

**Waterbeach  
Barracks  
Newsletter**

**Summer  
2020**

**10**



Urban & Civic

# Welcome to the latest Waterbeach Barracks newsletter

# Hello



As we start to find the 'new normal' with Coronavirus restrictions starting to lift, we wanted to provide an update on how work has been progressing on the development of the Waterbeach Barracks site and share some updates from partners we are working with as the development moves forward.

Since the Outline Planning Consent was secured last year, the team has had a busy few months working through the next stages of planning. We have made significant progress with the approval for the Design Code which sets a high quality standard for Design across the first and future phases, and the announcement of £61million infrastructure funding to help bring forward the delivery of the first phase of development. Alongside this we have completed the archaeological investigations on site, which are always the exciting first works that happen before development can start.

As the development of a large strategic site like Waterbeach Barracks takes place in a number of phases over many years, we thought it might be helpful to provide an overview of the process what will be happening in the first phase, Key Phase 1, and how we take planning into delivery. If you have any queries or would like to chat through any of the specifics, please get in touch and we can arrange an online or socially distanced chat.

As well as gearing up for work to start on the development, it has been fascinating to watch the old 'short arms' shooting range undergo a *Grand Designs* style transformation from a windowless shell into a bright and dynamic space for Waterbeach Toddler Playgroup to grow into and meet the needs for additional early years provision in Waterbeach – now and in the future.

Staying on the education theme, we have also been collaborating with Form the Future to see how we can establish the Waterbeach development as a living classroom for local schools – helping make the link between classroom learning and real life application, whilst promoting aspirations and the wide range of career opportunities in the built environment.

As you will be aware, due to COVID restrictions, the community and sports facilities at the former Barracks site have been closed since the end of March 2020 and annual events such as Waterbeach Running Festival, the Squadron 514 reunion and Summer at the Beach have been cancelled or postponed. We are now working with event organisers to find ways to put on events in a safe way that adheres to government guidelines.

Local heritage attractions have also been closed to help reduce the spread of the virus and we have provided updates from Waterbeach Military Heritage Museum, the Farmland Museum and Denny Abbey, the Landbeach Tithe Barn and Wicken Fen.

We hope you find this edition of the newsletter interesting and informative. If you have any queries, please get in touch. You can also register for updates via our e-newsletter on our website – [www.waterbeachbarracks.co.uk](http://www.waterbeachbarracks.co.uk).

With very best wishes  
Rebecca Britton

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## Planning to delivery

Since the Outline Planning Consent was secured last year, the team has had a busy few months working through the next stages of planning.

The planning approach at Waterbeach consists of three layers:

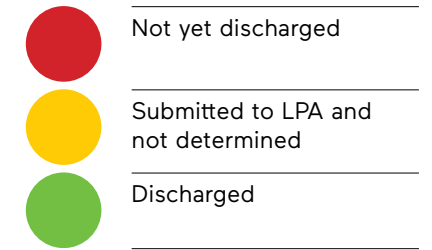
- Outline: core principles, numbers and key locations of green space amenities and connections; site-wide strategies for water and utilities, heritage, biodiversity health and education.
- Key Phases: additional detail for each phase, which tend to be about five years long within the 15 year build out. The first phase at Waterbeach is 75.3 hectares (186 acres) for 1600 homes, the first primary school and community facilities.
- Reserved Matters Applications: smaller, detailed applications for a number of homes, a school or for key bits of transport, utility infrastructure or green space. Each of them has to be in line with what has been agreed at Outline and Key Phase level to ensure the overall vision for the place, as well as the practical strategies, are all delivered effectively.

Our work since the Outline has focussed on four core elements:

- Ensuring all the conditions attached to the Outline Consent that have to be met prior to starting work are addressed and signed off by the Local Planning Authority.
- Securing approval from the Local Planning Authority for the strategies and design coding, which will guide the detailed design in Key Phase 1 – our first phase.
- Preparation of the first detailed Reserved Matters Application.
- Selecting the partners who will bring forward the first homes and school on site, and bring forward Reserved Matters Applications.

### Planning conditions

Below is a list of the main conditions that we have to satisfy, and the timeline we have to meet. The red, amber and green relates to the status of the condition, and you can see that for all the key elements that need to be in place before we start work on site, we have completed these tasks:



Condition number	Summary of condition requirement	Status
<b>Pre-commencement of development and any enabling works</b>		
8	Site-wide Construction Environmental Management Strategy	Discharged
9	Unexploded Ordnance – site-wide mitigation scheme	Discharged
10h	Archaeological Written Scheme of Investigation (for Key Phase 1)	Discharged
10i	Land Investigation and Remediation Scheme (for Key Phase 1)	Discharged
<b>Pre-commencement of development</b>		
23	Northern park planting – structural planting scheme to filter views between the proposed development and Denny Abbey	Submitted to LPA and not determined
<b>Pre-commencement of development within a reserved matters area</b>		
6	No development on any individual Reserved Matters area shall commence, apart from enabling works, until approval of the details of the appearance, landscape, layout and scale within that Reserved Matters area	Submitted to LPA and not determined
21	No development shall take place within any Reserved Matters area until the works specified in the Land Investigation and Remediation Scheme relevant to that area have been completed	Not yet discharged
<b>Prior to or concurrent with approval of Key Phase 1 framework</b>		
13	Heritage strategy	Discharged
<b>Prior to approval of Reserved Matters applications within Key Phase 1</b>		
10	Key Phase 1 – Framework submission. Prior to the approval of any Reserved Matters applications within the Key Phase	Discharged
<b>Prior to demolition of existing buildings with re-use potential</b>		
19	No demolition of the existing buildings with potential for re-use will be undertaken until a programme of historic building recording has been undertaken.	Submitted to LPA and not determined
<b>Pre-occupation</b>		
20	Highway adoption	Not yet discharged
26	Refurbishment of the Waterbeach Barracks Sports Hall	Not yet discharged
27	Site access from the A10 Cambridge Research Park roundabout	Not yet discharged
28	Early phase on-site pedestrian/cycle routes: (i) a safe and lit pedestrian and cycling connection between the defined Key Phase 1 area and Denny End Road, via the formers Barracks area (ii) a safe and lit pedestrian and cycling connection between the defined Key Phase 1 area and the A10 in an area north of Denny End Road	Not yet discharged
29	A10 pedestrian and cycle route: (a) improve and widen the existing shared pedestrian and cycle path between the A10 junctions with Denny End Road and Ely Road, Milton; and (b) a shared pedestrian and cycle path immediately north of Denny End Road with access to the development site	Not yet discharged
30	Waterbeach bus stop	Not yet discharged
31	Public transport interchange	Not yet discharged

TIMELINE →

WE ARE HERE

SEPTEMBER 2022

# Key Phase One planning

Following Outline Planning Consent, and as required by the outline planning conditions, Urban&Civic submitted more detailed information about the proposals for the first phase of development in November 2019. This phase will include:

- The first primary school
- 1,600 homes
- The first phase of health provision and library provision – complementing services in the village
- Shops, café and amenities around the lake and within a local centre to support the first homes
- 25 play areas
- Four community orchards, allotments and a number of areas for ‘edible streets’
- Sports pitches, including two football pitches and a rugby pitch.

