Intended for
British Land

Document type
Report

Date
January 2026

Land at South Trumpington, Cambridge

Utilities Statement

RAMBOLL

Bright ideas.
Sustainable change.

Land at South Trumpington, Cambridge
Utilities Statement

Project name	**Land at South Trumpington**
Project no.	**1620017111-001**
Recipient	**British Land**
Document type	**Report**
Version	**03**
Date	**20/01/2026**
Prepared by	**Cameron Henry**
Checked by	**Gavin White**
Approved by	**Rebecca Mortimore**

Ramboll
240 Blackfriars Road
London
SE1 8NW
United Kingdom

T +44 20 7631 5291
https://uk.ramboll.com

This report is produced by Ramboll at the request of the client for the purposes detailed herein. This report and accompanying documents are intended solely for the use and benefit of the client for this purpose only and may not be used by or disclosed to, in whole or in part, any other person without the express written consent of Ramboll. Ramboll neither owes nor accepts any duty to any third party and shall not be liable for any loss, damage or expense of whatsoever nature which is caused by their reliance on the information contained in this report.

Ramboll UK Limited
Registered in England & Wales
Company No: 03659970
Registered office:
240 Blackfriars Road
London
SE1 8NW

Contents

1.	Executive Summary	2
2.	Introduction	4
3.	Purpose of Report	4
4.	Vision for Land at South Trumpington	4
5.	The Site	5
6.	The Opportunity	5
7.	Policy Framework	5
8.	Baseline Position	6
9.	The Likely Impacts of Opportunity	9
10.	The Approach for Land at South Trumpington	10
11.	Conclusion	14

1. Executive Summary

This document has been prepared by Ramboll UK to carry out a review of the existing utility services provision for the Illustrative Development Option for Land at South Trumpington and initiate discussions with the local utility providers to service the proposed development.

The report concludes that future development aligned with the illustrative development option has minimal impact on the existing utilities and new services will be available for the development.

The Opportunity is to provide a deliverable growth proposition for Cambridge: a mixed-use urban extension comprising a range between 400-1,000 homes and up to 260,000 sq. m (GEA) of other floorspace including flexible employment uses and supporting infrastructure. The range of floorspace and land use is necessary for flexibility at this early stage of the planning process as explained more fully in the supporting 'Vision Document' (AAM) and will be explored further through design evolution and pre-application discussions with Greater Cambridge Shared Planning Service (GCSPS).

To inform the submission, an Illustrative Development Option has been prepared. The Illustrative Development Option as shown in the Vision Document represents a commercially led, mixed-use proposal for the Site (approximately 225,000sq.m GEA and approximately 400 homes). The proposals have the scope to change throughout the process up to the maximum range (of above), subject to design evolution, viability and/or securing additional grant funding. The Opportunity seeks to promote the Site for Use Classes B, E, F, C1, C3 and Sui Generis.

The report summarises a desktop exercise comprising load assessments for the proposed development and record information of existing utility network assets. Please note that only an illustrative masterplan was available at the time of the Utility Assessment. For any firm quotations to be sought, more detailed plans would need to be developed for the design of detailed reinforcements/diversions requirements.

From the record information received, some utility services might require an easement zone to facilitate the development, depending upon the proposed masterplan layout when confirmed.

The following table (Table 1) below provides a summary of new services required to serve the proposed development and confirms that all required utility connections are available to serve the development.

Table 1:New utility connections summary

Utility Service	Site Status	Utility Supplier
Clean Water	Available	Cambridge Water
Electricity	Available	UKPN
Data and Communications	Available	Openreach and Virgin

The Site is located within the administrative areas of Cambridge City council (CCC) and South Cambridgeshire District Council (SCDC). CCC and SCDC are located within the jurisdiction of Cambridgeshire County Council.

The statutory development plan for CCC comprises the following:

- Cambridge Local Plan, 2018[1] (including adopted policies map); and
- Cambridgeshire and Peterborough Minerals and Waste Local Plan[2].

The statutory development plan for SCDC comprises the following:

- South Cambridgeshire Local Plan, 2018[3];
- Cambridge Southern Fringe Area Action Plan, 2008[4]; and
- Cambridgeshire and Peterborough Minerals and Waste Local Plan.

2. Introduction

This Utilities Report has been prepared on behalf of British Land in support of the Greater Cambridge Local Plan 'Sites Submission Consultation' exercise.

