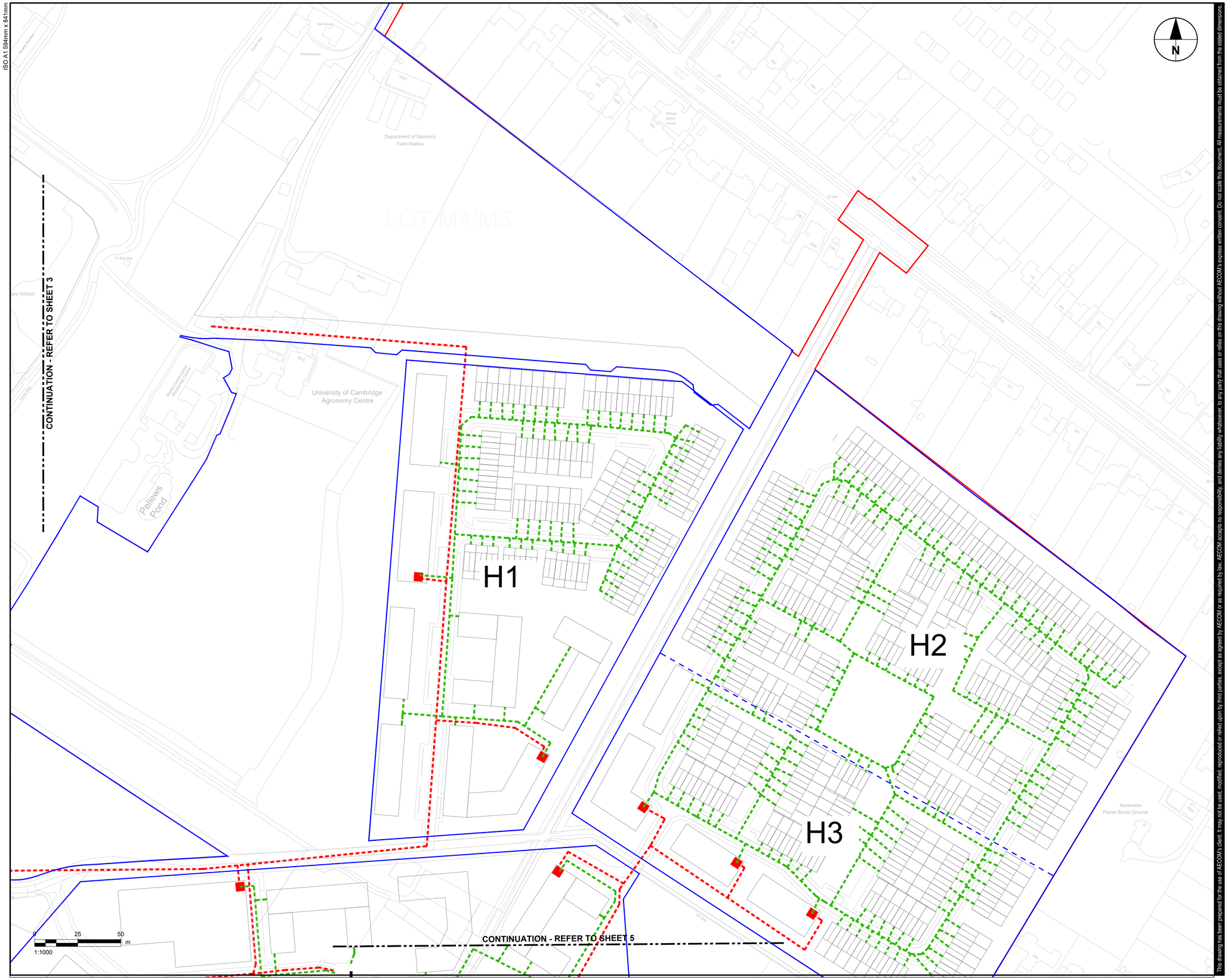

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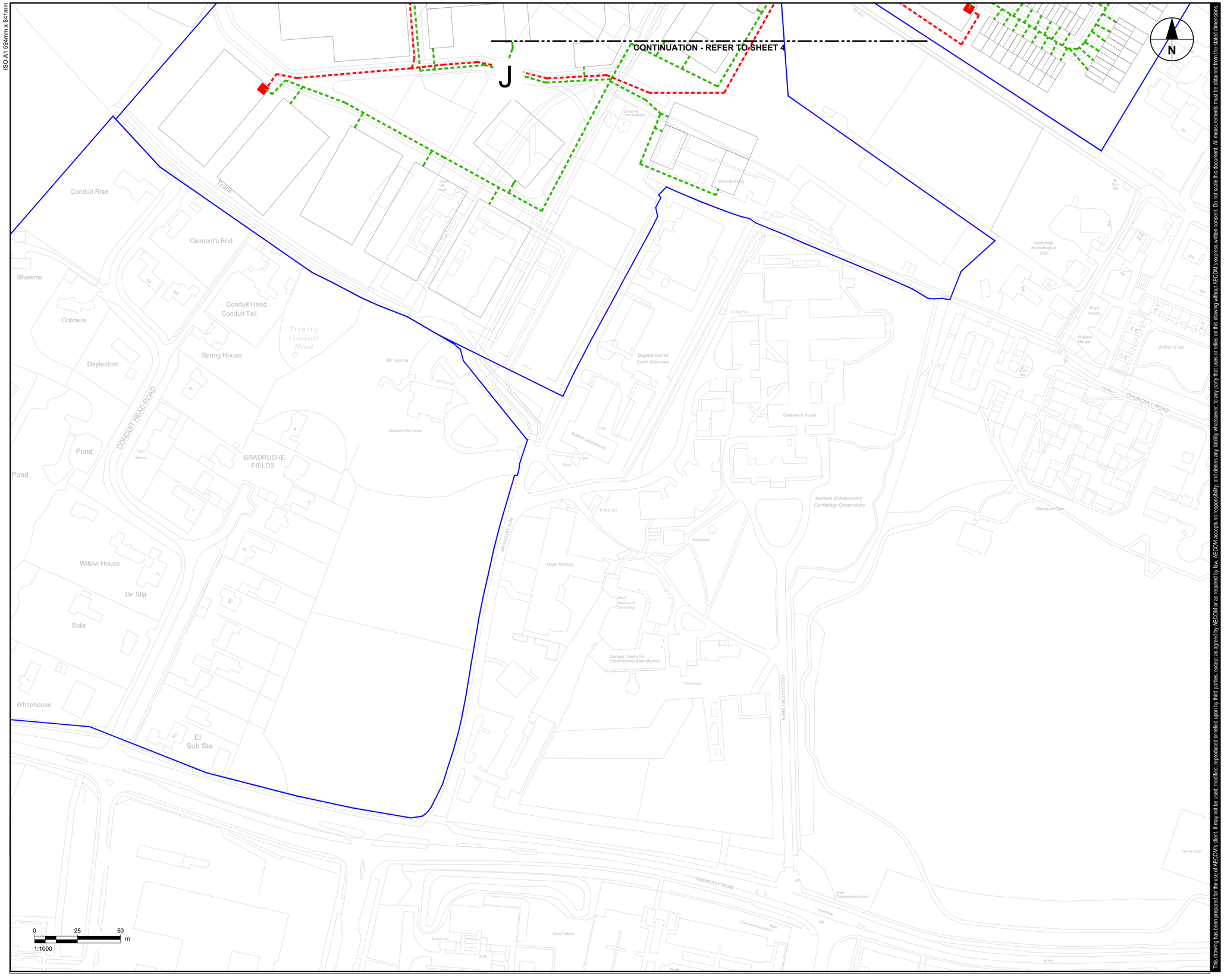

