

**Waterbeach
Barracks
Newsletter**

**Winter
2021/22**

13



Urban&Civic

Welcome to the latest Waterbeach Barracks newsletter

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Hello



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Welcome to the winter edition of the Waterbeach Barracks newsletter.

The transformation of the former barracks and airfield to a new community is progressing well and, in this edition, we have provided an update on work onsite as we continue to move from planning to delivery; with our first residents expected to move in this time next year.

As well as site preparation, infrastructure and landscaping, a key consideration in the new development is accessibility for all and this is being incorporated in the design of facilities and amenities – from play spaces to street furniture.

Travel and transport continue to be an important part of creating a sustainable new community and recent work has focused on the delivery of early pedestrian and cycle routes, both on and off site. Improvements to the A10 pedestrian/cycle path will begin in the next few weeks, as we finalise the plans for work on the Mere Way cycle route to start in the spring. Alongside this newsletter you should have received a notification of the A10 start of works. The development will be delivered in phases over the next 15 years and, as each phase comes forward, additional infrastructure will be put in place alongside the homes. We will keep talking to you as each phase moves forward.

We also continue to work with and support local community initiatives and are delighted to welcome the Waterbeach Community Market to the Barracks, with local artisans selling a wide range of products on the third Sunday of each month. We also provide an update on the great work and activities of the Military Heritage Museum, Farmland Museum, Tithe Barn and the Great Fen.

Finally, I'd like to take this opportunity to introduce you to Bruce, who has joined the Waterbeach team and will be supporting with a range of community activities.

We hope you find this edition of the newsletter interesting and informative. We will be holding an online forum in February (see details below) but if you have any queries in the meantime, please get in touch.

With very best wishes
Rebecca Britton

Urban&Civics online forum

As you are probably already aware, we meet monthly with Waterbeach Parish Council. We would also like to hear from the wider community and would therefore like to invite you to an online session, in which we will update on the development and provide an opportunity for you to ask questions of the team.

You can submit questions in advance for this – or indeed at any time to us – by emailing waterbeach@urbanandcivic.com.

Hold the date: 7pm on 2 February 2022.

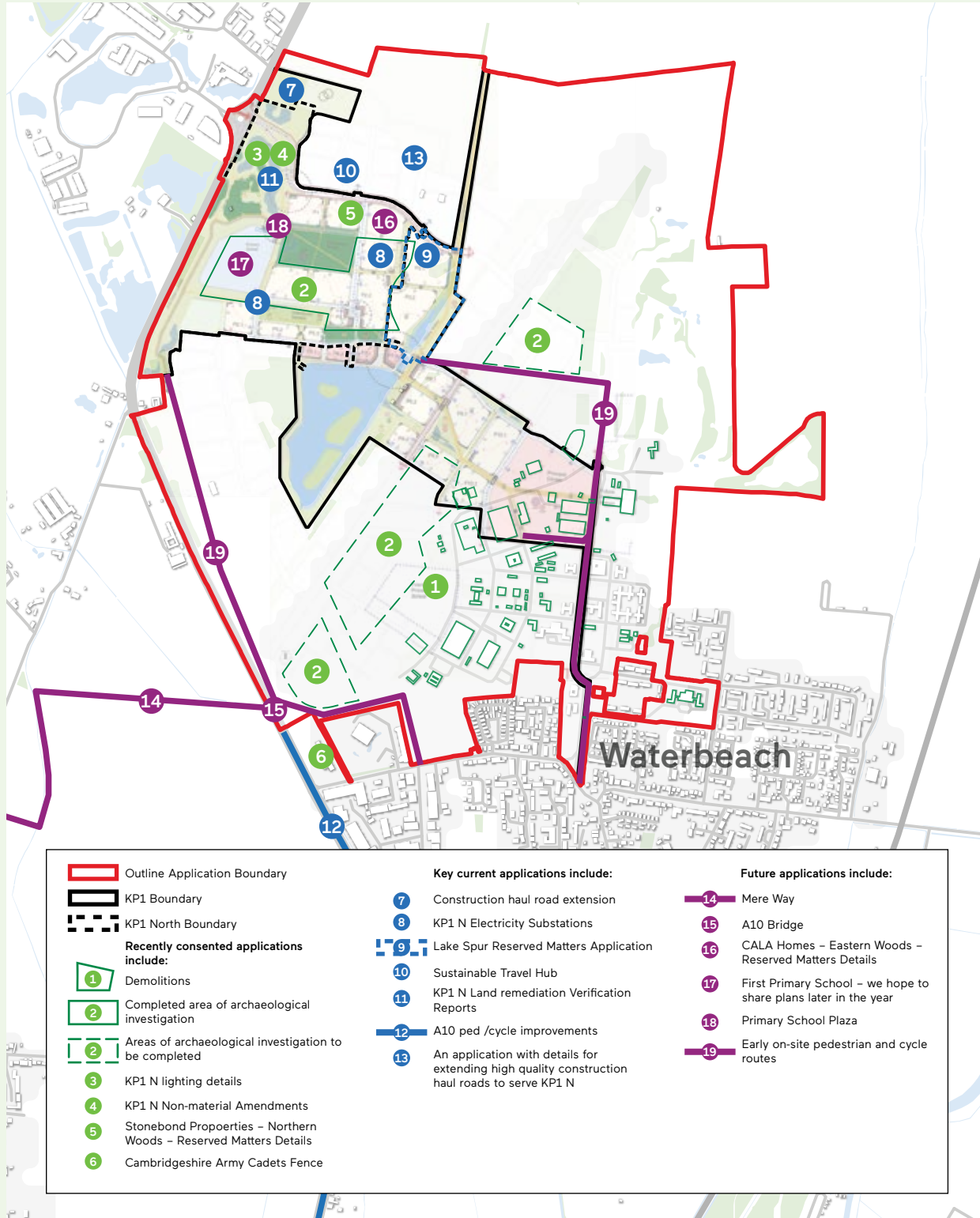
We will post details on our website and Twitter @WBWaterbeach.

Don't forget you can also subscribe to our e-news updates at www.waterbeachbarracks.co.uk

Planning to delivery

It has been a busy time progressing planning applications through to delivery onsite and working through the planning conditions, which are a crucial part of ensuring a robust approach to the development coming forward.