The submitted *Key Phase Framework* documents contain 14 different elements that will steer and shape the detailed design of all the components of the first phase, from buildings to street furniture and planting. The Key Phase Framework includes a delivery plan describing the planned sequence of development, a Design Code, a sustainability strategy and an ecological management plan.

The Local Planning Authority has approved all of these documents – including a virtual Planning Committee held in June to approve the Design Code (see p13).



## Reserved Matters for early infrastructure

In March this year a detailed Reserved Matters Application was submitted to enable the first infrastructure to be delivered. This application is for the green (landscape), blue (drainage and water bodies) and grey (footpaths, cycleways, bridleways and roads) infrastructure components of the first phase. Together these elements will provide the setting for the first new build development.

This application is well progressed. Final amendments in response to comments from consultees, stakeholders and the community are currently being consulted upon and we are hopeful of full consent later in August.

Future Reserved Matter Applications will focus on landscaping around the first areas for homes coming forward and then the homes themselves and the first primary school.

We know planning is a complicated process – and we live it every day! So if you want to catch up with the team about any of the aspects set out here, then please do let us know. We are always happy to jump on a Teams or Zoom call, or meet in a socially distanced way, to talk through the plans.








## Waterbeach 2020

We want to keep you posted and informed about every stage of the development, and the map and table on the next pages set out the key things the team is doing at the moment, and how you can find out more about them.

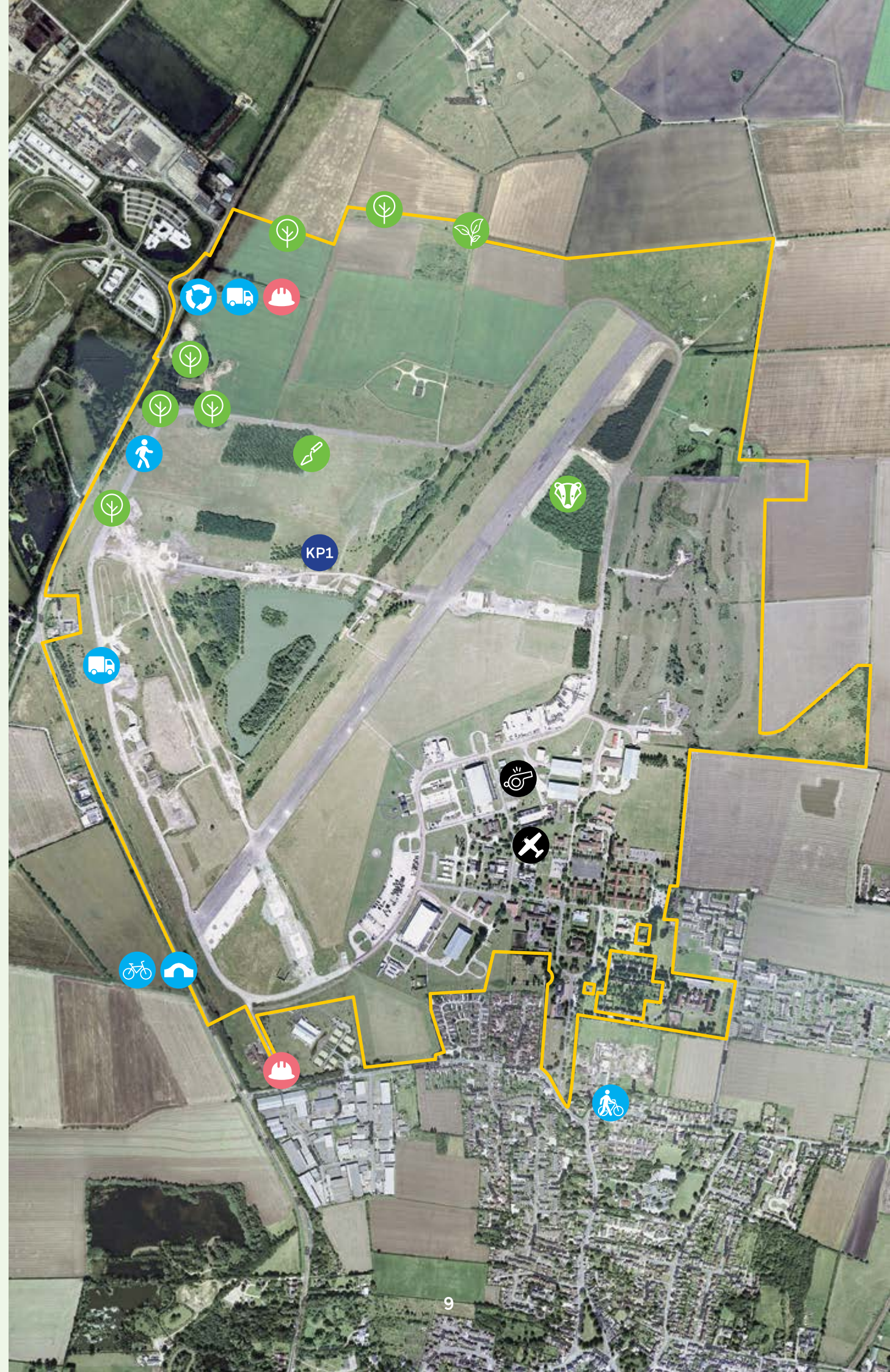
- 👁️ **Keep an eye out:** you might spot the team and our contractors delivering these things, and we will be posting updates in the news section of our website.
- 📅 **Planning process:** you can register for updates and keep an eye on the planning portal on the South Cambridgeshire District Council website here: [bit.ly/3ik5Fh8](https://bit.ly/3ik5Fh8)
- 🌐 **Website:** we keep our website up to date in the news release section and with links on the home page for key new developments. Our latest newsletter – and all previous editions – are in the Library section. We also have a monthly e-newsletter that sets out timely updates on work on site. You can sign up to this through the website.
- 📅 **Events:** while Covid-19 has curtailed a lot of the events and activities planned in 2020, we are looking at what we can do as the restrictions ease and going forward in 2021. Please keep an eye on the website, e-news and newsletters for events coming forward.

[www.waterbeachbarracks.co.uk](http://www.waterbeachbarracks.co.uk)