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KEY

- PLOT BOUNDARY
- HV — HV GRID
- LV — LV GRID
- 1MVA SUBSTATION

ISSUE/REVISION

I/R	DATE	DESCRIPTION
P02	12/05/2025	UPDATED TO REFLECT FROZEN MASTERPLAN
P01	14/10/2024	FIRST ISSUE

PURPOSE OF ISSUE

FOR INFORMATION

SCALE 1:1000

SUITABILITY S2

PROJECT NUMBER

60732815

SHEET TITLE

ELECTRICAL DISTRIBUTION PLAN
SHEET 5

SHEET NUMBER NWC-MP2024-ACM-SW-SK-05515

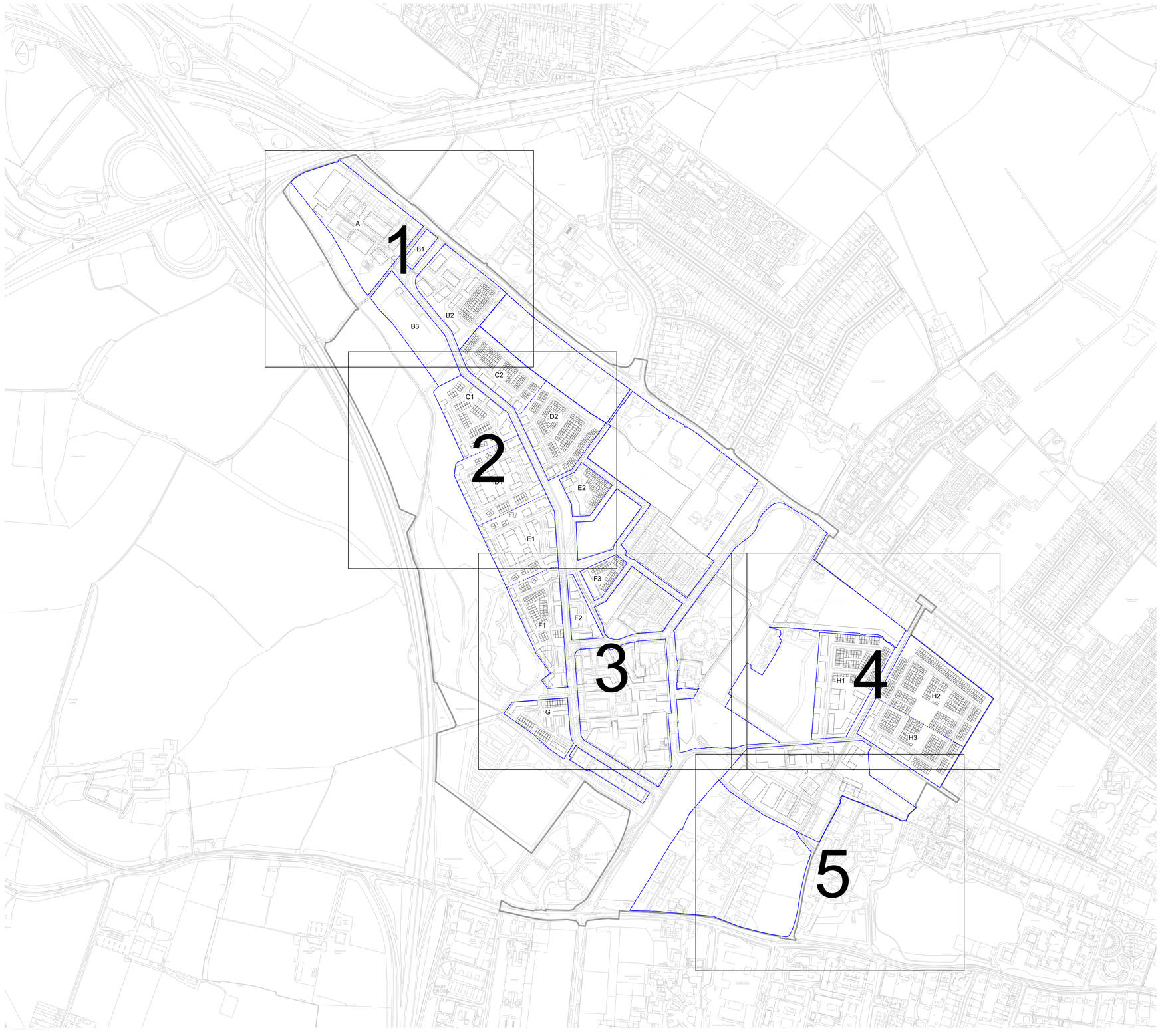
REV P02

Appendix B - Potable Water Plans

ISO A1 594mm x 841mm

Approved: DAS
Checked: SG
Drawn: JT
Designer: JT
Project Management Initials

Last saved by: TROUPJ (2025-04-16) Last Plotted: 2025-05-12
Filename: C:\USERS\TROUPJ\DOCA\CCD\CCS\AECOM ELI ACC\BP_EURL_(UKI)_60732815_NWC-2024+ INFRA\PROJECT FILES\900-WORK\910 BIM-CAD\UTILITIES\25 SKETCHES\NWC-MP2024-ACM-SW-SK-05516.DWG



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KEY

PLOT BOUNDARY

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PURPOSE OF ISSUE

FOR INFORMATION

SCALE	SUITABILITY
1:5000	S2

PROJECT NUMBER

60686602

SHEET TITLE

POTABLE WATER DISTRIBUTION
KEY PLAN

SHEET NUMBER	REV
NWC-MP2024-ACM-SW-SK-05516	P02

ISO A1 594mm x 841mm

Approved: DAS Checked: SG Drawn: JT Designer: JT Project Management Initials

Last saved by: TROUPJ(2025-04-16) Last Plotted: 2025-05-12
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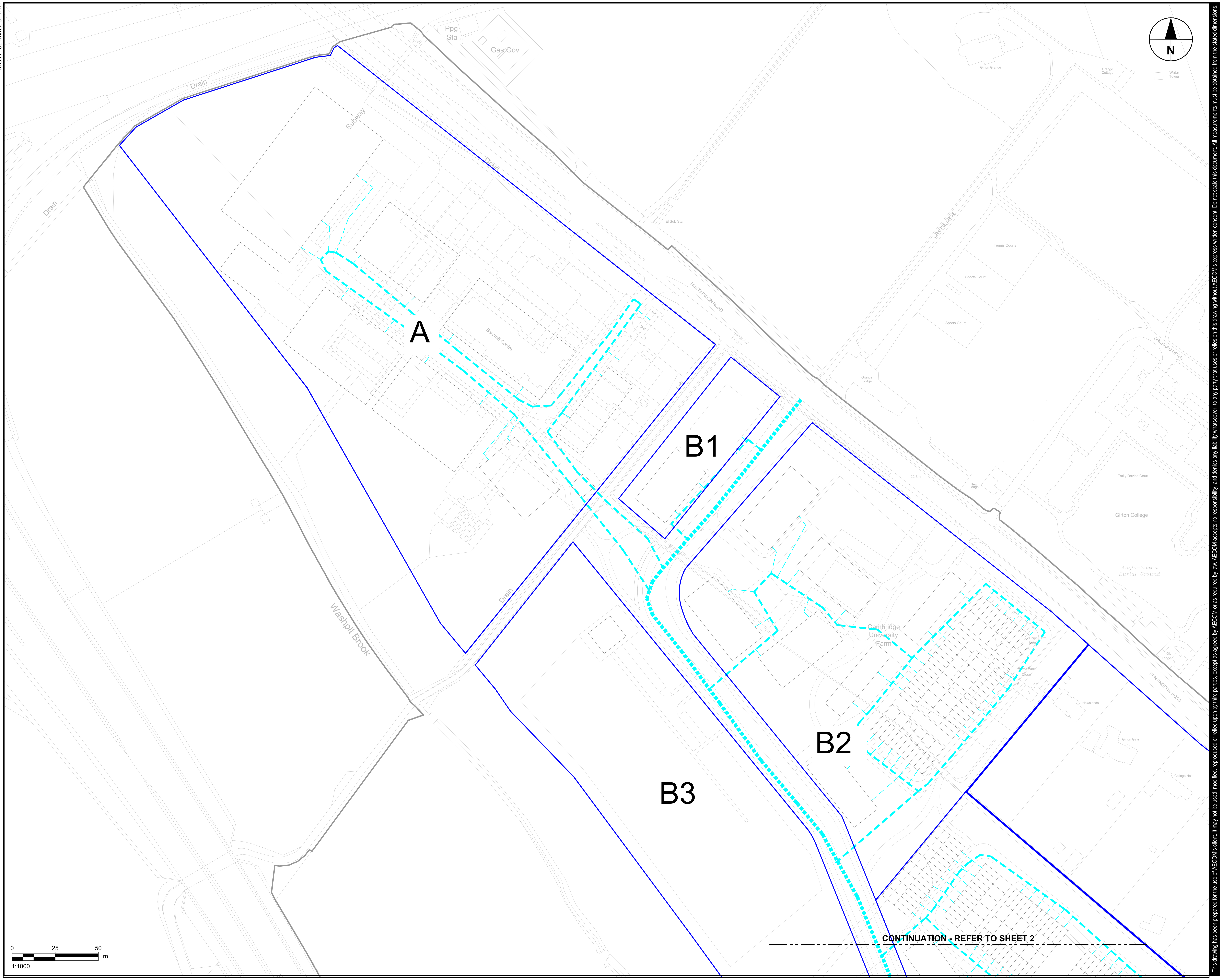

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5. DRAWING BASED ON DRAWING PP9-10009 - ILLUSTRATIVE MASTERPLAN_250410 BY HAWKINS BROWN RECEIVED 11/04/25.