Over the next few pages, we provide an update on the progress being made to complete the planning conditions before people can move in (see table opposite) and on the planning and delivery side of the development.



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:

- Not yet discharged
- Submitted to LPA and not determined
- Discharged / in compliance with

Condition number	Summary of condition requirement	Status
Pre-commencement of development and any enabling works		
8	Site-wide Construction Environmental Management Strategy	●
9	Unexploded Ordnance – site-wide mitigation scheme	●
10h	Archaeological Written Scheme of Investigation (for Key Phase 1)	●
10i	Land Investigation and Remediation Scheme (for Key Phase 1)	●
Pre-commencement of development		
23	Northern park planting – structural planting scheme to filter views between the proposed development and Denny Abbey	●
Pre-commencement of development within a reserved matters area		
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 (Key Phase 1 north works)	●
18	Submission and approval of an Air Quality Monitoring Scheme to be undertaken in the vicinity of the A10 and the primary access routes into and across the site.	●
21	Prior to any habitable building being brought into use within a Reserved Matters Area requiring remediation, such remediation is to be completed as specified in the Land Investigation and Remediation Scheme (Key Phase 1 north works)	●
Prior to or concurrent with approval of Key Phase 1 framework		
13	Heritage strategy	●
Prior to approval of Reserved Matters applications within Key Phase 1		
10	Key Phase 1 – Framework submission. Prior to the approval of any Reserved Matters applications within the Key Phase	●
Prior to demolition of existing buildings with re-use potential		
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.	●
Pre-occupation		
20	Highway adoption	●
26	Refurbishment of the Waterbeach Barracks Sports Hall	●
27	Site access from the A10 Cambridge Research Park roundabout	●
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	●
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	●
30	Waterbeach bus stop	●
31	Public transport interchange	●

Planning to delivery

The first phase of Waterbeach Barracks will deliver: up to 1,600 new homes alongside the first primary school; a local centre with leisure uses, shops and a community centre; transport links including a Sustainable Travel Hub and offsite cycle connections; and onsite cycle and walkways, play spaces and running loops. The infrastructure for the northern part of the phase was approved last year and work is well underway.

A planning application for connecting infrastructure around the north and east of the Lake was submitted in August. Work will start as soon as consented so we can complete the infrastructure framework serving the first built development parcels at the northern part of this phase.



The work of the project team has focused on setting out the network of infrastructure that will support the development including foul and storm drainage with pumping station, cycleways, footpaths and roads as well as the supply and installation of services including water, electricity and broadband fibre.

Bedfordshire-based company ECL Civil Engineering has been carrying out this work which, alongside delivering at scale, also includes intricate detailing such as installing heritage footways in key areas, putting in place the development's first benches, soft landscaping and preparing tree pits for the extensive planting that is coming forward over the next few weeks.

So far, working with the groundworks team, they have recycled 50,000 tonnes of waste material and retained it onsite in the future infrastructure. That's twice the weight of the Statue of Liberty and represents 99.9% of waste material being recycled and reused onsite within the development. The only waste taken offsite was from areas of diesel contamination, asbestos and other chemicals that are subject to specialist removal and disposal.

The ECL team has also been preparing large green spaces, which will then be transformed into formal and informal play areas and open spaces for new and existing residents to enjoy.

John Burrows, Senior Project Manager for ECL, said: "The team has been working hard over quite a large area of land to bring forward this first phase. We are now handing it over to both housebuilders and the landscapers who will start to put in the landscaping, play spaces and homes, which will really bring this first phase to life. We're all really proud of the quality of work we are putting in and thrilled to have recruited local people to join the team to help us take this contract forward."

Caroline Foster added: "Our project managers are working hand in hand with ECL to ensure that the vision and detailed plans are carefully implemented. This first phase has to demonstrate the quality of place we are looking to bring forward at Waterbeach: from the location of our many benches people will use, to the robust water infrastructure most people will never see, it is crucial we get every detail right."

ECL sponsor Waterbeach Beer Festival



Last September, in a change of format, Waterbeach Colts FC (WCFC) Beer Festival saw local teams – Waterbeach Colts Coaches and Waterbeach Sunday FC – compete against ECL in a charity match to raise money for local charity Mummy's Star.

Spectators also enjoyed watching WCFC's Under 8 and Under 10 football teams play matches against visitors Ipswich Town the following morning.

Over 1,000 people attended and enjoyed a range of beers supplied by Milton Brewery, catering from a range of food trucks and live music from local performers.

Planning to delivery

Phase 1 East: infrastructure

A detailed planning application has now been submitted for the green, grey and blue infrastructure and associated works for the eastern side of the first phase – Phase 1 East. This runs east of the lake towards the future Town Centre of the development. It includes landscaping, strategic green infrastructure, allotments, streets, footpaths and cycleways, streets furniture, utilities, and foul and surface water drainage.

It also includes a number of important features such as the Memorial Garden and a larger Memorial Park, which the Garden will sit within, Causeway Park and a Linear Park that will provide a green connection from the future Town Centre to the lake. This will also form part of the future Causeway, which reinstates a historic connecting route from Waterbeach Village and Abbey, up to Denny Abbey.

See page 14 for more information on the Memorial Garden and the new Park planned.

New construction access

With Stonebond and CALA Homes securing planning permission, and Stonebond starting onsite, the team has secured a construction access just north of the existing access on the Cambridge Research Park roundabout. This will enable the roundabout access to be purely used as a residential gateway entrance and not have to also function as a construction access.

Right from the beginning, Urban&Civic has been determined to route construction access away from communities and responded to the experiences of Waterbeach residents by setting up access away from the village. Now permission has been granted to put in an access that ensures new residents will benefit from construction free travel.

The entrance will feature a 'left in / left out' entrance, after extensive discussions with the Parish and County Council to refine the approach, and should be put in place over the next few months.