Activity	Progress	What you need to know	
 <b>ARCHAEOLOGY</b>	Phase 1 complete. Further investigations planned for next phases in future	Oxford Archaeology East has dug 140 trenches over 7 hectares of land for this first phase of archaeological investigation. All their finds and research will be written up into a full report. When that is done, we will hold events with schools and the local community, as well as have a display at the Farmland Museum and Waterbeach Military Heritage Museum about the finds.	
 <b>WILDLIFE SURVEYS &amp; SAFEGUARDING ACTIONS</b>	Surveys ongoing as part of biodiversity strategy	The former Barracks and Airfield is a unique place, which for a brownfield site has a wide array of different habitats. As part of early works, we ensured a small number of resident badgers and newts were moved to parts of the site where we know they can have some peace and quiet going forward.	
 <b>CONSTRUCTION ACCESS AND SAFETY</b>	Works starting in August and for much of 2020/21	The team will be putting in place a safe construction entrance/exit from Denny End Road, by the Cadets entrance. This work will start ahead of and enable the creation of the main construction access, directly off the A10 at the Cambridge Research Park Roundabout, which will follow in September and be completed by the end of 2020.	
 <b>KEY PHASE 1</b>	Planning secured	Phase 1 will include 1600 homes, the first primary school, community buildings, shops and health provision, as well as play areas, green space and sports pitches. Works will start on the main infrastructure this Autumn – with housebuilders likely to be on site from Spring/Summer next year, alongside the first primary school, so that first residents can move in from Autumn 2022.	
 <b>LANDSCAPING, DRAINAGE AND TRANSPORT INFRASTRUCTURE</b>	Starting September 2020 and finishing Summer 2021	One of the key aspects of early work will be heightening the bund – the mound – that runs along the side of the A10. It will also provide a buffer for the primary school that will sit behind this. Other works as part of the first phase include: 106,000m <sup>3</sup> of earthworks undertaken, with ponds created to take 19,000m <sup>3</sup> of water as part of the early delivery of the sustainable drainage system; 40km of cycleways and footpaths; 6km of roads; 5km of utilities; over 3,000m of drainage.	
 <b>TREE PLANTING</b>	Winter 2020	An enormous tree planting programme will start with the planting of over 17,000 trees (whole of Key Phase 1). Varying ages and species of trees will ensure a more natural approach to the landscape, ensuring it can look great from day one, but also develop and establish with the community coming forward.	
 <b>NORTHERN PARK PLANTING</b>	Winter 2020/21	A planting scheme will be provided to filter views from Denny Abbey looking toward the new development, and seek to restore some of the more natural wooded fen edge landscape that would have been in this area centuries ago.	
 <b>HAUL ROUTES</b>	Starting August 2020	Urban&Civic manage the set up of sites in a very organised and structured way with haul routes set out in contracts signed by all contractors and housebuilders so they can be legally enforced.	
 <b>SPORTS HALL UPGRADE</b>		As part of the delivery of early community facilities, and to continue uses enjoyed by village residents to date, the Sports Hall left behind by the Royal Engineers will see an upgrade/light refurbishment.	
 <b>A10 CAMBRIDGE RESEARCH PARK ROUNDABOUT</b>	Starting September 2020	Work will start on the new construction access, which will connect from the roundabout in September. While much of the work will be away from the road, there will need to be some night closures towards the end of November. Additional information will be shared in advance of those dates and diversion signage will be in place.	 
 <b>HISTORIC BUILDING RECORDING</b>		While there are no Listed Buildings on site, as part of the commitments laid down in the planning conditions and Heritage Strategy, a recording process has been agreed that will capture the layout and use of all the buildings on site to enable their story to be captured and future research on the role of the Airfield and Barracks to be carried out.	
 <b>MERE WAY CYCLE ROUTE</b>	Early discussions now. Consultation planned for later in Autumn 2020	This is a major piece of work the team is taking forward to deliver the 6.5km route from the new development to connect Waterbeach with the Science Park. The team is looking through detailed options with partners at the moment and will be coming out for thoughts and ideas later in the Autumn – watch this space!	
 <b>A10 BRIDGE</b>	Planning to be progressed later this Autumn	Linked to Mere Way, the development will provide a pedestrian/cycle bridge over the A10 to connect up to the Mere Way Cycle Route and better connect Waterbeach with its neighbours at Landbeach.	
 <b>PUBLIC REALM IMPROVEMENTS</b>	Early discussions underway in Waterbeach and Landbeach	The planning consent also triggered financial support and technical expertise to support Waterbeach, Landbeach, Horningsea, Cottenham and Milton with enhancements in the villages, which seek to discourage car traffic by putting in place measures that delay drivers and create an environment which gives greater priority to pedestrians and cyclists.	

 EVENTS    PLANNING    WEBSITE    KEEP AN EYE OUT



# Site set-up and construction access

Throughout the discussions we have held with local communities, the impact of construction traffic has been a core concern, and we know Waterbeach in particular has had bad experiences of muddy and damaged roads impacted by construction traffic.

The next few months will see significant investment in establishing the initial construction access – off Denny End Road, by the Cadets entrance – and the main Construction Access directly from the A10 at the Cambridge Research Park Roundabout.

Work will start on Denny End Road in mid August to put in place the initial access, which will enable us to set up the internal Haul Routes and the main Construction Access. This work will include:

- significant upgrade to the Cadets entrance and fencing with gates to control access to the site.
- signage to ensure construction traffic turns immediately left into the Barracks at the Cadet entrance.
- signage at other key locations to prevent traffic using other entrances into the villages.
- wheel washing equipment to ensure no construction vehicles leave the site without washing their wheels.
- site management to ensure safe entrance and exit of vehicles through the entrance and on to the A10 and to manage any issues if there are back-ups on the road by stacking vehicles within the Barracks until the route is clear. This will include two personnel based within the entrance and exit, who will monitor the operation of the entrance during operating hours.

Contractors will be mandated through their contracts to use the A14 and A10 to access the development, and they will be provided with appropriate maps stressing they must use these routes.

The main construction access will be from the Cambridge Research Park roundabout which will be opened in early 2021. The Denny End Road access will enable this to be created and set up the internal haul routes which will help control construction impacts for residents.



If anyone does spot vehicles not using these routes or coming through the village please do report it to us using the details below so that we can ensure this is taken up with the contractors and resolved.

Use of the access will be limited to core operational hours for the site which are:

- 7.30am to 6.00pm Monday to Friday
- 8.00am to 2.00pm on Saturday

Deliveries will also be kept within these hours. However, when the contractors are appointed, we will be endeavouring to reduce deliveries during peak hour traffic of 8.00-9.30am and 3.30-5.30pm Monday to Friday when possible to minimise the impacts on traffic.

The Denny End Road Access will enable the main Construction Access to come forward and this will be installed from September, with the plan to start use of this from December 2020.

Caroline Foster, Senior Development Manager for Urban&Civic, said: "We have really listened to the concerns raised by residents through consultation and planned in setting up the site to take construction access away from the villages. The Denny End Road Access will enable us to set up the main access point at Cambridge Research Park roundabout, with most construction traffic then using this A10 entrance for the first phase of development.

"We hope the measures put in place will provide improvements to the existing road layout at the entrance to Denny End Road, and minimise the impact on the village. But we will be keeping it under review and do want to hear from people if it is causing issues or any drivers are not sticking to their contractual agreements to use the main roads to access the development."

If you see any issues, you can contact the team by:

**E** [waterbeach@urbanandcivic.com](mailto:waterbeach@urbanandcivic.com)  
**T** 01223 622533

# Homes England invests in Waterbeach

The former Waterbeach Barracks site has been granted a £61 million infrastructure loan from Homes England to accelerate the delivery of the new community.

The funding will pump prime a significant investment in delivering the first 1,600 homes and support:

- £40m of enabling infrastructure including earthworks and landscaping; cycle ways/foot paths; utility connections; a new Gateway access from the Cambridge research park roundabout; and a new Park&Ride facility.
- £20m of early community facilities will include the first primary school; refurbished sports hall; preliminary library and health facilities; equipped play areas, green gym and open spaces within wider parkland and woodland settings; and water sports, lakeside cafés and nature walks around the 23 acre lake.