KEY

- PLOT BOUNDARY
- 180mm POTABLE WATER PRIMARY MAIN
- 80mm POTABLE WATER SECONDARY MAIN
- 22mm POTABLE WATER TERTIARY PIPE

ISSUE/REVISION

I/R	DATE	DESCRIPTION
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PURPOSE OF ISSUE

FOR INFORMATION

SCALE	SUITABILITY
1:1000	S2

PROJECT NUMBER

60732815

SHEET TITLE

POTABLE WATER DISTRIBUTION PLAN
SHEET 1

SHEET NUMBER	REV
NWC-MP2024-ACM-SW-SK-05517	P02

ISO A1 594mm x 841mm

Project Management Initials | Designer: JT | Drawn: JT | Checked: SG | Approved: DAS

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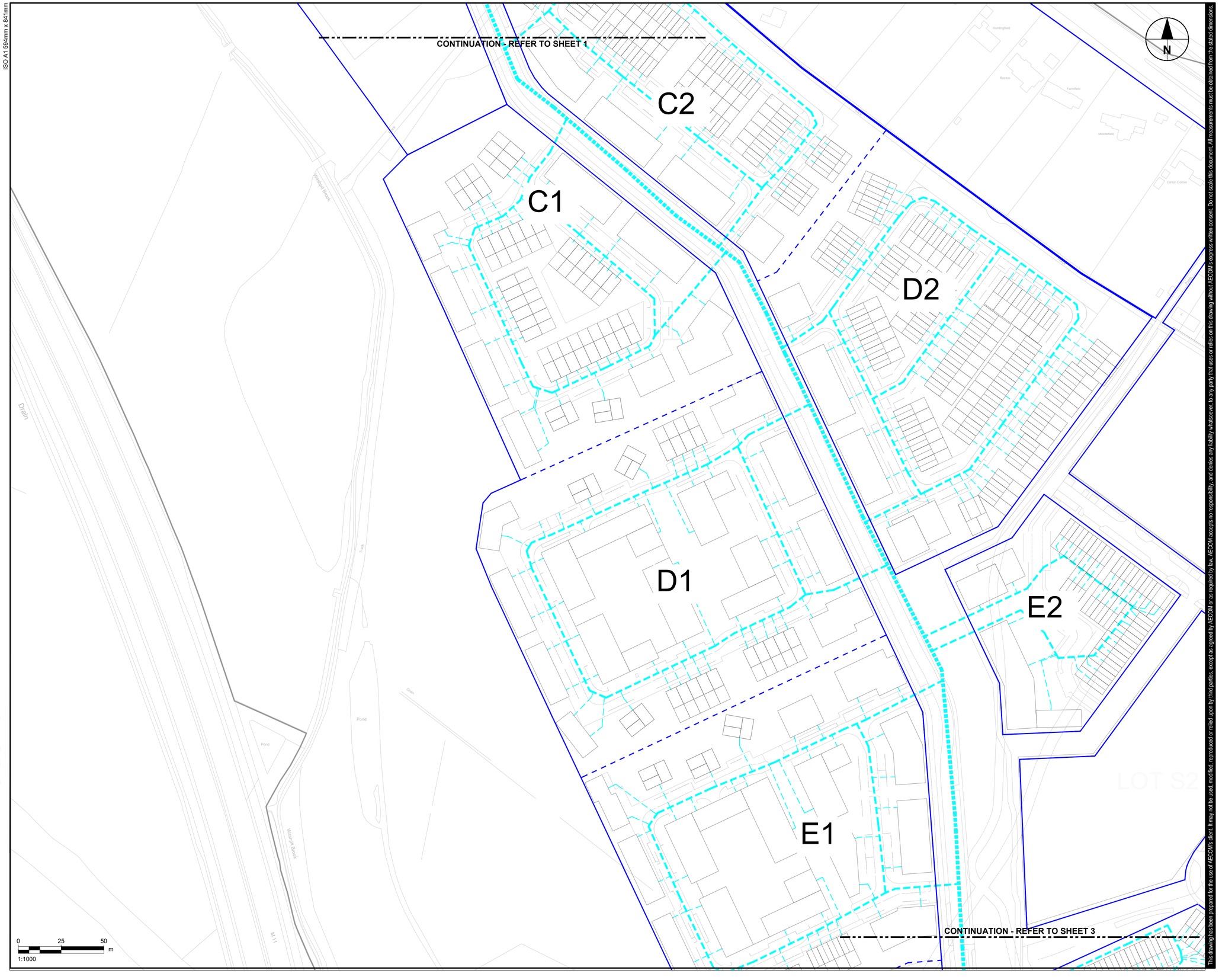

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KEY

- PLOT BOUNDARY
- 180mm POTABLE WATER PRIMARY MAIN
- 80mm POTABLE WATER SECONDARY MAIN
- 22mm POTABLE WATER TERTIARY PIPE

ISSUE/REVISION

P02	12/05/2025	UPDATED TO REFLECT FROZEN MASTERPLAN
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FOR INFORMATION

SCALE	SUITABILITY
1:1000	S2

PROJECT NUMBER

60732815

SHEET TITLE

POTABLE WATER DISTRIBUTION PLAN
SHEET 2

SHEET NUMBER	REV
NWC-MP2024-ACM-SW-SK-05518	P02

ISO A1 594mm x 841mm

Project Management Initials | Designer: JT | Drawn: JT | Checked: SG | Approved: DAS

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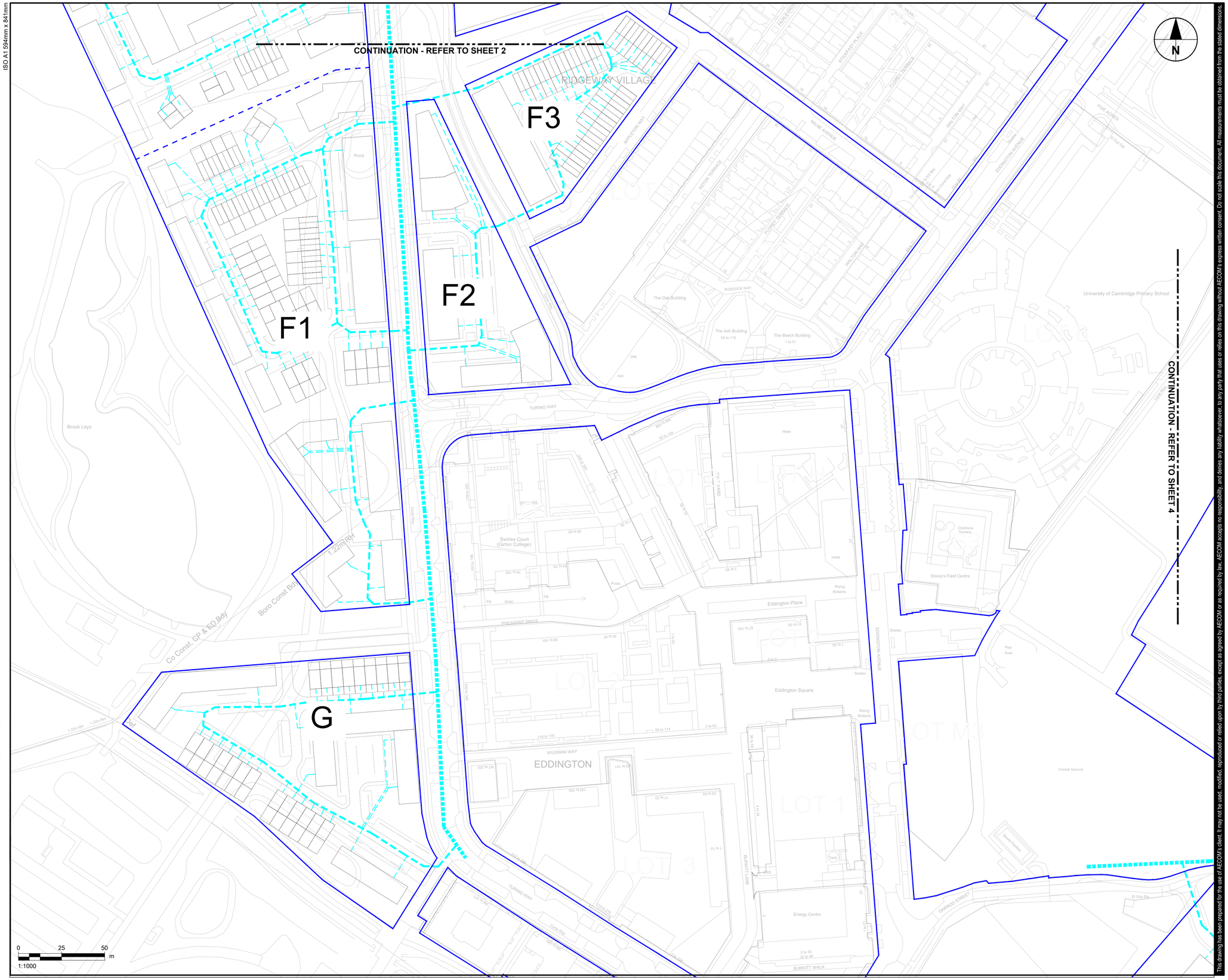

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5. DRAWING BASED ON DRAWING PP9-10009 - ILLUSTRATIVE MASTERPLAN_250410 BY HAWKINS BROWN RECEIVED 11/04/25.