Phase 1 North: landscaping

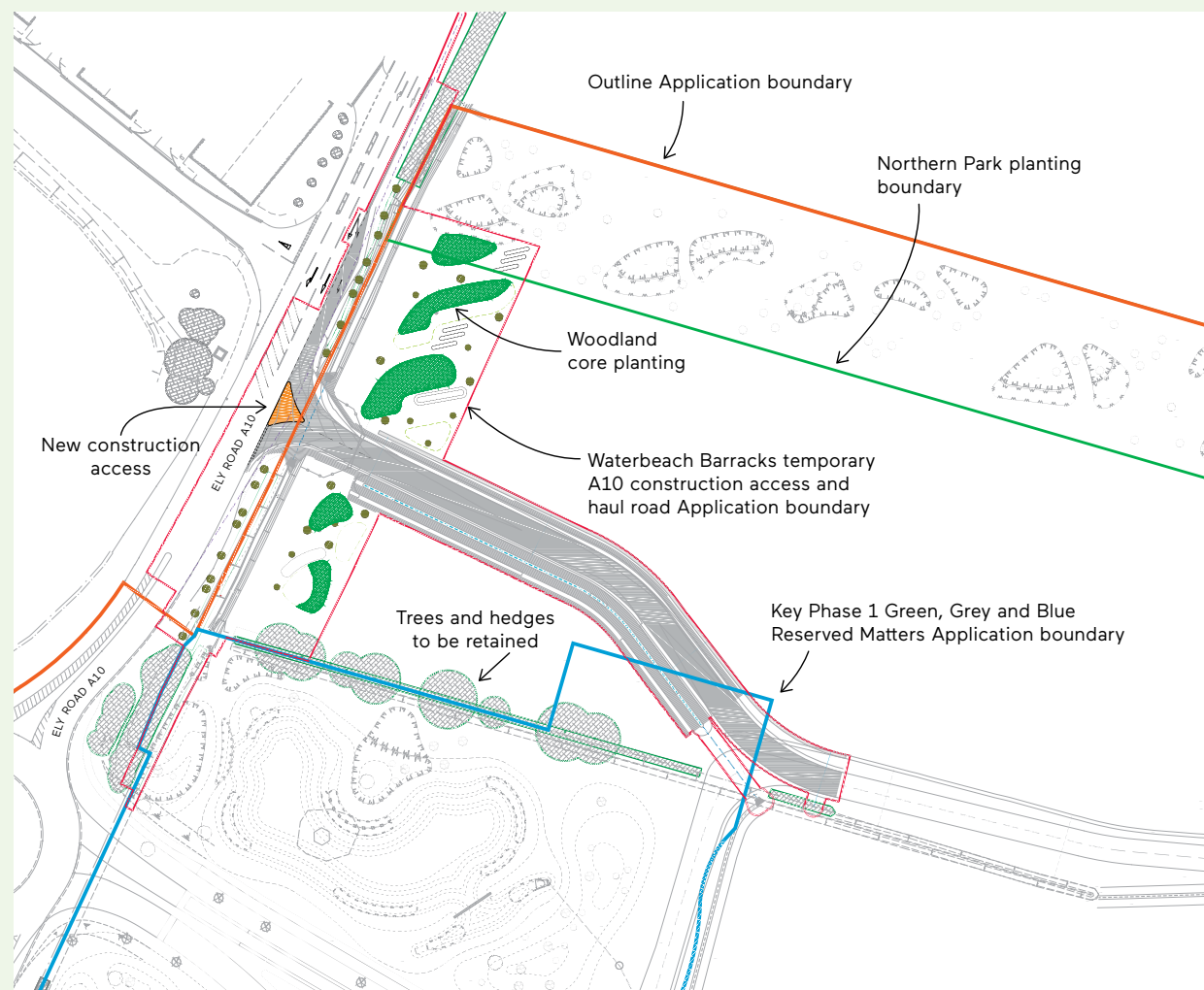
Award-winning landscaping company Ground Control has started work on the soft landscaping for the first area of development coming forward. This includes planting over 11,500 trees as well as shrubs and wildflowers in Phase 1 North. The area of landscaping extends to the woodlands along the A10 boundaries and includes work to make these areas both safe and interesting for people to explore, as well as establishing a sustainable landscape for nature to flourish.

The team's immediate priority is planting, with a range of plants and trees recently delivered to their compound onsite. In total they will be planting 17,000 trees over the course of Phase 1. For this early planting, the secret is in preparation: with work to mark out and prepare tree pits to provide the best chance for some of the more mature trees to become established.

Simon Morrish, CEO from Ground Control said: "For us, one of the most exciting aspects of this project is the alignment of sustainability goals with the wider Waterbeach Barracks project. As a company, we are certified as Carbon Neutral and are making further strides with battery-powered tools and alternate fuel sources. We also have an Evergreen Fund dedicated to innovative environmental initiatives and carbon sequestration.

"We are already considering how we can improve sustainability from our initial plans, with a new welfare cabin for our teams that uses solar panels and rainwater harvesting set to arrive in coming weeks."

Ground Control will also be exploring how the team can use local skills and recruitment, to support their team and undertake specific roles as the business grows and sets down roots in the area.



Demolition programme

As part of the transformation of the former Barracks, a range of former military buildings in various states of disrepair – from garages for military vehicles, ammunition bunkers, storerooms, offices and hangars – need to be removed.

The buildings have been painstakingly reviewed and catalogued as part of a historic record, and the team has been working with Royal Engineer veterans to record their memories of life onsite as it begins its transformation.

The materials from the demolition work will be carefully graded, cleaned and recycled for use onsite as part of future aggregate for roads, drainage systems and other infrastructure. Only asbestos and specialist materials are being removed from the site for disposal.

DSM Group is leading the demolition programme, and much of the work to date has focused on safely removing asbestos from affected buildings and removing non-structural elements inside and outside the buildings, including internal fixtures and fittings, walls and ceilings. Internal fixtures with heritage significance, such as the window with a simple stained-glass cross from the chapel and signage from buildings has been carefully removed and preserved for use in the new development or displays within the Museum or community buildings coming forward.

So far, 12 buildings have been removed and demolition work will continue in phases through the winter. This will include:

- General site clearance
- Mechanical demolition of identified buildings
- Removal of slabs and foundations
- Crushing of concrete arisings.