The promoter, British Land, owns the Site at South Trumpington, Cambridge and are committed to promoting the Site through the emerging Greater Cambridge Local Plan.

British Land have a strong reputation of delivering state-of-the-art developments, in the best strategic locations, built and managed to British Land's industry-leading standards. They do this by bringing together their unique expertise in the delivery of complex developments, as well as their award-winning sustainability practices.

The submission, which this document forms part of, demonstrates that the Site is suitable, achievable, and deliverable for allocation and, ultimately, development, subject to future planning permission(s)."

This submission replaces all technical information provided to Greater Cambridge by the previous landowner (Grosvenor).

3. Purpose of Report

The purpose of this report is to support British Land's response to the Regulation 18 Consultation as part of the emerging Local Plan process. The report:

- examines the existing baseline conditions;
- explains and sets out the likely impacts and requirements
- proposes potential mitigation that may need to be delivered/ addressed as part of the ongoing development of the Opportunity and a strategy for achieving this.

This list is not exhaustive but establishes a robust and evidenced baseline to support the future promotion and vision for the Site.

This report concludes that future development aligned with the illustrative development option has minimal impact on the existing utilities and new services will be available for the development.

4. Vision for Land at South Trumpington

The Vision is to provide an exemplar and deliverable growth proposition for Cambridge, offering a rich mix of uses to potentially include, floorspace for a wide range of jobs (Offices, Science and Technology, R&D, Mid-Tech), a range of housing types including affordable and/or essential worker housing, community facilities, mobility hubs and complementary retail and workspace. There is an opportunity to extend the Country Park and provide routes through, connecting into the neighbouring Trumpington Meadows local centre.

5. The Site

The Site comprises a single parcel of agricultural land separated into smaller parcels by existing hedgerows and extends to approximately 30.1 hectares. The Site is also dissected by a cycle path that links Trumpington to the village of Harston to the south.

The Site is relatively flat, with a gentle fall west to east, but can appear to raise when looking eastwards from the west/northwest edges of the site.

The Site is located to the southwest of Cambridge City Centre. Land to the west of the Site forms Trumpington Meadows Country Park. To the south is the M11, beyond which is currently agricultural but is the site of the South West Travel Hub (SWTH) facility. To the east is the A1309 Hauxton Road, and land further east is also in agricultural use. To the north is the development of Trumpington Meadows, which continues to be developed. Part of the Site is currently used as construction welfare/ logistics associated with Trumpington Meadows.

6. The Opportunity

The Opportunity is to provide a deliverable growth proposition for Cambridge: a mixed-use urban extension comprising a range between 400-1,000 homes and up to 260,000 sq. m (GEA) of other floorspace including flexible employment uses and supporting infrastructure. The range of floorspace and land use is necessary for flexibility at this early stage of the planning process as explained more fully in the supporting 'Vision Document' (AAM) and will be explored further through design evolution and pre-application discussions with Greater Cambridge Shared Planning Service (GCSPS).

To inform the submission, an Illustrative Development Option has been prepared. The Illustrative Development Option as shown in the Vision Document represents a commercially led, mixed-use proposal for the Site (approximately 225,000sq.m GEA and approximately 400 homes). The proposals have the scope to change throughout the process up to the maximum range (of above), subject to design evolution, viability and/or securing additional grant funding. The Opportunity seeks to promote the Site for Use Classes B, E, F, C1, C3 and Sui Generis.

7. Policy Framework

The Site is located within the administrative areas of CCC and SCDC. CCC and SCDC are located within the jurisdiction of Cambridgeshire County Council.

The statutory development plan for CCC comprises the following:

- Cambridge Local Plan, 2018[1] (including adopted policies map); and
- Cambridgeshire and Peterborough Minerals and Waste Local Plan[2].

The statutory development plan for SCDC comprises the following:

- South Cambridgeshire Local Plan, 2018[3];
- Cambridge Southern Fringe Area Action Plan, 2008[4]; and
- Cambridgeshire and Peterborough Minerals and Waste Local Plan.

CCC and SCDC are currently working together to develop a joint local plan, for the two administrative areas, referred to as Greater Cambridge Local Plan. This process has been ongoing since 2019, with public consultations taking place in 2020, and late 2021. The Reg 18 draft Local Plan was published for consultation in October 2025, aiming for Examination Submission in December 2026.

8. Baseline Position

There are limited utility networks in the proposed Land at South Trumpington Development and the works required to accommodate the new development will include a mixture of removal, diversions and reinforcement works.