KEY

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- 180mm POTABLE WATER PRIMARY MAIN
- 80mm POTABLE WATER SECONDARY MAIN
- 22mm POTABLE WATER TERTIARY PIPE

ISSUE/REVISION

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P01	26/11/2024	FIRST ISSUE
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FOR INFORMATION

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SUITABILITY S2

PROJECT NUMBER

60732815

SHEET TITLE

POTABLE WATER DISTRIBUTION PLAN
SHEET 3

SHEET NUMBER NWC-MP2024-ACM-SW-SK-05519

REV P02

ISO A1 594mm x 841mm

Approved: DAS
Checked: SG
Drawn: JT
Designer: JT
Project Management Initials

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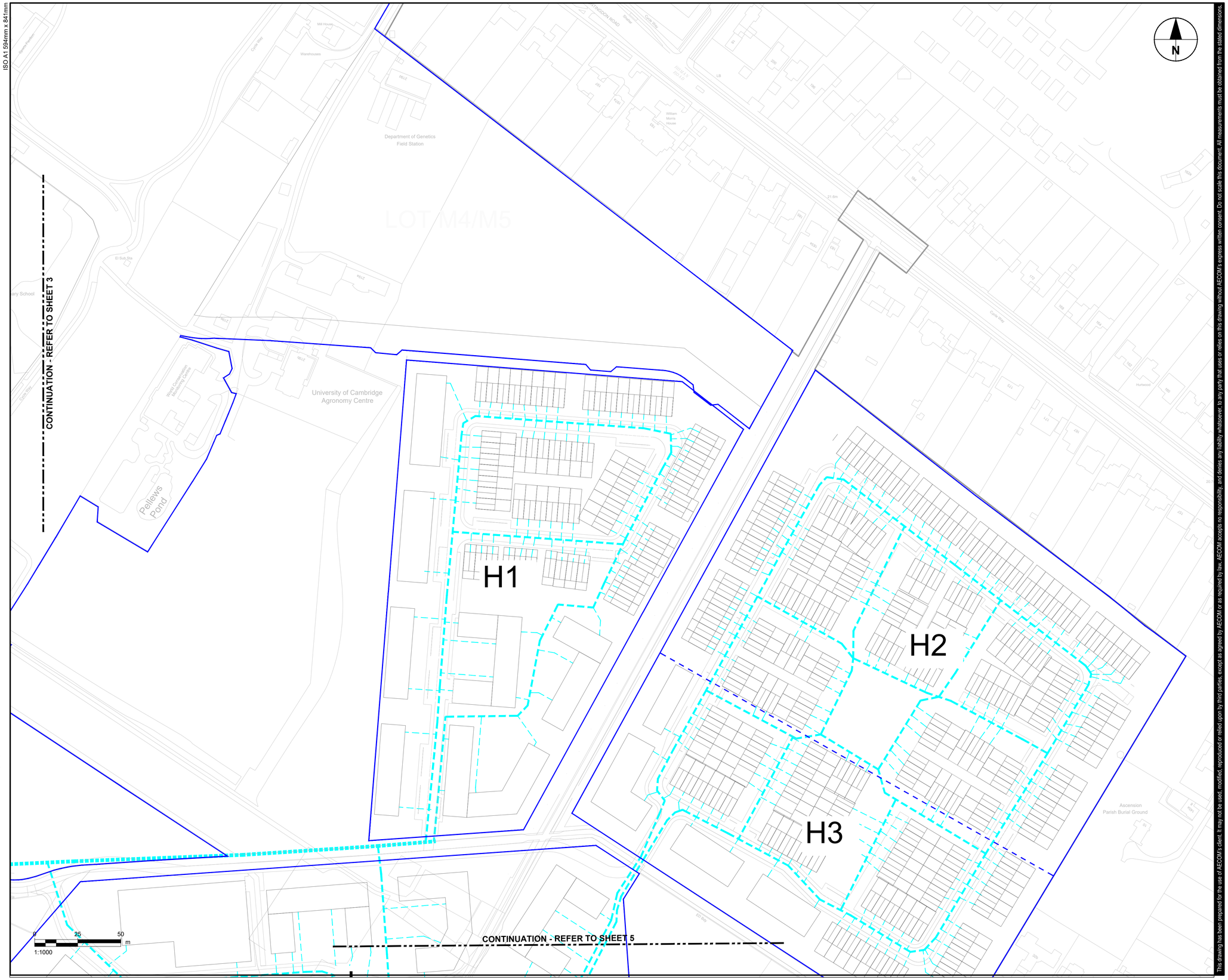

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5. DRAWING BASED ON DRAWING PP9-10009 - ILLUSTRATIVE MASTERPLAN_250410 BY HAWKINS BROWN RECEIVED 11/04/25.

KEY

- PLOT BOUNDARY
- 180mm POTABLE WATER PRIMARY MAIN
- 80mm POTABLE WATER SECONDARY MAIN
- 22mm POTABLE WATER TERTIARY PIPE

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PROJECT NUMBER

60732815

SHEET TITLE

POTABLE WATER DISTRIBUTION PLAN

SHEET 4

SHEET NUMBER NWC-MP2024-ACM-SW-SK-05520

REV P02

ISO A1 594mm x 841mm

Project Management Initials | Designer: JT | Drawn: JT | Checked: SG | Approved: DAS

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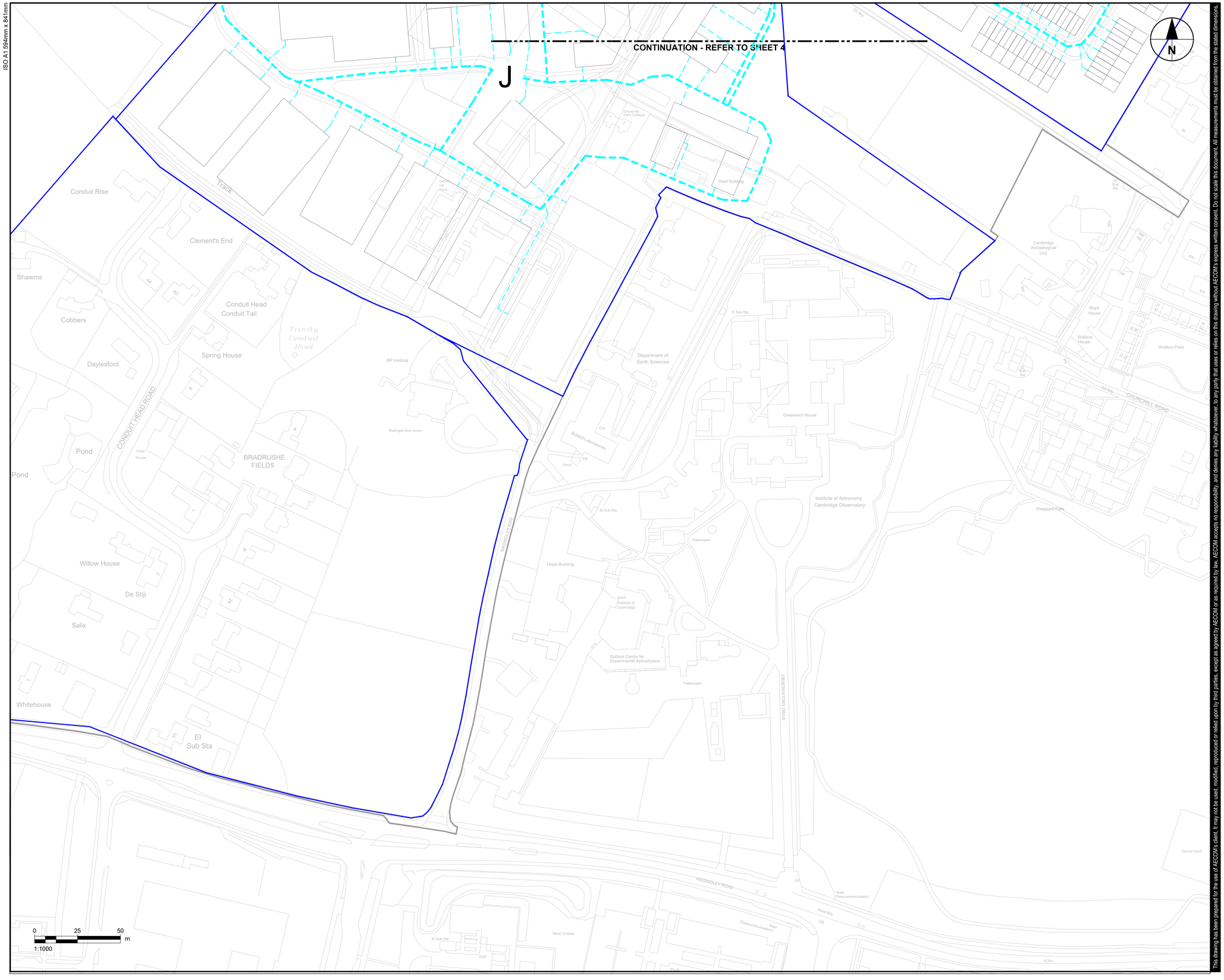