Southern hangars scheduled for demolition late January/early February



Demolition of Building 63 – built in 1940 and refurbished in 1990 – and used as offices and store/armoury

Late January/early February, DSM will be taking down the hangars that sit at the south of the development (see image on page 10). This will be followed by removal of the hangars at the northern end of the site. Specialist machinery will be used to take the buildings down safely and, due to their relatively simple structure, the hangars are expected to come down in 4–5 days. DSM will then process the materials and remove the slab and foundations.

Rebecca Britton from Urban&Civic said: “The removal of the slabs and foundations that the hangars sit on will require the use of techniques more likely to raise the noise and vibration levels above those currently being experienced. The team will keep people posted on the exact dates of this work through door drops, so people know what to expect, but we do apologise in advance for any inconvenience this work causes.”

The team has developed a schedule that ensures the noisiest work is not continuous, but broken up with quieter periods, and takes place between 8–10am and 3.30–6pm to minimise impact on our nearest neighbours.

Rebecca added: “DSM will be operating two environmental monitoring stations to record noise, dust and vibration levels live on a 24/7 basis to ensure all works are delivered in compliance with industry standards and recommendations. They will be using water misting systems to control dust but please do let us know if you have a problem or would like to talk to the team about any issues that concern you. We thank everyone for their understanding and continued patience with these works.”

If you have any issues, a member of the Waterbeach team will be available between 8:30am–5pm, Monday to Friday. Please contact us by calling 01223 622533 or emailing waterbeach@urbanandcivic.com.



We are very conscious that neighbours living off Denny End Road will see these works going on and may hear some noise as the buildings are taken down – although this should not be either too loud or last too long.



Rebecca Britton Urban&Civic, Communities and Partnerships

Archaeology

Work on the first phase of archaeology (Area 1) was completed earlier in the year and an exhibition of the finds – from the Iron Age and Early Roman period – were displayed at the Farmland Museum last summer. If you missed it, you can find out more on our website: www.waterbeachbarracks.co.uk/archaeology/

Oxford Archaeology East is now progressing the second and third phase of archaeological excavations at Waterbeach focusing on a large central area (Area 3). This includes the remains of a large Roman settlement, with fields and two small cemeteries, which are likely to be family plots from the late Roman period (3rd-4th century AD).

In this area, they have also revealed enclosure ditches (some very large) that would have encircled the farmsteads and kept the people and their animals safe, as well as the remains of larger structures including a possible barn, and the ditches and banks that mark the nearby fields.

At the southern end of the runway (Area 4), a large structure identified in earlier evaluation back in 2016 has now been revealed. It is currently believed that this marks the remains of a later Saxon Hall, although further excavations are yet to be carried out in this area and finds need to be fully analysed before the story of the site can be pulled together.

Excavations will continue over the winter into spring 2022 and our team is working with Clemency Cooper at Oxford Archaeology East to see how the community can get involved in the work, subject to COVID restrictions. Key opportunities being developed include:

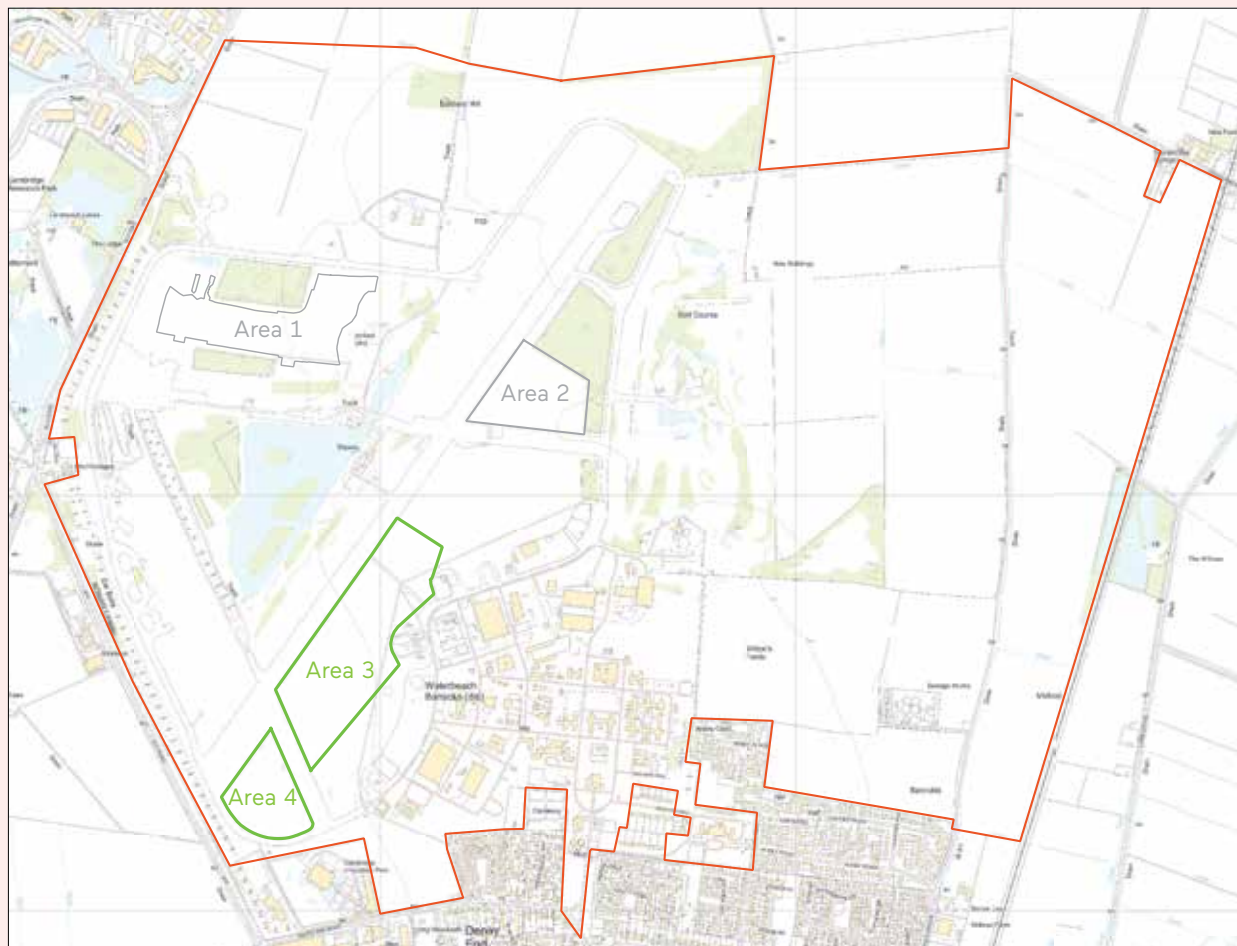
- Tours of the excavations underway to talk through the finds so far.
- Volunteering opportunities to help the team wash, clean and log the finds.
- Talks to local interested groups about the finds and the role of archaeology in supporting the delivery of new places.