In order to plan for timely construction of the project, utility companies with utility assets likely to be affected by the project have been identified.

Currently Openreach and Cambridge Water have apparatus in the development area. There are also utility companies that have apparatus within the vicinity of the site boundary. These are listed in Table 2 below.

Table 2: Existing Utilities Search

Asset Owner	Apparatus Status
Openreach	Affected
Cambridge Water	Affected
UK Power Networks	Adjacent
Cadent	Adjacent
Anglian Water	Adjacent
Virgin Media	Adjacent
Last Mile	Adjacent

Cambridge Water

Cambridge Water have a 24-inch trunk water main with 5-metre easement passing across the centre of the site shown in red on Figure 8-1.

This Cambridge Water pipe will require diversion. This, however, should not prevent the site being promoted for development.

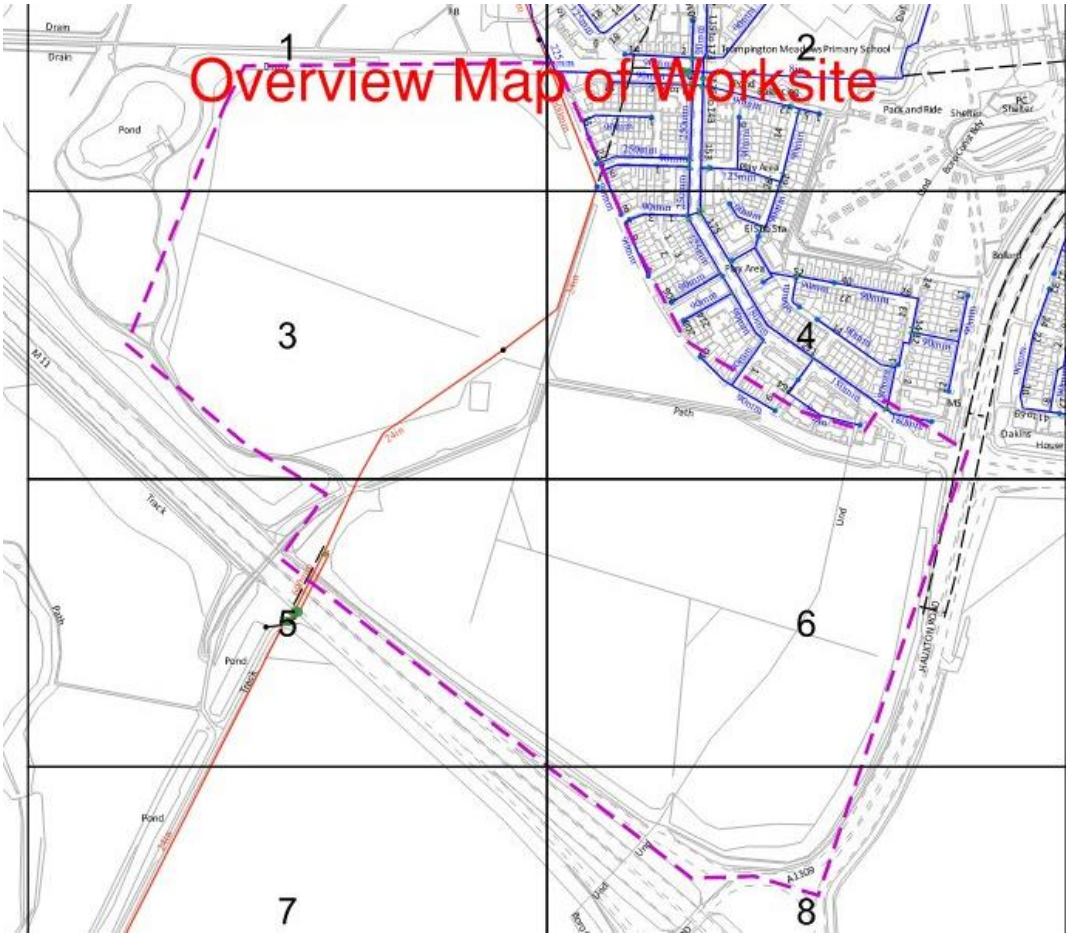


Figure 8-1: Cambridge Water Utility Search

Telecoms (Openreach)

The utilities search (Figure 8-2) indicates that Openreach have apparatus (coloured in Purple) within the site demise. It is assumed that these are final connections with the site boundary and therefore no diversions will be required. These services will be disconnected prior to construction works. This information will be verified with Openreach.