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KEY

- PLOT BOUNDARY
- 180mm POTABLE WATER PRIMARY MAIN
- 80mm POTABLE WATER SECONDARY MAIN
- 22mm POTABLE WATER TERTIARY PIPE

ISSUE/REVISION

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SUITABILITY S2

PROJECT NUMBER

60732815

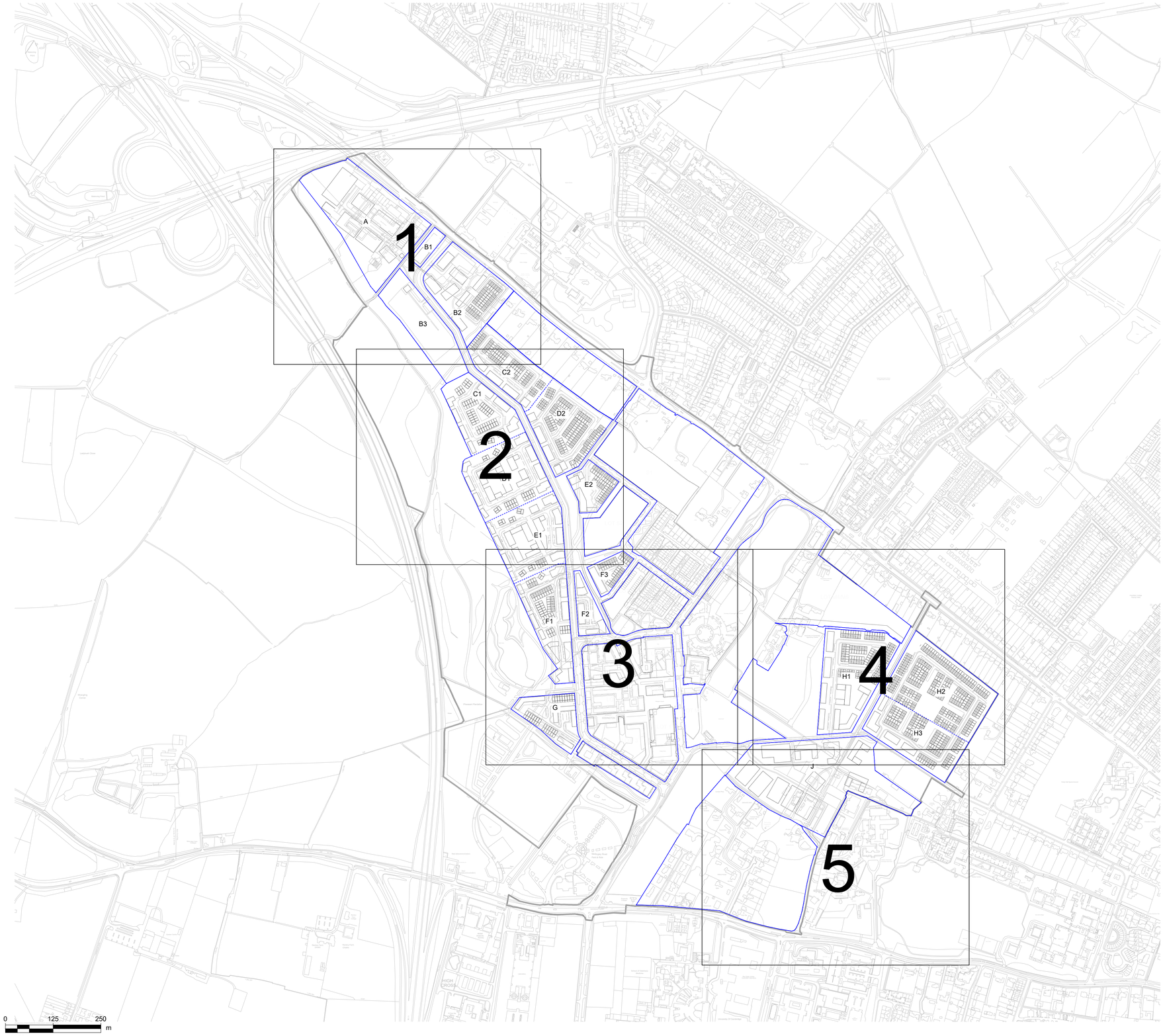
SHEET TITLE

POTABLE WATER DISTRIBUTION PLAN
SHEET 5

SHEET NUMBER NWC-MP2024-ACM-SW-SK-05521

REV P02

Appendix C – Telecoms Plans



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KEY

PLOT BOUNDARY

ISSUE/REVISION

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PURPOSE OF ISSUE

FOR INFORMATION

SCALE	SUITABILITY
1:5000	S2

PROJECT NUMBER

60686602

SHEET TITLE

TELECOMS DISTRIBUTION
KEY PLAN

SHEET NUMBER NWC-MP2024-ACM-SW-SK-05522

REV P02

ISO A1 594mm x 841mm

Approved: DAS
Checked: SG
Drawn: JT
Designer: JT
Project Management Initials

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ISO A1 594mm x 841mm

Project Management Initials | Designer: JT | Drawn: JT | Checked: SG | Approved: DAS

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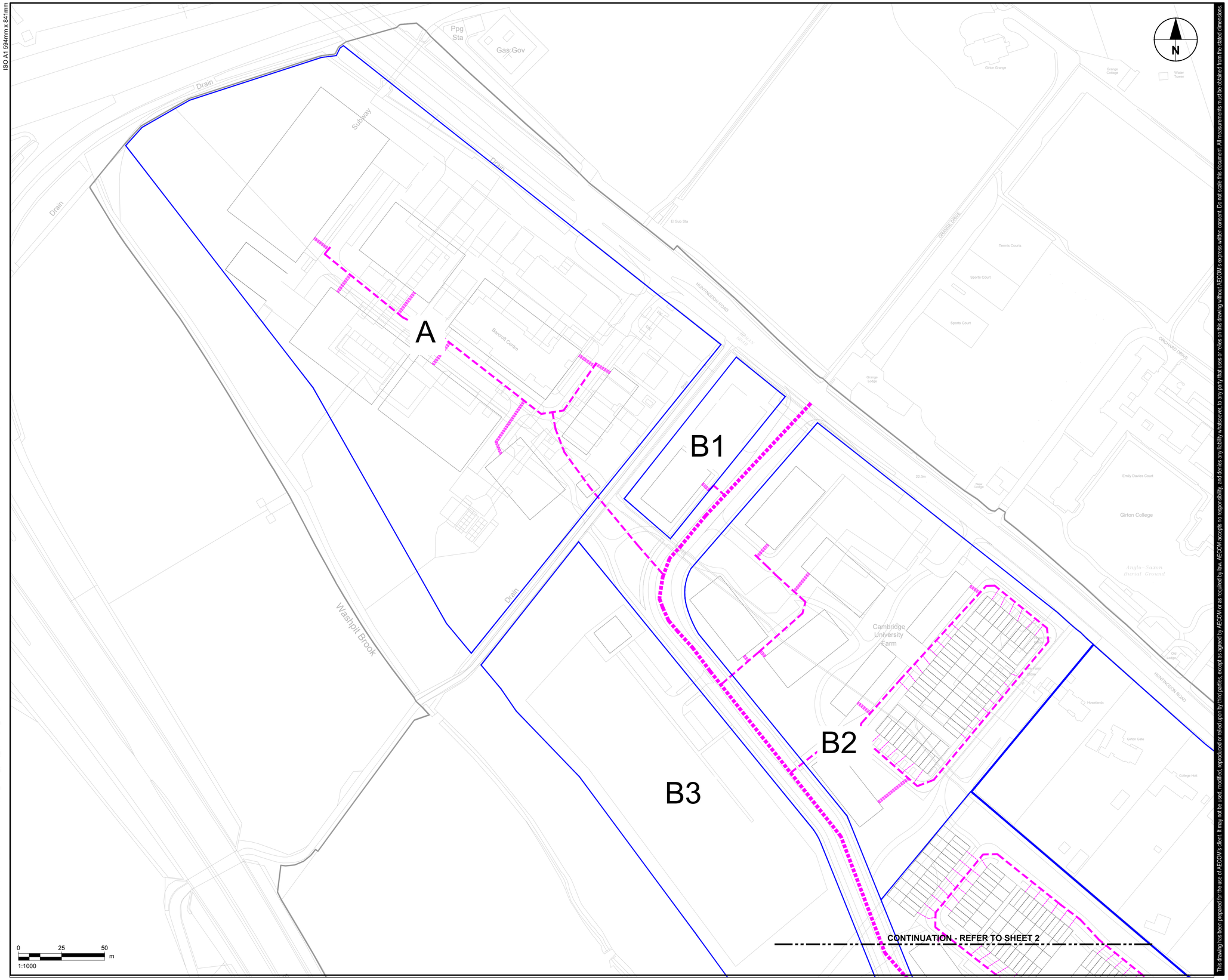

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5. DRAWING BASED ON DRAWING PP9-10009 - ILLUSTRATIVE MASTERPLAN_250410 BY HAWKINS BROWN RECEIVED 11/04/25.