In this first phase alone, these works will see:

- 106,000m<sup>3</sup> of earthworks undertaken, with ponds created to take 19,000m<sup>3</sup> of water as part of the early delivery of the sustainable drainage system.
- 40km of cycleways and footpaths; 6km of roads; 5km of utilities; and over 3,000m of drainage.
- The planting of over 17,000 trees to enhance and extend the existing woodland.

Housing Minister Rt Hon Christopher Pincher MP said: "Building the homes we need is central to the mission of this Government, which is why we have safely reopened the housing market. This £61 million investment from Homes England, the Government's housing accelerator, will deliver the building blocks of a community that people will be proud to call home, including a new primary school, health centre and community centre."

Urban&Civic will be placing the first £15 million worth of contracts to local businesses in the next few months, providing a substantial windfall for the local economy.

Neil Milligan, Head of Infrastructure Finance at Homes England said: "Our investment in large scale, long term projects like Waterbeach demonstrates how our funding can help to accelerate the ambition of master developers like Urban & Civic in developing great places to live and work."

"Covid-19 has presented the industry with many challenges, and it's great that despite these setbacks we can continue to secure agreements with our partners that build on our pipeline of investing in quality homes and communities and support the wider industry in its recovery."

Nigel Hugill, Chief Executive of Urban&Civic, said: "Waterbeach Barracks provides the most stunning lake side location and is much the largest development in the country to be started since the onset of Covid-19. The project will have all the characteristics typically associated with Urban&Civic: great schools; fabulously generous and accessible green spaces; imaginative play areas; and next generation broadband, with an enduring emphasis on local and community. Cycle and bus connections are built in from the outset. Partnership funding from this Homes England loan enables us to set a pace and scale for this initial work and deliver fully and early on our commitments."

Catherine Davies, DIO's Head of Estates, said: "Waterbeach is a great example of the public and private sectors working together to fulfil a public need. This agreement marks a significant step forward in the process of redeveloping this second world war airfield to provide new homes and facilities for the people of Cambridgeshire."

# Design Code approved

Following extensive consultation and testing, the Design Code for the Waterbeach development has been approved. The Code sets the bar high to ensure the high-quality vision is delivered across the first phase and establish the standard against which future phases of the development will be assessed.

The Code covers the first 1,600 homes as well as the first primary school and community spaces for health and libraries, significant green space with up to 11 acres of grassland, large areas of woodland and over 25 play areas, alongside allotments and orchards.

The first phase will also open up the 23 acre lake, with waterside amenities along with running and cycle routes around the lake and woodland, all designed to support healthy lifestyles in the new and surrounding communities. Part of the historic Causeway that connected the village of Waterbeach to Denny Abbey, north of the Barracks and Airfield, will also be delivered to provide a route for existing residents to the new opportunities and facilities coming forward.

The first phase of development will create a key gateway and sustainable travel hub on the A10 Cambridge Research Park roundabout and include cycle connections to the Science Park and along the A10 to the City Centre.

The approval of the Design Code marks the beginning of the next stage of planning and will enable a number of detailed (reserved matter) applications to come forward for individual aspects of the development, including the primary school and the first homes.



## Archaeology at scale: 7 hectares of exploration

Before the first phase of Waterbeach Barracks begins, extensive archaeological investigations have been carried out to capture the history of previous residents and allow their story to inform the future designs and features of the new development.

The Waterbeach development is located at the junction of two important Roman regional transport links: the Car Dyke (Old Tillage) Roman canal, which is one of the greatest engineering feats carried out by Romans in Britain; and the Roman road known as Akeman Street, which connects Ermine Street near Wimpole Hall and runs along the alignment of Mere Way joining the broad route of the A10 up to the North Norfolk coast. These connections made the area an appealing location for living and trading, and Oxford Archaeology East is helping piece together the jigsaw of Waterbeach Barracks' past.

Following desk-based research and geophysical surveys of the key areas of the site, the Cambridge-based archaeology team has opened nearly 140 archaeological trial trenches across the entire site to further explore what buried archaeological remains could have survived the more recent agricultural and military uses of the airfield.

Oxford Archaeology East has now dug approximately 7 hectares – the size of 10 football pitches – in the northern corner of the airfield, where early evaluation identified a potential Roman settlement.

Having stripped the topsoil with excavators, the team was able to delve deeper with hand tools to explore and interpret the layers of history beneath. This included a complex system of ditches, dating to the latest Iron Age and Early Roman period (c2,000 years old) as well as a range of artefacts: from Roman pottery and coins to an amazing Bronze Age palstave axe-head. A number of pottery kilns were also found that would have produced pottery during the Roman period – likely of similar style to the well-known Horningsea wares produced in Cambridgeshire along the fen-edge in the 2nd to 4th centuries.



Stephen Macaulay, from Oxford Archaeology East, said: "Waterbeach Barracks is a fascinating site and the new development gives us a unique opportunity to capture the essence of its foundations and an understanding of how our ancestors lived and worked the land. It is great working with Urban&Civic, who will reflect this in the new development. This helps engage people with the past, which is really important to us."

Unfortunately, Covid-19 has meant that the plan to involve local schools and community input to the digging, cleaning and sorting of finds could not happen, and the team is now pulling together the finds, analysis and reports to be able to share the information more widely as the restrictions ease.

Further archaeological excavations will take place in advance of each phase of development and the work will be an ongoing process; revealing more about the story of the site each time and providing further information on the Iron Age and Roman settlements of Waterbeach and the wider Cambridgeshire fen-edge.

Rebecca Britton, Communities and Partnerships for Urban&Civic said: "Waterbeach Barracks is a historic place with rich layers of heritage that span millennia. While the recent military past is something that we are all familiar with, this work enables us to dig deeper into the past, find out more about how our predecessors lived and what they did here. This is not only incredibly useful in informing our understanding of the past, but also provides a rich seam of inspiration for the future development: whether its street or park names, the design of public art, or part of connecting future residents with the history literally under their feet."



**History is a great way of establishing connection between people and is part of our wider commitment to working with Denny Abbey, the Tithe Barn at Landbeach, Wicken Fen and other important local heritage assets to engage people with and celebrate the amazing history around us in this part of Cambridgeshire.**



Rebecca Britton, Communities and Partnerships for Urban&Civic



# Essential safety work to cherry trees

Essential work has been carried out to a number of the ornamental cherry trees in the avenue that runs from Denny End Road into the main entrance of the site to ensure the safety of pedestrians and cyclists.

The avenue was planted in one go and the cherry trees range from 50-65 years old, which means that a number of the trees are reaching the end of their life.

Following a full safety check by an arboriculturalist, eight from the 28 that line the entrance avenue had to be removed. These will be replaced in October, in the planting season, to give them the best start in their new home.

The new cherry trees will be 8-12 years old and about 14-15 feet tall. Their age is ideal to enable their root system to establish quickly and grow well. Wood from the removed trees will be retained with the aim of using it in future areas of the development, as part of wayfinding, artworks or features within the landscape.

A management approach is in place to monitor and maintain the avenue, replacing trees as required to provide a robust and stunning entrance between the village and the development for the long term.



# Waterbeach Toddler Playgroup

Exciting times lie ahead for Waterbeach Toddler Playgroup as its new home in the re-purposed building at the entrance of Waterbeach Barracks nears completion.