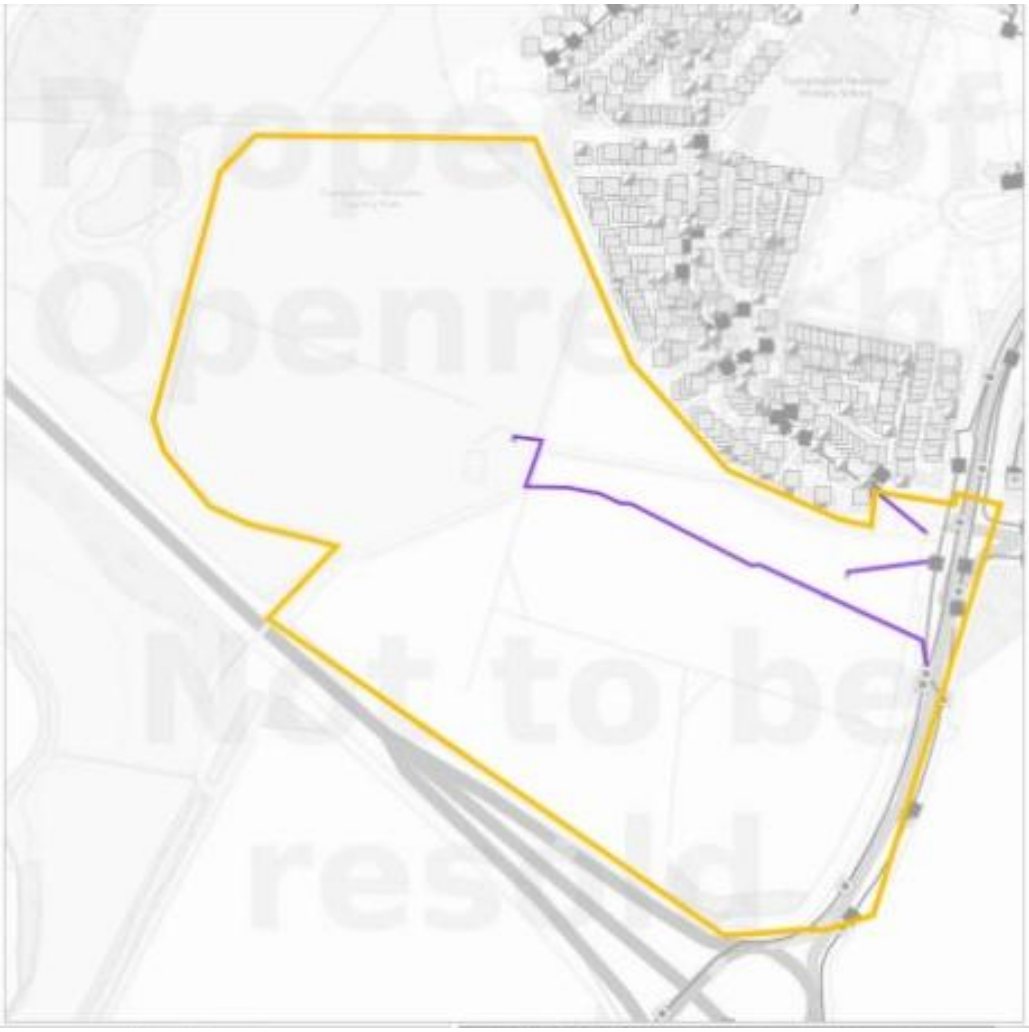


Figure 8-2: Existing Openreach Apparatus

9. The Likely Impacts of Opportunity

To reflect the Illustrative Development Option, an indicative route has been provided to show the preferred option divert the 24-inch trunk main through the new access routes between the plots. The trunk main has a 5-metre easement shown in blue travelling southwest to northeast in Figure 3. The details of these enabling works will have prior authorisation and coordination with Cambridge Water.

The water main will need to be diverted as shown in Figure 9-1.