KEY

- PLOT BOUNDARY
- TELECOMS PRIMARY DUCTING
- TELECOMS SECONDARY DUCTING
- TELECOMS TERTIARY DUCTING

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PURPOSE OF ISSUE

FOR INFORMATION

SCALE	SUITABILITY
1:1000	S2

PROJECT NUMBER

60732815

SHEET TITLE

TELECOMS DISTRIBUTION PLAN
SHEET 1

SHEET NUMBER	REV
NWC-MP2024-ACM-SW-SK-05523	P02

ISO A1 594mm x 841mm

Project Management Initials | Designer: JT | Drawn: JT | Checked: SG | Approved: DAS

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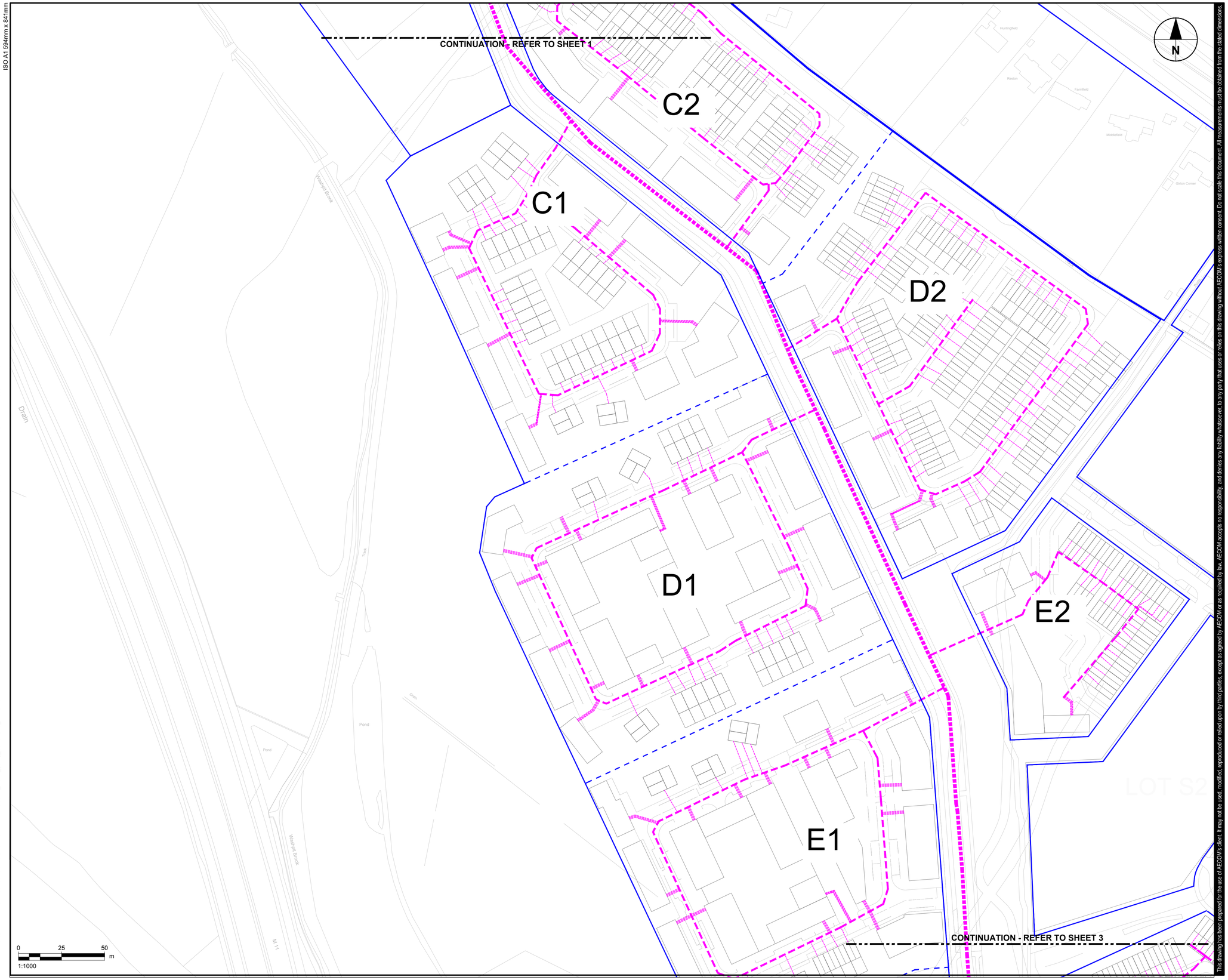

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KEY

- PLOT BOUNDARY
- TELECOMS PRIMARY DUCTING
- TELECOMS SECONDARY DUCTING
- TELECOMS TERTIARY DUCTING

ISSUE/REVISION

I/R	DATE	DESCRIPTION
P02	12/05/2025	UPDATED TO REFLECT FROZEN MASTERPLAN
P01	14/10/2024	FIRST ISSUE

PURPOSE OF ISSUE

FOR INFORMATION

SCALE 1:1000

SUITABILITY S2

PROJECT NUMBER

60732815

SHEET TITLE

TELECOMS DISTRIBUTION PLAN

SHEET 2

SHEET NUMBER NWC-MP2024-ACM-SW-SK-05524

REV P02

ISO A1 594mm x 841mm

Approved: DAS
Checked: SG
Drawn: JT
Designer: JT
Project Management Initials

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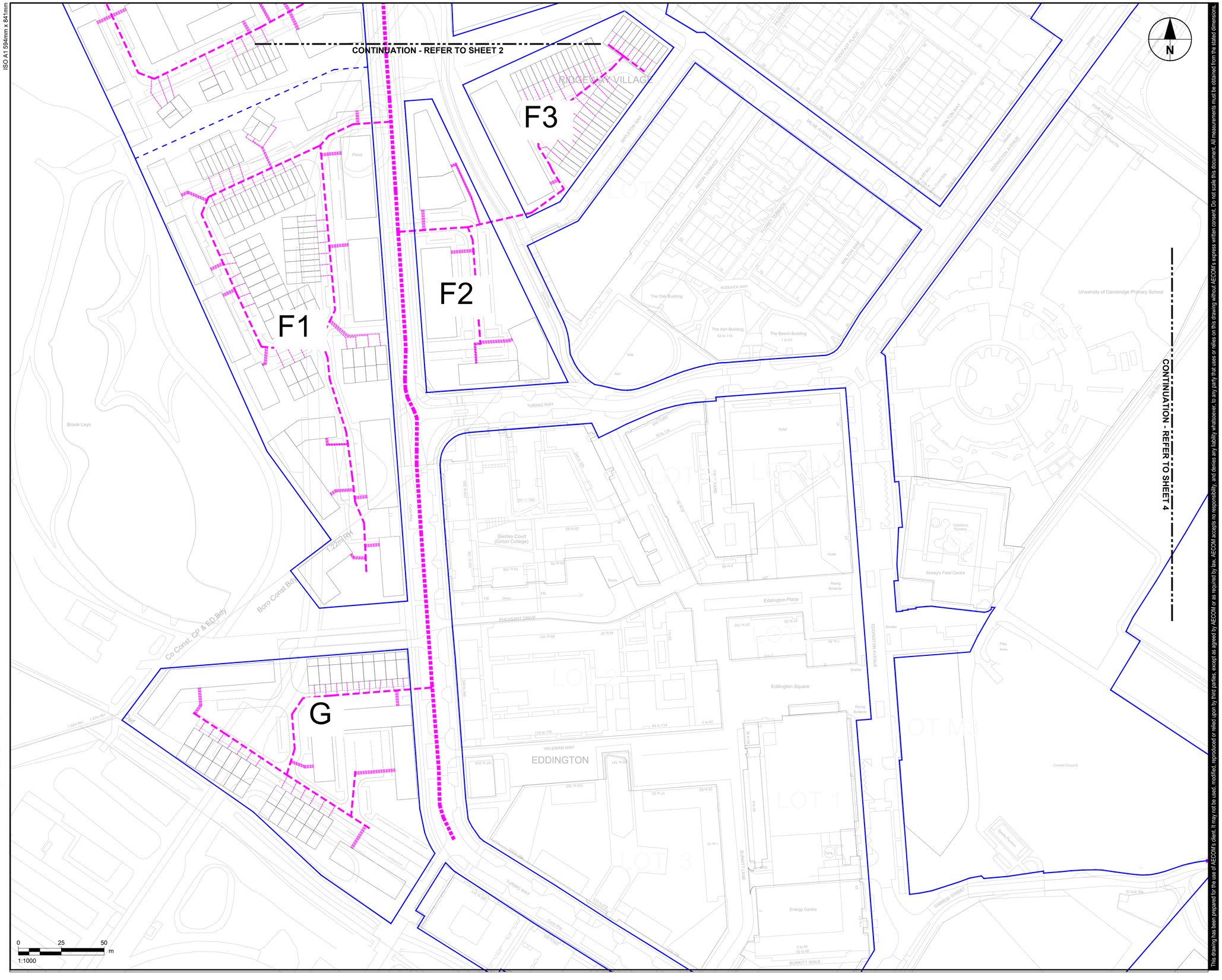