Work is back on track after a few Covid-related delays, and the transformation of the old 'short arms' shooting range into a bright and dynamic space for the Playgroup is due to be completed by mid-October. Once the Playgroup has access to the building, it will be able to start arranging a registration visit with Ofsted. When Ofsted has been out to do the registration visit, the Playgroup will be able to operate from its new premises, which will hopefully be at the end of the Autumn term or beginning of the Spring term.

Educational needs and the Early Years curriculum have changed since the Playgroup was established over 30 years ago, and its current premises are showing the wear and tear of all the children that have used the setting during this time period.

This redevelopment project has provided the Waterbeach Toddler Playgroup with a fantastic opportunity to create the space they have been longing for, and provide for future expansion, potentially doubling its current capacity.

The new building has more flexible space, with two playrooms for the children as well as an office, a reception area, as well as a larger outdoor play space. The Playgroup plans to initially operate out of one room, but will expand to the second over time, so there will be plenty of capacity to serve existing and new families.

Wayne Badcock, Playgroup Leader, said: "It has been fascinating watching this old, windowless building being completely revamped and given a new lease of life. It will be a bright and inspiring place and we can't wait to see the children's faces when we move in. Our current premises are very limiting, and the move will give us so much more quality space for the children to learn, play and be creative as they prepare for future school life.

"We'd like to thank Cambridgeshire County Council and Urban&Civic for facilitating our relocation – helping ensure that children from the village, and surrounding villages, will have a fantastic start to their learning experience and enabling us to develop and grow to meet the additional needs for early years provision in Waterbeach – now and in the future."

To mark this new stage, the Playgroup is changing its name to Herons' Pre School.

In recent years, family and friends of the children going to the Playgroup have supported many fundraising activities, including the popular Waterbeach Running Festival that takes place at the Waterbeach Barracks each year. Sadly, this year's event had to be cancelled due to guidance to reduce the spread of Coronavirus, and they moved to an online version of the event, but they are hoping to be back next year.

The work is being undertaken by G&S Hutchinson Ltd and project managed by Gleeds Building Surveying Ltd.



# Royal Papworth accommodation

A couple of years ago, Urban&Civic refurbished some of the former barrack blocks at Waterbeach to provide key worker accommodation for 235 staff from Royal Papworth Hospital.

The accommodation, which consists of a single bedroom with shared living rooms, kitchens and laundry facilities, has been really busy over the past few months with long stay tenants being joined by hospital staff moving in on a temporary basis, so they can continue to work and protect their families at home during Coronavirus.

Royal Papworth Hospital's Chief Operating Officer, Eilish Midlane said: "The past few months have been the most stressful and challenging many of us have experienced and we are proud of the hard work and dedication of our staff. Having the Barracks accommodation has been a bit of a haven for many of our staff and we've had great reports about the spirit and camaraderie of those staying there. It is a great place to go back to and rest between shifts and is only a mile from the train station."

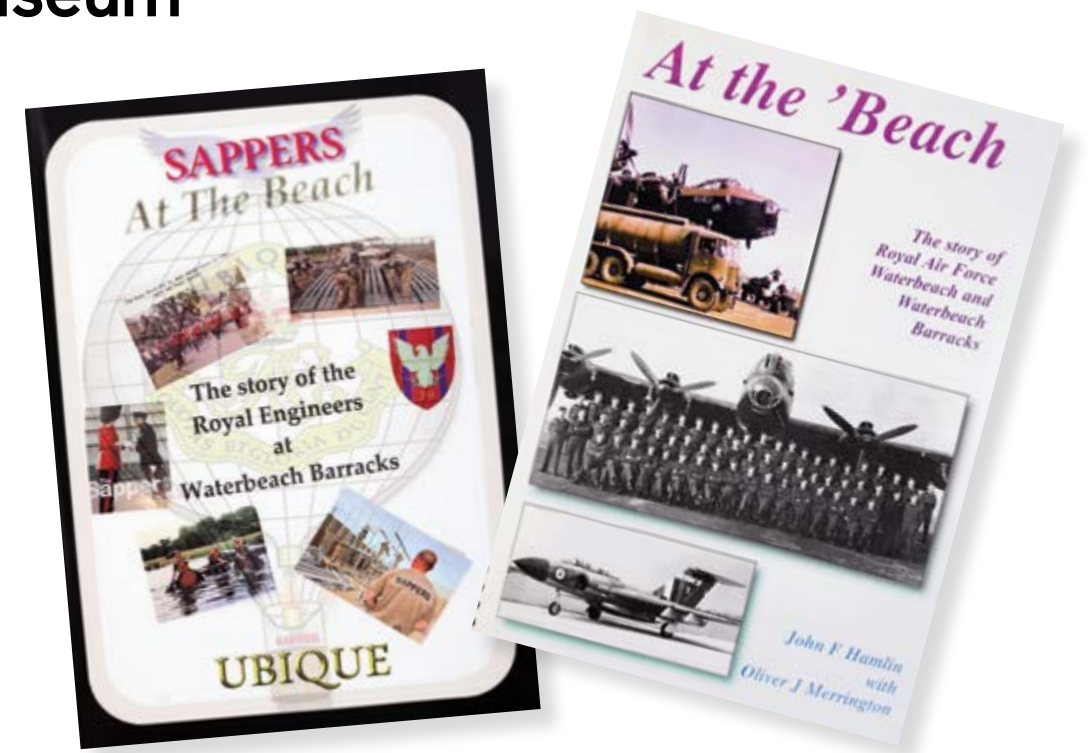
We caught up with one of the first residents to move into the barracks, who explained the benefits of the affordable accommodation, the facilities and great transport links to the wider area, which meant it was easy to commute to the school where she is studying part-time for her master's degree.

Marina Garcia said: "The great thing about the accommodation is that it takes a big weight off my mind. I have a comfortable and affordable base, so am able to do a challenging shift at work and then concentrate on my studies for my MA. I am really looking forward to the development unfolding around us, and especially the lake opening up."

Life has changed significantly in the last few months since the outbreak of the Coronavirus pandemic and staff at the hospital have been doing an amazing job. We wanted to take this opportunity to express our thanks and appreciation for all the NHS staff who have continued to care for patients in these really challenging times.



# Waterbeach Military Heritage Museum



Waterbeach Military Heritage Museum is located in the community building just beyond the main gate to the former barracks site. The Museum opened in 2016 and is dedicated to preserving Waterbeach's military heritage and displays a fascinating collection of objects, photographs and memorabilia.

It has three rooms dedicated to the Royal Air Force based at the airfield during the second world war, with much of the Air Force collection donated by former members of 514 Squadron, which still has its annual reunion in Waterbeach. A further two rooms in the museum are devoted to the Royal Engineers, who took over operation of the airfield in the 1960s and built the 23 acre lake in the middle of the site to practice aquatic landings.

The Museum is usually open from March to October but was unable to open earlier this year due to the Covid 19 pandemic. Urban&Civic is working with the Museum to put in place appropriate measures so it can open safely for visitors, volunteers and trustees.

As soon as a date is confirmed to reopen, the museum will advertise on noticeboards in Waterbeach and the surrounding area and post on social media pages, including the Museum's Facebook page.