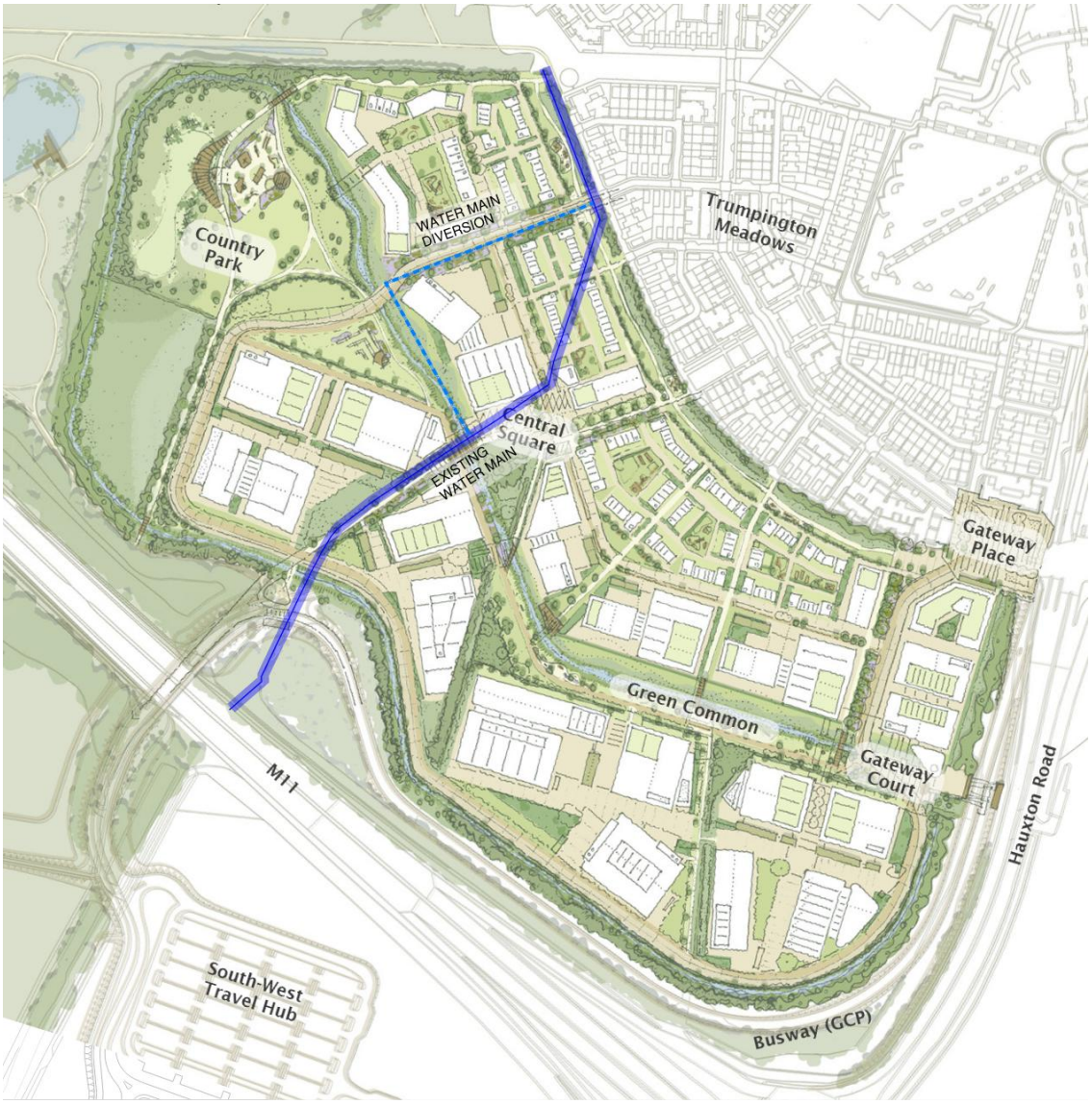


Figure 9-1: Existing and proposed diversion of water trunk main

10. The Approach for Land at South Trumpington

Proposed Power Supply Strategy

Based on the building area information for the site, the following load assessments were made for the new buildings. At this stage, load allowances for the residential and commercial and electric vehicle charging have been made based on UK Buildings Guidance and best practice using previous project examples. Electric vehicle charging points has been estimated in line with Schedule 1 - Part S of the Building Regulations. The load breakdown of the Illustrative Development Option is shown in Figure 10-1.