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PROJECT

NORTH WEST CAMBRIDGE BUSINESS CASE REFRESH

CLIENT

UNIVERSITY OF CAMBRIDGE

CONSULTANT

AECOM Infrastructure & Environment UK Ltd
Aldgate Tower, 2 Leman Street
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P01	14/10/2024	FIRST ISSUE

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FOR INFORMATION

SCALE	SUITABILITY
1:1000	S2

PROJECT NUMBER

60732815

SHEET TITLE

TELECOMS DISTRIBUTION PLAN
SHEET 3

SHEET NUMBER	REV
NWC-MP2024-ACM-SW-SK-05525	P02

ISO A1 594mm x 841mm

Approved: DAS
Checked: SG
Drawn: JT
Designer: JT
Project Management Initials

Last saved by: TROUPJ (2025-05-12) Last Plotted: 2025-05-12
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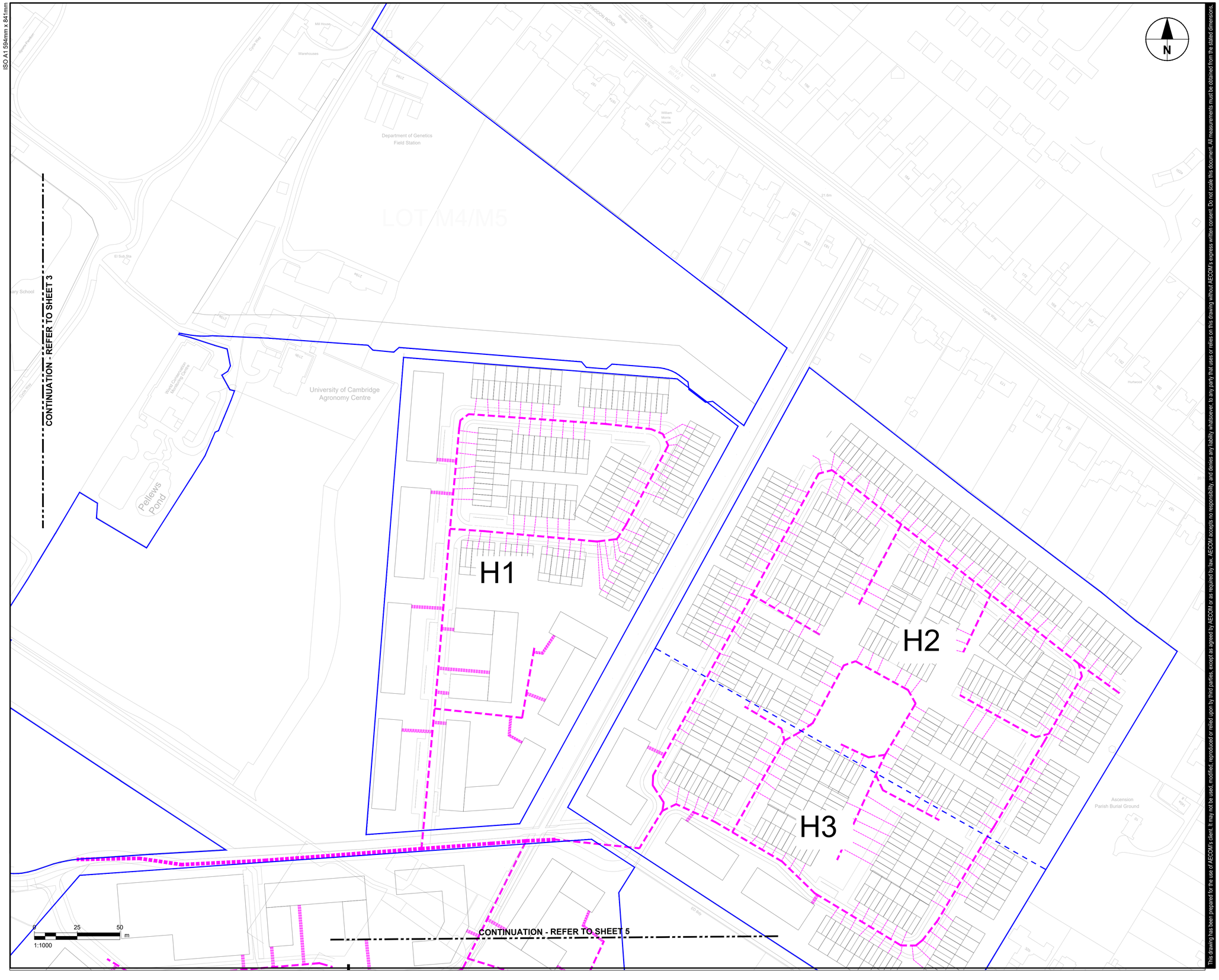

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FOR INFORMATION

SCALE	SUITABILITY
1:1000	S2

PROJECT NUMBER

60732815

SHEET TITLE

TELECOMS DISTRIBUTION PLAN
SHEET 4

SHEET NUMBER	REV
NWC-MP2024-ACM-SW-SK-05526	P02

ISO A1 594mm x 841mm

Project Management Initials Designer: JT Drawn: JT Checked: SG Approved: DAS

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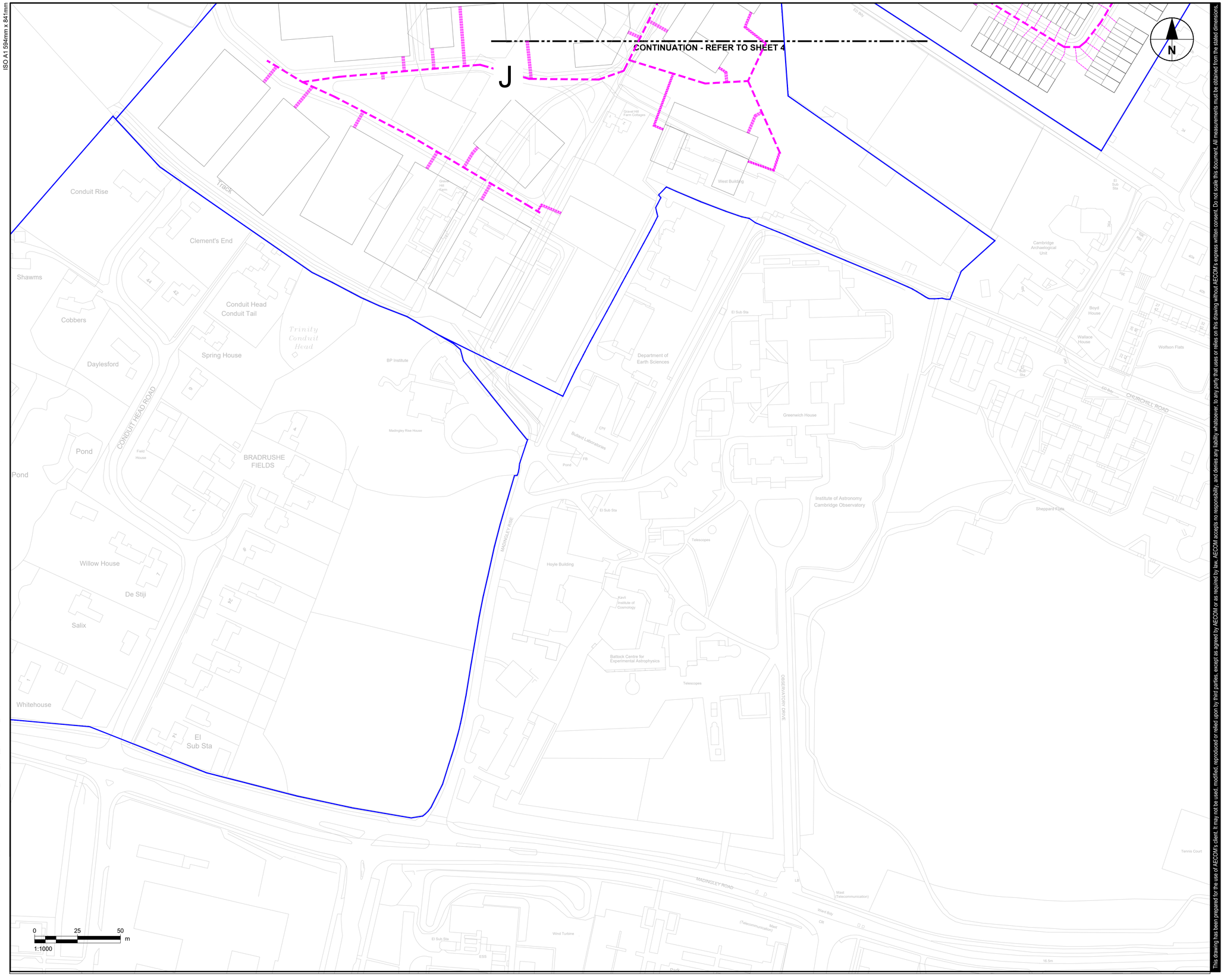