If you would like to register for any of these events, please visit the website at www.waterbeachbarracks.co.uk/archaeology or email us at waterbeach@urbanandcivic.com.



A sherd (fragment) of Roman pottery found during the excavations at Waterbeach Barracks

Plan of excavation areas



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Memorial Park and Garden

The former Waterbeach Barracks and Airfield site is steeped in military history, and we want to make sure this is remembered and reflected in the landscape vision for Phase 1 East.

As part of this, we have been working on plans to enhance the Memorial Garden, which will be set within a wider Memorial Park and form part of a sequence of connected parks and landscapes within the first phase of development:

- **Memorial Park**, which will include the existing Memorial Garden, and is characterised by a looser and more naturalistic waterside environment.
- **Causeway Park** sits at the heart of Phase 1 and will have a more active/contemporary feel, with a variety of activities and events.
- **Winfold Park (Linear Park)** will have a 'naturalistic' western greenway leading towards a more formal parkland landscape closer to the school.
- **Town Park and the School** will bring forward a fourth park with a complementary active/sport focus.

Following a couple of workshops and discussions with representatives from local heritage groups – including Waterbeach Military Heritage Museum, 514 Squadron Association and Farmland Museum & Denny Abbey – as well as local veterans and South Cambridgeshire District Council, the main focus will be on preserving and enhancing the existing layout of the Memorial Garden.

The work will see an enhancement of the paths through the Garden and ensuring access for all as well as new seating within the Garden, and enhancing the hedgerow around the Garden to ensure a quiet space for reflection and remembrance. There is also potential to include additional elements of interpretation and public art to commemorate the crews who served on the site throughout its RAF and Army history.

Further consultation will happen with veterans' groups over the next few weeks to refine the details of memorials and inscriptions to ensure future generations remember the sacrifices made.



We absolutely understand the importance of the Memorial Garden – particularly for loved ones of those whose ashes have been buried or scattered here – and we want to ensure its role is enhanced within the wider Park area to provide reflective and respectful space that pass the memories onto future generations. We want veterans and their families to help shape the way we do that.



Rebecca Britton Urban&Civic, Communities and Partnerships



Accessible street furniture

Accessibility is a key principle in the design ethos for Waterbeach, and the development team is working with specialists to help ensure all ages and abilities can experience and enjoy the wide range of facilities and amenities that will be delivered by the new development.

A core element of the accessibility strategy is to provide accessible street furniture throughout the development. As part of the review process, Urban&Civic and Bradley Murphy Design (BMD) have been working with Urban Artform and the Accessibility Officer from Cambridge City Council, who also supports South Cambridgeshire District Council, to create a robustly inclusive scheme for future generations at Waterbeach.

Caroline Foster, Project Director for Urban&Civic, said: "We have been working hard to ensure that the new development at Waterbeach is fully accessible, so all ages and abilities can enjoy living and spending time here. Working with the local authority Accessibility team at this early stage in the development has provided useful insights into the wide range of different solutions to help people with disabilities access the public spaces and not feel excluded."



We asked Amber Reglar, Landscape Architect at BMD, to explain the thinking behind the design, the approach taken and what this will mean for people living, working and visiting Waterbeach.

How did you decide what sort of seating is required?

There are two key aspects that we considered:

- functionality – the design and materials
- application – where they should go and how they are likely to be used.

Only by looking at both these aspects, could we start to pull together a holistic strategy that provides the right furniture in the right locations. These two elements are hugely informed by user experience and insight, and so the work we have done with the Accessibility team and others has been critical in ensuring the strategy is right and meets the needs of all.

Where will it be provided?

It is important that the seating suits the needs of the widest range of likely users, so no one is excluded. In high activity areas such as public open spaces, a wide range of seating types will be incorporated. More robust and flexible options will be provided in more informal spaces. Critically, the locations are fundamental to ensuring that the layout supports everyone to get out and about by walking, cycling or with mobility aids; providing frequent accessible locations to stop, in safe and pleasant locations.

On main movement routes, we have designed in seating at 100m intervals. In public open spaces, more likely to be used by a higher number of less mobile users, we have used closer spacing of 50m. On the perimeter routes the distance between seating opportunities will be slightly longer in some places to allow for seats to be located at key viewpoints or to enjoy key areas of the public realm – such as pocket parks or shady woodland glades.

How does the seating cater for different people?

In some locations, such as public open spaces and places for quiet contemplation, the seating is designed with additional support so people can stay and rest for a while. This is likely to include:

- **Seat height:** we have incorporated a range of seating with an increased seat height throughout the development as this can be more comfortable for users with limited mobility. There are also users, including children, who may find a lower seat height most comfortable, so we are providing lower, more informal seating around schools and within play spaces aimed at younger children.
- **Back and arm support:** providing seating options with support to back and arms as standard will generally suit the widest group of users. Some people find an increased height of arm support helpful when getting out of a low seating position. The other option we are using at Waterbeach is seats with the arm rest removed to allow for more convivial seating arrangement with a wheelchair companion or buggy using the space alongside. Increased height picnic tables will also provide more inclusive and supportive seating at the table.

In places where people may need to take a brief break before moving on, more bench type seating will be provided for briefer stops.

What will the seating be made from?

Timber is a good choice of seating material as it reduces temperature shock and slipperiness, and provides a good colour contrast with background materials. All these things can help people find and use seating options more easily.



How will the seating be laid out?

Depending on people's preference or type of disability, space around seating needs to allow for users to rest comfortably with companions. All seating at Waterbeach Barracks will be located on a paving pad with a minimum of 1.35m space adjacent to the seat. This will provide additional flexible space for pushchairs, scooters, bags etc. Open-ended seats with no arm rests will be set on extra wide pads with a 1.5m gap to either side to allow wheelchair users and people with pushchairs to sit next to a companion.