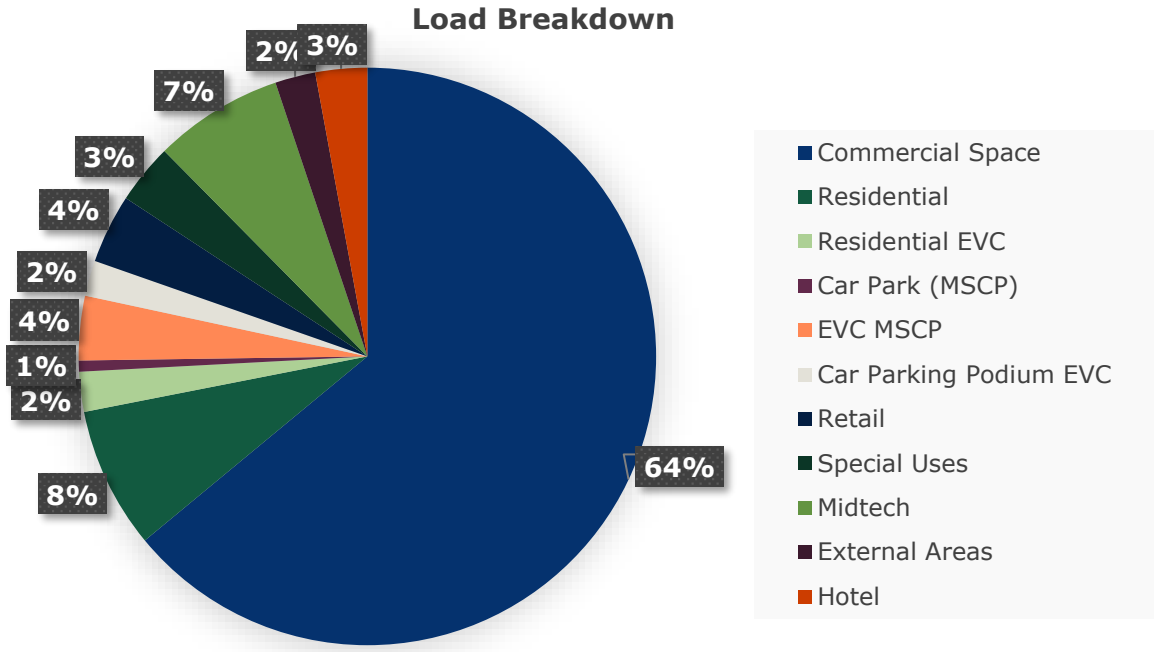


Figure 10-1: Load Breakdown of Illustrative Development Option

During consultations with UKPN regarding the proposed 33kV primary substation located adjacent to the proposed development and 33kV cable route through the site – UKPN confirmed that new power supply for the project can be connected to the new primary sub-station and has capacity to serve the site. A formal quotation can only be offered once planning permission has been granted for the primary substation.

The proposed 33KV cable trench (Figure 9-10-2) will utilise 11kV ducts and cables to allow for new power supply.

New on-site HV network will be routed via underground ducting system, LV mains and services to various plots on site. Please note that the cable routes shown are indicative. The locations and number of the sub-stations will be determined at the next stage of the design. Typically, sub-station will serve loads within an approximate 250m radius.