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1:1000	S2

PROJECT NUMBER

60732815

SHEET TITLE

TELECOMS DISTRIBUTION PLAN
SHEET 5

SHEET NUMBER	REV
NWC-MP2024-ACM-SW-SK-05527	P02

Appendix D – Cambridge Water Correspondence

Guarniere, Stuart

From: Cam Network Development <CamNetDev@south-staffs-water.co.uk>
Sent: 20 March 2025 11:46
To: Guarniere, Stuart
Cc: Smith, David (Basingstoke); Becki Earl; Daniel Clark; Michael Spaans; Jenny Rule; Justyna Olech; John Brock
Subject: RE: RE: North West Cambridge Eddington - Potable Water Capacity

Hi Stuart

On the strength of your responses John our Network Engineer who prepared the original supply proposal has assessed what will be needed assuming the densification goes ahead as follows:-

Upgrade potable booster.
Upgrade non-potable treatment works and booster.
Lay approx. 300 metres of 315 mm main in Eddington Avenue/Turing Way.
It may also be necessary to reinforce the mains in Five Acres, depending on how many additional properties are built in the eastern parcels H1,H2 and H3.

Clearly this is high level at this stage but if you feel a meeting either virtual or in person would be useful, please come back to me

Kind regards

Mike

Mike Sloan
Network Development Manager
90 Fulbourn Road, Cambridge, CB1 9JN
www.cambridge-water.co.uk
01223 403053 | 07765 234754

See our useful guides below:
Services connections user guide
Developer services charging arrangements 2024/25

From: Guarniere, Stuart <stuart.guarniere@aecom.com>
Sent: 13 March 2025 09:16
To: Cam Network Development <CamNetDev@south-staffs-water.co.uk>
Cc: Smith, David (Basingstoke) <david.smith02@aecom.com>; Becki Earl <Becki.Earl@south-staffs-water.co.uk>; Daniel Clark <DanielClark@south-staffs-water.co.uk>; Michael Spaans <MichaelSpaans@south-staffs-water.co.uk>; Jenny Rule <JennyRule@south-staffs-water.co.uk>; Justyna Olech <JustynaOlech@south-staffs-water.co.uk>; John Brock <JohnBrock@south-staffs-water.co.uk>
Subject: [EXTERNAL]RE: North West Cambridge Eddington - Potable Water Capacity

Hi Mike

No problems – appreciate you getting back to me.

Please find attached a copy of the emerging masterplan proposals. Can I stress that this is for your eyes only as this has not been formally submitted for planning as yet so needs to be treated commercial in confidence, and not shared further.

To answer your specific questions:

What proportion of the original 3000 units is now occupied? Approximately 1,800 units are either constructed or under construction. Approximately 1,500 are currently occupied
Will the water usage for the balance of the original 3000 units be similar in nature to the units already occupied? Yes, we will be limiting potable water usage to a maximum of 80l/pp/pd with non-potable water supplementation.
Will the water usage for the proposed densification units be similar in nature to the units already occupied? Yes, if not lower per unit as a significant proportion of the additional units are apartments rather than houses
Are any significant large users expected (e.g., laboratories, hotels etc.)? None expected at present. There is commercial space zoned but as yet this is undefined. For the purposes of these discussions we need to assume that there are no heavy users of water proposed.

Hope that helps but more than happy to have a call if that would assist.

Many thanks

Stuart Guarniere, MEng CEng MICE
Regional Director, Infrastructure, Buildings and Places

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From: Cam Network Development <CamNetDev@south-staffs-water.co.uk>
Sent: 13 March 2025 08:15
To: Guarniere, Stuart <stuart.guarniere@aecom.com>
Cc: Smith, David (Basingstoke) <david.smith02@aecom.com>; Becki Earl <Becki.Earl@south-staffs-water.co.uk>; Daniel Clark <DanielClark@south-staffs-water.co.uk>; Michael Spaans <MichaelSpaans@south-staffs-water.co.uk>; Jenny Rule <JennyRule@south-staffs-water.co.uk>; Justyna Olech <JustynaOlech@south-staffs-water.co.uk>; John Brock <JohnBrock@south-staffs-water.co.uk>
Subject: RE: North West Cambridge Eddington - Potable Water Capacity

Hi Stuart

Apologies for the delayed response however I have now received feedback from the various interested parties at this end but I am afraid before I can give you a definitive answer, I need some further information I appreciate at this stage that might be difficult but your latest thoughts would be helpful:-

What proportion of the original 3000 units is now occupied?
Will the water usage for the balance of the original 3000 units be similar in nature to the units already occupied?
Will the water usage for the proposed densification units be similar in nature to the units already occupied?
Are any significant large users expected (e.g., laboratories, hotels etc.)?

Indicative locations are needed to assess adequacy of mains.

Also, from a water resources point of view we have now been given approval to publish our final WRMP by Defra. The growth forecasts for new housing in the plan are based on existing LA adopted plans, with some sensitivity/headroom within the demand forecasts associated with these that would allow for the numbers of new properties in the LA emerging plan. We cannot say that the final WRMP allows for the water supply requirements of development specific increases in growth/housing numbers above the emerging plan.

Kind regards

Mike

Mike Sloan
Network Development Manager
90 Fulbourn Road, Cambridge, CB1 9JN
www.cambridge-water.co.uk
01223 403053 | 07765 234754

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Developer services charging arrangements 2024/25

From: Guarniere, Stuart <stuart.guarniere@aecom.com>
Sent: 21 February 2025 08:55
To: Cam Network Development <CamNetDev@south-staffs-water.co.uk>
Cc: Smith, David (Basingstoke) <david.smith02@aecom.com>; Becki Earl <Becki.Earl@south-staffs-water.co.uk>; Daniel Clark <DanielClark@south-staffs-water.co.uk>; Michael Spaans <MichaelSpaans@south-staffs-water.co.uk>; Jenny Rule <JennyRule@south-staffs-water.co.uk>; Justyna Olech <JustynaOlech@south-staffs-water.co.uk>
Subject: [EXTERNAL]North West Cambridge Eddington - Potable Water Capacity

Good morning Mike

Hope all is well with you.

We're getting close to our design freeze and production of documents for the NWC planning application and I have a clarification I need with respect to the potable water discussions we had late last year.

At our meeting of 12th November we discussed potable water capacity. You confirmed that the capacity had been reserved for the 3,000 units in the original planning application, but could not confirm whether there was sufficient capacity within your network to supply the additional 1,500-3,000 units being proposed as part of the scheme densification being submitted for planning.

Can you confirm how we would go about determining whether there is capacity for the additional units or whether network reinforcement is required? Is this something we can get some confidence on before we submit our application in a few months' time?

If you would like a discussion around this please let me know, but any guidance would be greatly appreciated.

Many thanks

Stuart Guarniere, MEng CEng MICE
Regional Director, Infrastructure, Buildings and Places

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