During this quiet time, the Museum trustees have taken this opportunity to develop a website, which they are currently refining: [www.waterbeachmilitarymuseum.org.uk](http://www.waterbeachmilitarymuseum.org.uk)

The website has a wealth of information about the military history of Waterbeach and includes highlights from the Museum's collections. It also provides details of how you can become a Friend of the Museum to help keep this valuable historic resource open and alive for members of the public to enjoy and appreciate. An application form is available to download from the website and all Friends receive a commemorative pin.

The Museum website also has a shop, which has a range of historic books. *At the Beach* provides information about the times when Winfold Farm became a RAF Base from 1941 to 1966, whilst *Sappers at the Beach* focuses on the period when the 39 Engineer Regiment was based at the Barracks (1966 to 2012).

If you would like any further information or would like to arrange a group or educational visit once the Museum has reopened, please email [waterbeachmilitarymuseum@waterbeach.org](mailto:waterbeachmilitarymuseum@waterbeach.org)

# New Meaning homes for the homeless



Six modular homes for homeless people, constructed in a hangar at Waterbeach Barracks, have been completed and delivered to their new Cambridge home on Church of England land in Barnwell.

The project – one of the first of its kind in the UK – was created by a team that has experienced homelessness and long-term unemployment. Their approach is a part of the vision of New Meaning, run by Bottisham-based John Evans, which supports people who might struggle in more conventional settings to gain skills and work experience.

“There were 11 work experience trainees,” says John, “including six ex-homeless, three long term unemployed and two introduced by Cambridge Regional College also benefitted from time on this project under supervisor, Peter Cairey, himself formerly homeless. The aim is that they can gain skills and confidence and make themselves more employable in a positive environment, but also the time spent together means they can share their experiences and have some coaching and support along the way from us and especially from each other.”

One of the volunteer trainees, David Muiruri was a former qualified design draughtsman in the Army engineers based at Waterbeach for 12 years. Another, Steve Hadaway had also served in the Army and joined the team of six as they made the homes from a blueprint by St Neots-based interior/furniture designer Simon Bray. The team received training at EDGE Construction Skills hub, which Urban&Civic run at their Alconbury Weald development, sponsored by the Construction Industry Training Board (CITB).

All the parts, frames, fittings and fixtures were bespoke for the project, supplied by Supersips Ltd, whose CEO Les Crossley also served at Waterbeach in the Army. It is hoped that the project can be replicated elsewhere and used by other organisations looking at modular homes to ease housing pressures, including councils.

With the finishing touches made to the units in situ, the first six residents – five homeless people and a supervisor, also formerly homeless – can move in.

The project was led by Allia, New Meaning Foundation and Jimmy’s Night Shelter in Cambridge. Each of the units has been sponsored by local companies including Brookgate, Hill, Howard Group, Marshall Property Group and Greater Cambridge Partnership. Pro bono professional help has been provided by Barr Ellison, Carter Jonas, Corporate Architecture, Robert Myers Associates and WSP; Mick George coordinated the site preparation free of charge. New Meaning also made a significant financial contribution. The church has provided the land for the units and Urban&Civic provided the space to build them and support and training for the team building them.

# Living classroom planned for Waterbeach

As part of its ongoing commitment to inspire future generations, Urban&Civic is collaborating with Form the Future to establish the Waterbeach development as a living classroom for local schools. Bespoke events and activities on site will reflect the curriculum of local secondary schools and support classroom learning across all year groups, whilst promoting aspirations and career opportunities in the built environment.

Form the Future is a Cambridge-based Community Interest Company (CIC) that empowers young people in their career choices and prepares them for the future; and enables businesses to build a ‘talent pipeline’ with local schools. It bridges the gap between the worlds of schools and business, brokering collaborations, events and opportunities.

Anne Bailey, CEO for Form the Future, said: “We are delighted to be supporting Urban&Civic with its jobs and skills programme at Waterbeach. The site presents a fantastic range of opportunities throughout the development process and we are looking forward to exploring ways we can bring classroom lessons to life and inspire children with the wide range of careers available in the built environment, including those students and parents who may not have considered the opportunities on their doorstep.”

From linking maths to architecture and engineering, and biology to ecology and landscaping, the team will be able to create activities on site that can be applied as a learning resource.

Form the Future is currently mapping out a project plan and will be recruiting a team of teachers from local schools, across different year groups, to help develop bespoke events and activities that support the curriculum and enrich the learning experience.

There will be lots of career opportunities during the 15 year build at Waterbeach and Urban&Civic are setting up a jobs brokerage to help local people and students access roles coming forward.

To find out more, visit [www.formthefuture.org.uk](http://www.formthefuture.org.uk)



## In the community

Coronavirus restrictions have also had a big impact on some of our key local partners and the events they organise. With many local heritage attractions closed to help reduce the spread of the virus, there are still many opportunities for people to engage, support and enjoy and we hope the updates below provide inspiration for how you can get involved over the summer and autumn months.

## Farmland Museum and Denny Abbey

The Farmland Museum and Denny Abbey tells the story of farming, communities and life in the Cambridgeshire Fens over the past 850 years. A family-friendly museum located in a beautiful, rural setting close to Waterbeach, the Farmland Museum is an independent charitable museum that also manages the neighbouring Denny Abbey on behalf of English Heritage.

Following the Government announcement that museums can reopen, the team at the Farmland Museum and Denny Abbey is looking at how it can reopen safely and operate in a way that protect visitors, volunteers and staff, and also ensures a sustainable future for the museum. Updates on reopening will be provided on their website and social media channels.

Although the museum has been closed, the gardeners have been able to carry on maintaining the grounds during lockdown; the gardens are looking fantastic and the wildlife is flourishing. Check out some of the fantastic photos on their Facebook page or take a virtual look around the collections: [www.dennyfarmlandmuseum.org.uk/content/category/things-to-see](http://www.dennyfarmlandmuseum.org.uk/content/category/things-to-see)



Family learning is a big part of what goes on at the museum, with regular craft activity sessions taking place in the school holidays. As these can't be held as usual this year, museum volunteers have put together ideas to make your own crafts at home. These include:

- How to make your own pomander: a small pouch of aromatic herbs used in Medieval times to ward off illnesses they believed were transmitted through bad smells.
- Garden craft ideas: how to make sun catchers, wind chimes and a wind spiral.

[www.dennyfarmlandmuseum.org.uk/content/category/for-children](http://www.dennyfarmlandmuseum.org.uk/content/category/for-children)

As things start to return to the new normal, the team is keen to hear from anyone interested in volunteering. There is lots to do to get the site ready for reopening! Training will be provided, you just need to enjoy history and be friendly, approachable and have good people skills. Tasks could include chatting to visitors, helping with maintenance, giving guided tours, cataloguing collections, or keeping the abbey clean and tidy. Email [info@farmlandmuseum.org.uk](mailto:info@farmlandmuseum.org.uk) to express an interest and find out more.