Figure 9-10-2: New proposed UKPN network reinforcement

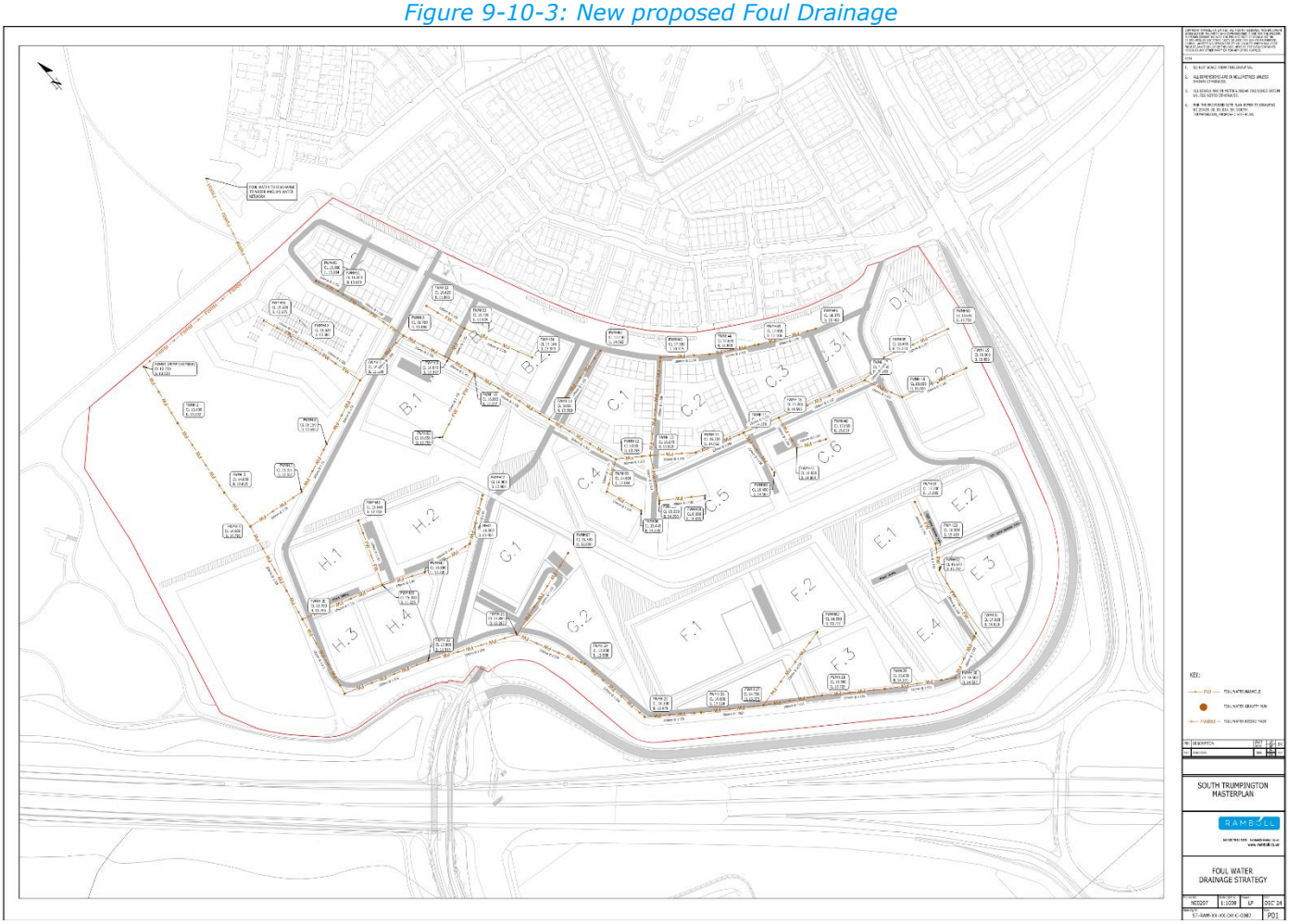
Foul Drainage Intent

Foul water from the proposed development will be disposed of through a dedicated below ground piped network. Based on the site topography and the Anglian Water Asset information, a gravity connection to the Anglian Water foul water sewer network will not be possible. An allowance in the masterplan for a foul water pumping station, pumping compound and rising main should be included.

Consultation with Anglian Water is needed to determine storage requirements. At this stage, 4 hrs of storage is assumed for the purposes of masterplanning and space allocation (based on Anglian Water Local Practice for Pumping Stations 2020). The required foul water storage volume is 167.0 m3 and the required pump rate is 46.4 l/s. Consultation with Anglian water

on local sewer capacity and pumping station requirements will be undertaken prior to submission of the outline planning application. Approximate location shown in Fig 9-3 below.

Figure 9-10-3: New proposed Foul Drainage



Digital Connectivity Assessment

In the South Trumpington development area there are four major mobiles networks that provide digital connectivity for the voice calls and data. These are:

- EE,
- O2,
- Vodafone,
- Three

Ramboll carried out research using Ofcom website to check the signal coverage for the development. The results are as follows:

- The mobile reception has good indoor coverage.
- The mobile reception has excellent outdoor coverage.
- Outdoor 5G Data coverage is limited.