The paving pad will provide a firm, dry and level base to seating units and be wide enough to allow full access by all users including those using a wheelchair. It will connect seamlessly to the footpath, with no kerbs or steps to cause a trip hazard.

So, the seating will cater for a wide range of different mobility requirements?

A key point raised by the local authority Accessibility team was that carers, families and friends all have different requirements and designing spaces to include for all users makes a place accessible, so that no one is left out.

The widest variety of seating adaptation will be found in core public open spaces, clustered to provide a range of options to the widest possible groups of users. The picnic table sets are a great example of this, with street furniture arrangements that make informal multi-generational and multi-ability gathering inclusive.

As we progress our wayfinding strategy, which will bring forward walking and cycling routes within the development, we will be able to signpost people – both on the ground and through physical and digital maps – to explore the area and know where they can find places to stop and enjoy the view.



Accessibility for all has been translated into the Design Codes for the development and bespoke street furniture is just one of the ways we'll be ensuring all ages and abilities can adopt an active, healthy lifestyle at Waterbeach.



Caroline Foster Project Director, Urban&Civic

Play for all

The first residents moving to Waterbeach will be able to enjoy three unique and ambitious play spaces that cater for all members of the new community.

Northern Gateway: set within a woodland glade and inspired by the life-cycle of trees, this play space will be arranged concentrically like the growth rings of a tree, creating a place to immerse yourself in nature and feel the benefits of trees and woodlands all around you.

Incorporating the milestones of a tree's life into play experiences will help children learn more about the complexity of the natural world.

This play area will also provide opportunities for the new Primary School to maximise outdoor learning through use of the space as a forest school.



Concept plan for Northern Gateway

- ↑
- A Log scramble – site won timber logs
- B Central mound
- C Play landforms
- D Wildflower Maze – informal mown paths through a wildflower meadow
- E Paths leading from the wildflower maze into the woodland
- F Log piles – Education Zone
- G Proposed trees
- H Existing woodland with deadwood piles for invertebrates
- I Outdoor classroom

-
- 1 Hedgehog Heights Treehouse
- 2 Inclusive treehouse
- 3 React see-saw
- 4 Bouncing disk
- 5 Nest swing
- 6 Balance trail
- 7 Bespoke entrance features
- 8 Wildlife wheel spin
- 9 Bespoke hedgehog sculpture
- 10 Hedgehog nest



Concept plan for Waterbeach Woods

Waterbeach Woods: inspired by the hedgehog, with a woodland setting providing the backdrop, this play space will take children from the forest floor and into the canopy through a series of play features that grow in scale and complexity to build confidence and fuel curiosity.

Bespoke pieces of equipment and educational sculptures will further add to the richness of the space, helping to deliver an environment that inspires, educates and caters for all.



Waterbeach Gardens East: shaped around the concept of mind, body and community spirit, this space will be designed to promote active lifestyles and nourish the soul.

The space is located at the heart of the new community, to the north of the lake, and will be a focal point for people to meet and enjoy time together.

Central to this vision is the notion of multi-generational and inclusive activity, which will be facilitated by play equipment and features that focus on the development of different movement and sensory skills, becoming progressively more complex and engaging as you move through the space.

Play opportunities will be designed to support the development of fundamental movement skills, which are the building blocks for future active lifestyles; a key design philosophy for Waterbeach. For example, a Learn to Ride Track will provide a safe space for young children to learn and hone their skills on wheeled transport, helping them to confidently access the wider cycling facilities that will be on offer at Waterbeach.

This space will also include play features aimed at older children and adults, with activities such as bocce, boules, chess, table tennis and yoga as well as food growing, providing a blend of physical and mental challenges. These inclusive and participatory activities support lifelong learning, the joy of movement and the opportunity to share life experiences.

The work has been progressed in collaboration with landscapers Bradley Murphy Design and outdoor play specialists Jupiter Play. Crucially, it has also drawn on the input and advice from the Accessibility Officer working within Cambridge City Council, who also supports South Cambridgeshire District Council.

Caroline Foster, from Urban&Civic, said: "We wanted to ensure that these play spaces can be enjoyed by all, so we worked with the Accessibility team to explore the challenges families face when one or more child or adult has a disability. It has been really eye-opening to understand the challenges faced and look to design not just play space, but access points, seating areas and safety features that mean that people of all abilities can use the space together safely and have fun."

- 1 Learning fundamental movement skills
- 2 Developing fundamental movement skills
- 3 Refining fundamental movement skills
- 4 Discovering and exploring senses
- 5 Introducing participatory activities
- 6 Mastering movement skills
- 7 Intellectual development and challenge

Vision for Waterbeach Gardens East



Transport update

A huge thank you to all those who have taken part in the webinars, online consultation, meetings and discussions about the upcoming connections that will be implemented before the first residents move in.

The focus for work over the last few months has been progressing the two key cycle routes that will connect the development to local facilities and employment. This is a key part of the transport strategy: providing reliable and effective alternatives to the car for people to get about.

Mere Way and the A10 bridge

This route follows the historic Mere Way and Akeman Street but includes a new connecting piece of cycleway, which links the development to Green End, Landbeach. The planning proposals also include an elegant bridge over the A10.

The discussions with local communities and user groups have enabled some significant updates to the plans, which will now include a 2m wide grass strip, running alongside the 3m hard surface, to support cyclists, walkers and horse-riders to use it for leisure and commuting. Where possible, the width extends out, with a few meanders.

We continue to work through a few details of the route with Landbeach Parish Council, as it moves through the Safety Audit process before delivery starts in the spring of 2022. In the next edition, we will provide additional details of the delivery programme and any impacts on local residents.



CGI of A10 bridge

A10 cycling and foot path improvements

From 24 January, work will start to improve the existing shared use path running alongside the A10 from Denny End Road to Ely Road, Milton.

The measures, which have been approved by the Highways Authority (Cambridgeshire County Council) and the Planning Authority (South Cambridgeshire District Council), form part of the planning framework for the Waterbeach Barracks development.