Website [dennyfarmlandmuseum.org.uk](http://dennyfarmlandmuseum.org.uk)  
Facebook [@Denny.Farmland](https://www.facebook.com/Denny.Farmland)  
Twitter [@FarmlandMuseum](https://twitter.com/FarmlandMuseum)  
Instagram [farmland\\_museum](https://www.instagram.com/farmland_museum)

## Landbeach Tithe Barn

The Landbeach Tithe Barn is one of just a handful of buildings of its type remaining in Cambridgeshire. The Barn dates back to the medieval period and historic features include a thatched roof, elm timber frame, timber granary and brick threshing floor.

Urgent repair and restoration work to the Tithe Barn has been completed and the team is looking forward to welcoming back visitors, rescheduling events and activities, and providing a venue for weddings and special events when it can do so safely. Check its website and social media for the latest updates.

In the meantime, here are three Tithe Barn ideas to get active and involved:

### 1 Free cycle and footpath map

The Tithe Barn Trust has created a new FREE cycle and footpath route map from North Cambridge and surrounding villages to the Tithe Barn in Landbeach.

This beautiful 2.8 mile cycle and footpath route takes you from North Cambridge deep into the Cambridgeshire countryside along Mere Way and Akeman Street (originally a Roman Road from Cambridge to Ely) to the newly restored Tithe Barn.

[www.tithebaritrust.org.uk/find-us/](http://www.tithebaritrust.org.uk/find-us/)

### 2 Volunteer with us from home

The team is looking for a Marketing Volunteer to join its volunteer team. This is a flexible role in terms of time commitment and could be anything from 2-8 hours per week. You can also volunteer from home, so it can fit around these unprecedented times. Training available and you'll be joining a friendly team, as well as supporting a small charity.

To register an interest and find out more, email [tithebaritrust@gmail.com](mailto:tithebaritrust@gmail.com)

### 3 Become a Friend of the Tithe Barn Trust

The Tithe Barn Trust is a small charity with a mission to ensure the long-term survival of the ancient Tithe Barn, by breathing new life into the site, for everyone to enjoy. Your membership will help protect and maintain this special Grade II listed barn.

Website [tithebaritrust.org.uk](http://tithebaritrust.org.uk)  
Facebook [@FriendsofLandbeachTitheBarn](https://www.facebook.com/FriendsofLandbeachTitheBarn)  
Twitter [@TBarnT](https://twitter.com/TBarnT)  
Instagram [tithebaritrust](https://www.instagram.com/tithebaritrust)



# What's going on?

Unfortunately, due to Covid-19 restrictions, the community and sports facilities at the former Barracks site have been closed since the end of March 2020. This has meant that annual events such as Waterbeach Running Festival, the Squadron 514 reunion and Summer at the Beach have been cancelled or postponed. We are working with partners and reviewing the national guidance to open facilities up as soon as we safely can and we will keep everyone updated. In the meantime, there has still been a lot going on!



## Summer at the Beach

Local artists have been busy creating during lockdown and, to celebrate the fifth year of Summer at the Beach, they are planning to present an exciting *Unlocked* exhibition in the Terrace Units of Waterbeach Barracks later in the Autumn or Winter.

Urban&Civic is working with the organisers to ensure the exhibition, featuring diverse work by 14 artists living and working in the Waterbeach area and building on last year's festival that was visited by 800 visitors, can be run safely with social distancing guidelines observed.



**Summer at the Beach is a fantastic community event, especially in these times, and the quality and diversity of work is something to be celebrated.**



Gideon Pain, local artist and event coordinator

The artists are focusing on celebrating culture and bringing hope in these challenging times. Some activities, such as workshops and talks, will not be able to go ahead but the event will still ensure diverse artworks – from ceramics, sculptures, prints, paintings, installations and film – reminding us all the importance of art at the heart of our community.

The exhibition will be mounted in the historically evocative and architecturally unique Terrace Units, once home to the Royal Engineers heavy machinery maintenance department.

Artists taking part are:

- Sue Barnes – screen printer
- Chris Evans – mixed media artist)
- Theo Gayer-Anderson – artist
- Sheena Grummitt – artist
- Bridget Johnson – mixed media artist
- Karen Lewis – milliner
- Lily Manzur – artist
- Gideon Pain – mixed media artist
- Dave Pescod – mixed media paintings
- Tarryn Porter – illustrator
- Rosie Polet – mixed media artist
- Peter Sutton – mixed media artist
- Andrew Taylor – painter

[www.summeratthebeach.co.uk](http://www.summeratthebeach.co.uk)

# Wicken Fen

Wicken Fen supports an abundance of wildlife and offers visitors the chance to discover a lost landscape of flowering meadows, sedge and reed beds, where you can encounter rarities such as hen harriers, water voles and bitterns.

A new temporary route has been created on the Sedge Fen, where you can walk on a mown path through the meadow and via our woodland area where wildflowers and butterflies are in abundance. Wildlife has moved into areas of the fen beside the normal visitor routes during lockdown, so the new route gives wildlife space until it moves away again. Entry is by pre-booked ticket only, and you can book tickets via our website [www.nationaltrust.org.uk/wicken-fen](http://www.nationaltrust.org.uk/wicken-fen)

There is no need to book the car park or to walk in the wider reserve – including Burwell Fen and Adventurer's Fen – which local people have been able to access and enjoy during their daily exercise throughout lockdown. Dogs on leads are welcome on the routes in the wider reserve.

Julia Hammond, Communications Officer for Wicken Fen, said: "It has been great that local people have been able to enjoy the wider reserve during lockdown and for some it has been a real lifeline. We've had lots of positive feedback with many people enjoying the tranquillity and wildlife on the reserve as first-time visitors.

"During lockdown we saw wildlife move into areas of the fen where we have not seen them before, and we've also received visits from passage birds that we don't normally see such as golden oriole and marsh warbler."

There are over 40km of paths in the wider reserve with plenty of room for a safe socially distanced walk.

During the Summer holidays there will be a number of trails and other activities at Wicken Fen that families can enjoy. More information will be available on the Wicken Fen website and its social media channels.

- Website [nationaltrust.org.uk/wicken-fen-nature-reserve](http://nationaltrust.org.uk/wicken-fen-nature-reserve)
- Instagram [@WickenFenNT](https://www.instagram.com/WickenFenNT)
- Twitter [@WickenFenNT](https://twitter.com/WickenFenNT)



# Infrastructure

Transport and infrastructure is always a hot topic in the local area and recent weeks have seen a number of initiatives progressing as part of planned local investments, including: the Cambridge Metro; improvements to the A10; and public transport, walking and cycling links from the north and east of Cambridge.

## Consultation held on sustainable transport links

The Greater Cambridge Partnership (GCP) recently invited people to share their thoughts on early proposals to transform public transport and walking and cycling links from the north (Waterbeach to Cambridge) and east (Cambridge Eastern Access) to make it easier for people to get into and around the city.

People are being asked to share the challenges they face travelling into the city from these areas and what they think about potential improvements to walking, cycling and public transport along these routes.

Cllr Roger Hickford, Chair of the GCP, said: "The A10 and the A1134/A1303 routes suffer from significant congestion, with thousands of new homes and jobs planned for the area. Work has started on the Marleigh development on Newmarket Road while plans for Waterbeach New Town are advancing.

"It is vital we invest in better public transport and walking and cycling routes to help people get to jobs, schools, or other places quickly and safely without relying on using a car, so we can cut congestion and improve air quality."