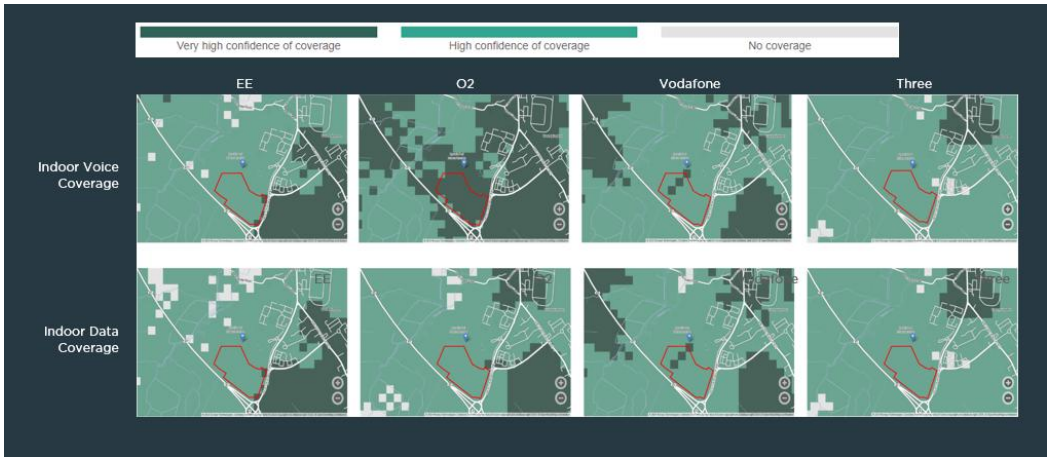


Figure 10-4: 5G Indoor Data Coverage

Only outdoor 5G signal survey information was available and is shown below. Further studies will be carried out in the following phases to check if the proposed building will have any impact on current coverage and whether a further signal tower would be required to improve the signal.

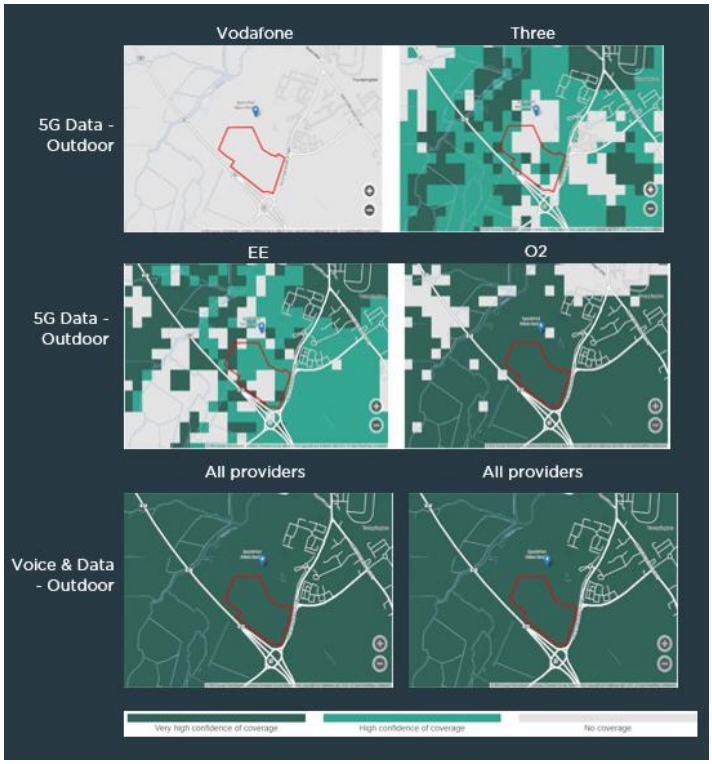


Figure 10-5: 5G Outdoor Data Coverage

The broadband infrastructure proposal is to upgrade and extend the existing telecoms infrastructure in the area to provide full fibre into each property from Openreach and Virgin Media. Both suppliers can provide ultra-fast broadband according to Ofcom survey data. Applications will be made once the design is further developed. The duct network design will cover the entire development to provide future flexibility for connection for various fibre suppliers.

Ramboll carried out desktop review for broadband availability using Ofcom website to record what is available in the area, the results are shown below.

Broadband type	Highest available download speed	Highest available upload speed	Availability
Standard	14 Mbps	1 Mbps	✓
Superfast	38 Mbps	8 Mbps	✓
Ultrafast	1000 Mbps	220 Mbps	✓

Networks in your area - Openreach, Virgin Media

Click on a network's name to be directed to a website where you can find out about service availability and how to request a service from them or one of their partners.

Figure 10-6: Broadband Availability

11. Conclusion

The Illustrative Development Option has the potential to further expand and enhance the local utilities network. Strengthening the 5G signal will be investigated in the subsequent stages of the project. Additional opportunities will be explored around reinforcing internet providers and implementing water-saving measures. In the upcoming phases of the project, further collaboration with utility companies will be undertaken to ensure the best solutions for the development and the surrounding areas. This Utilities Statement provides no reasons why the Illustrative Development Option could not be delivered from a utilities perspective.