The works focus on widening the existing path, along the length of the A10 from the Barracks site, north of Denny End Road, down to Ely Road, Milton. The path will include a 0.5m separation zone from the A10 roadway and will be extended as wide as possible along the route, within the constraints of the adopted public highway boundary. The works will provide a red surfaced route to differentiate the pedestrian and cycle route from the road.

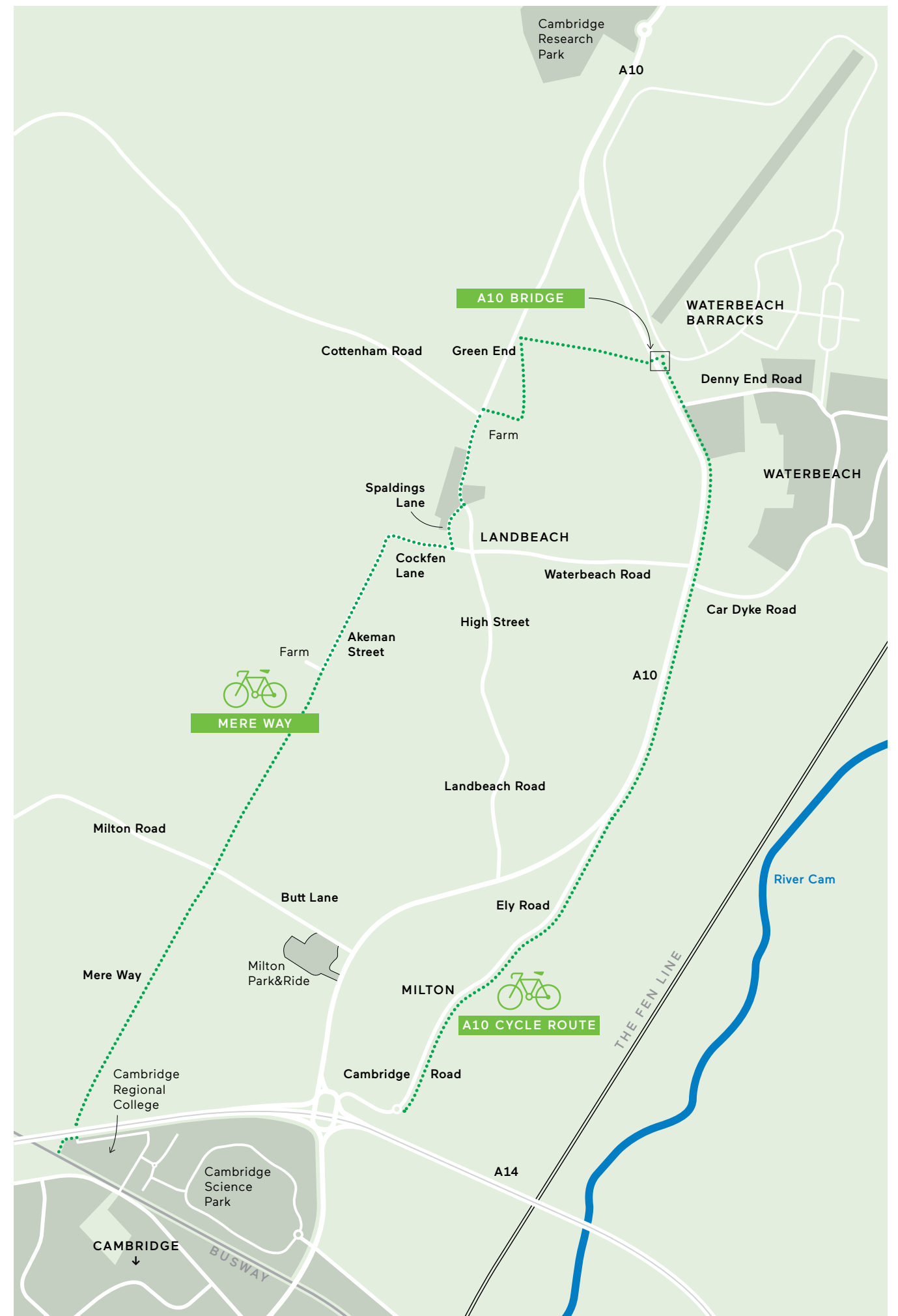
Works also include realigning the junction between the A10 and Car Dyke Road, putting in place a refuge island and crossing point on Car Dyke Road, and installing a Toucan Crossing on the A10 just north of Waterbeach Road to provide a safe crossing point.

Caroline Foster, Project Director for Urban&Civic, said: "We have been in discussion with many parties to ensure these improvements – while heavily constrained by the width of the public highway available for us to use - do make the existing route wider and safer than it is currently. The off-road Mere Way route will also be available for new residents from day one, and benefit the wider local area and connections.

"We have been working hard with local partners to ensure that we minimise disruption while the works are going on and we will continue to monitor and respond to any issues that arise."

A letter with more detail about the works was included with this newsletter door drop to homes in the area. If you did not receive a copy, please let us know by emailing waterbeach@urbanandcivic.com or calling 01223 622533.

If you would like email updates on the works, please email us or view the latest news – including a Q&A on the works – on our website: www.waterbeachbarracks.co.uk.



Transport update

Pedestrian and cycle routes within the development

The connections offsite are vital to connect new residents and the communities around us more sustainably to local facilities, employment, shops and services. But creating the culture that encourages people to think bike or bus first and car last – so that people use that infrastructure – is one of the team’s key priorities and a fundamental part of the transport strategy.

One of the key focuses in planning (through Condition 28) was to ensure excellent pedestrian and cycle connectivity to offsite routes and other sustainable travel modes was all in place for first occupation.

The routes not only provide a cycle and walking first approach within the development – ensuring routes are more direct than driving – but they also enable the connection between the first phase of development and the village: ensuring that Waterbeach residents are able to access new facilities coming forward as well as the Lake, woodland and other green spaces within the development. Critically, the designs also prevent cars from the new part driving through the Barracks to reach the village, which was a commitment requested by Waterbeach Parish Council.

The early route through the Barracks will be delivered to a high-quality specification but will be a temporary route, which will in time become a permanent part of the Causeway: the main cycle and pedestrian spine running through the centre of the development along the historic route between Denny Abbey and the historic Waterbeach Abbey, behind the Parish Church.