The Cambridge Eastern Access and Waterbeach to Cambridge projects – along with two other dedicated public transport, cycling and walking routes put forward by the GCP – could form an integral part of the Cambridgeshire Autonomous Metro (CAM) in the future.

The feedback gathered will be used to develop more detailed proposals, which will be consulted on before any decisions are taken to develop ideas further.

For more information on the Waterbeach to Cambridge scheme, visit [www.greatercambridge.org.uk/transport/transport-projects/waterbeach-to-cambridge](http://www.greatercambridge.org.uk/transport/transport-projects/waterbeach-to-cambridge)

## Cambridge Metro moves a step closer

A milestone for the Cambridgeshire Autonomous Metro (CAM), a world-class, regional public transport network, has been reached with approval to set up a separate company tasked with taking its delivery to the next level.

The delivery body, called a special purpose vehicle (SPV), is necessary because of the increasing scale of the project, which is one of the largest infrastructure schemes in the UK. Other schemes, such as East West Rail and Crossrail, operate using similar delivery bodies.

The Cambridgeshire and Peterborough Combined Authority Board, chaired by Mayor James Palmer, approved the formation of the SPV at its meeting on 5 August.

As well as setting up the delivery body, the next phase is the appointment of an outstanding chairman of the SPV Board in September, followed by the appointment of a Board of leading experts.

Mayor James Palmer said: "The SPV will be geared specifically to drive forward the CAM, harnessing the science, engineering and technology talent we have locally, and building confidence and support from Government and investors. It is an exciting new phase."

The CAM will operate a zero emission, fast, frequent 140-kilometre public transport network running as far as St Neots, Haverhill, Alconbury and Mildenhall, via tunnels in Cambridge. It will support new homes people can afford, in sustainable developments, ensure the future of our globally competitive economy, and deliver jobs and greater opportunities to more people across the region.

For more information, visit: [www.cam.consultationonline.co.uk/](http://www.cam.consultationonline.co.uk/)

## Combined Authority A10 virtual exhibition

The Combined Authority recently invited people to visit a virtual Public Information Exhibition and have their say on the shortlist of options being considered to improve the Ely-Cambridge stretch of the A10.

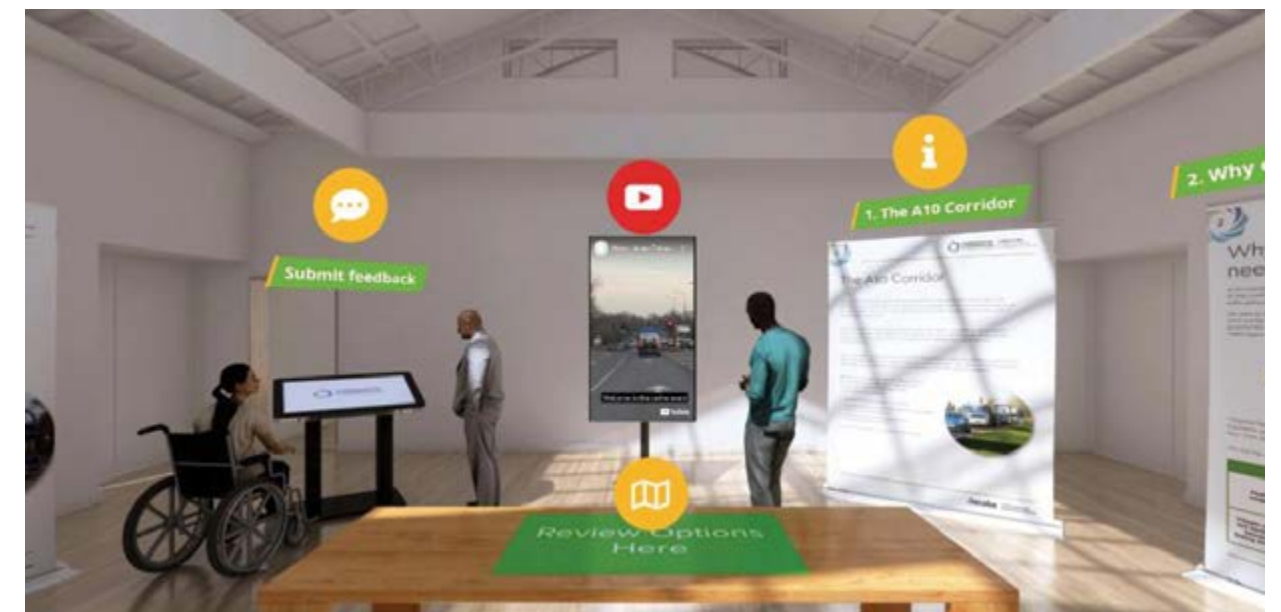
Mayor James Palmer wanted to hear people's views as early as possible and an online information event was held to share the routes with people and invite their comments. Over 6,500 unique visits were made to the virtual exhibition and over 700 feedback forms were submitted. Feedback will be used to ensure the statutory public consultation later in the process is as inclusive and accessible as possible.

James Palmer, Mayor of Cambridgeshire & Peterborough, said: "We're not committed to any options yet and I'm eager for lots of insights from the community to help inform not only the public consultation due later, but also the ultimate decisions about the greener, better A10 we want for our future.

"The ideal A10 needs to tick a lot of boxes, accommodating not only active travellers who are walking, cycling, or riding horses but also wide, slow-moving agricultural vehicles. We expect an increase in bus services, linking into a greener public transport system. A better and safer A10 needs to relieve pressure on rat-runs through the villages and help clean up air quality. It has a lot to deliver – but it's a public highway and we need the public's input to get it right."

The long-list of possibilities was narrowed to the eight top options, which will be assessed against effect on traffic flow, junctions and other roads; positive and negative social, economic and environmental impacts, and value for money.

Further information and updates can be found at [www.cambridgeshirepeterborough-ca.gov.uk/about-us/programmes/transport/a10/](http://www.cambridgeshirepeterborough-ca.gov.uk/about-us/programmes/transport/a10/)



## Sites shortlisted for waste water treatment plant

Anglian Water has shortlisted three potential site areas for the relocation of its Cambridge Waste Water Treatment Plant – two located between the villages of Milton, Impington and Landbeach, with the third between the villages of Fen Ditton, Horningsea and Stow-cum-Quy.

The new works will deliver critical waste water services to residents in and around Cambridge in a modern, carbon-efficient facility.

The site areas were shortlisted following a detailed and iterative site selection study that considered a range of criteria, including the potential impact on local communities. It also considered impacts on the environment such as on protected and sensitive wildlife sites and technical factors, including the complexity and cost of the construction.

For more details, visit [www.anglianwater.co.uk](http://www.anglianwater.co.uk)

Urban&Civic is the Ministry of Defence's development manager for the Waterbeach Barracks and Airfield site; one of the largest brownfield sites in the country.

If you would like to meet the team, discuss any ideas or issues about the development, have a tour of the site or look at the community facilities, then please contact:

**T 01223 622533**

**W [waterbeach@urbanandcivic.com](mailto:waterbeach@urbanandcivic.com)**

Rowan berries growing opposite the Royal Papworth Hospital accommodation. In European folklore it was thought to be a magical tree, giving protection against witchcraft.



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