The permanent route will follow when the detailed design for the new Town Centre comes forward. Another route will connect the first phase with the north of Denny End Road, providing a connection between the A10 cycle route and Mere Way and ensuring safe cycle access to the Research Park along the development’s perimeter route.

The Causeway route will also provide the main bus connection, with a new shuttle service running from the Sustainable Travel Hub by the Cambridge Research Park roundabout of the A10, through the development – running parallel to the walking and cycling route – through the village to the rail station.

Caroline Foster, Project Director for Urban&Civic said: “These new routes on site and the significant investment in sustainable connections offsite are fundamental to our vision for Waterbeach as a sustainable new community. All routes lead to the Sustainable Travel Hub, which will provide support and guidance on how to get about sustainably, providing bike hire and repair facilities, e-bikes, and electric car hire, and promoting and incentivising car share schemes and other initiatives.

“Alongside the travel surveys we will carry out, key locations within the development will have sensors so we will have real time data on the modes of transport people are using so that we can keep within our commitments to get people out of cars and onto bikes and buses. But these services are not just for new residents, we are absolutely committed to playing our part in providing real and reliable sustainable travel options across the local area.”



MOVEMENT ROUTES

- On-street cycle route
- Primary off-street pedestrian/cycle route
- Secondary off-street pedestrian/cycle route

PLAY AREAS

- Local Area for Play (LAP)

Space for Imaginative Play (SIP)

- 1 Northern Gateway
- 3 Waterbeach Gardens West
- 6 Waterbeach Gardens East
- 8 Lakeside East
- 10 Causeway Park

Local Equipped Area for Play (LEAP)

- 4 Waterbeach Gardens West
- 7 Denny Waters
- 9 Causeway Park
- 12 Town Park

Neighbourhood Equipped Area for Play (NEAP)

- 2 Waterbeach Woods
- 11 Town Park

Community Play

- 5 Waterbeach Gardens East

Names of key areas and facilities will evolve as designs are delivered, in line with the naming strategy.

Community market moves to new home

Waterbeach's thriving community market relocated to The Studio at Waterbeach Barracks on 28 November 2021. The local community went along to support over 35 local artisans selling a wide variety of produce – from food and drinks to clothing and gifts – with music provided by Waterbeach Brass Band, winter punch, mince pies and a tombola.

The stalls included a baker, fishmonger, butcher, cheesemonger, craft beer from local micro-breweries, cards, vintage clothes, pet food and accessories, jewellery and gifts. The popular community market returned to The Studio on 19 December, with a chance to buy last minute gifts and collect pre-ordered Christmas food.



We are delighted to be able to support this great community initiative. It has been lovely to see this local event grow both in the variety of stall holders and the people it attracts, and the way it has connected local produce and talent with customers on their doorstep. We are looking forward to continue working with Gaynor, Wayne and the team to see how Waterbeach Community Market can continue to grow as the development rolls out.



Rebecca Britton Urban&Civic, Communities and Partnerships



Gaynor Clarke, owner of Pretty Pieces vintage store and co-founder of the community market, said: "The Waterbeach community market has gone from strength to strength since I set it up with Wayne Love, owner of Fenland Fox pet food, a couple of years ago. We started with about eight stalls and have more than treble that now. We're a small but enthusiastic team of volunteers running the community market and I'd like to say a special thank you everyone involved.

"The market has proved incredibly popular, with local residents coming back each month to sample the variety of wares on display and support local businesses. We're delighted that Urban&Civic has made The Studio available for the market and we are discussing the potential for additional space at the former barracks."

Waterbeach Community Market will be open on the third Sunday of each month in 2022. While the Sports Hall and Studio are being refurbished, it will be held in the Community Rooms by the Barracks entrance. Local businesses interested in joining the Waterbeach community market can find out more and be added to the waiting list via the Facebook page: [WaterbeachCommunityMKT](#)



Health update

New healthcare provision

Urban&Civic has been working with the surgery and healthcare partners since day one. Through the planning process, the approach to healthcare for Waterbeach has been agreed in three phases:

1. **Immediate support:** this is linked to Papworth staff moving onsite and includes a capital contribution to expand the existing premises, plans for which have now been progressed by MKGP and are being finalised with Primary Care health partners.
2. **First phase:** this will see the establishment of an initial provision within the new development, as part of the first community centre, which will work alongside the existing surgery in the village: focusing on new residents but offering services that benefit the wider area.

3. **Second phase:** this moves to a permanent solution – the phased delivery of a permanent health centre within the new Town Centre, working alongside the secondary school, library and sports centre.

Rebecca Britton from Urban&Civic said: “We know how important good access to healthcare is to the local communities around the development. We have also ensured that health and wellbeing are at the heart of the layout, design and delivery of the new development.”

“Effective and proactive healthcare services are therefore a core focus and priority for us, and we will continue to work with local authorities, healthcare partners and MKGP to ensure both timely and quality delivery of our commitments to these vital new facilities.”

Message from the surgery

Firstly, we hope you and your family are keeping well and getting the support and care you need.

Winter can be a difficult time for patients and, with increased demand due to the COVID-19 pandemic, the team is planning for complex challenges this winter.

Our practice doors are open, and we are accepting new registrations. We would encourage patients to use our online resources for prescriptions and advice where possible. If you do come to the surgery, please adhere to our infection control guidelines to keep patients and staff safe and wear a mask.

In October, 173 people didn't attend an appointment, which represents over 28 hours of lost surgery time. We would be very grateful if you can let us know if you are unable to attend, so that we can offer the appointment to another patient on the waiting list.

Unfortunately, our teams are currently facing higher levels of abuse than ever, and we want to work with our patients to ensure this stops. Abuse – whether in person or on social media – is never the answer to resolving a need. If you are having difficulty getting an appointment or wish to discuss any surgery issues, please contact Bruce Abel, practice manager, who holds regular drop-in times to resolve any issues that arise for people.

We employ a pharmacist who can deal with medication queries, medication reviews and hospital discharges and a social prescriber who can help with a variety of non-clinical interventions. We can also access first contact physiotherapists and advanced nurse practitioners. These staff work closely with the GPs to ensure all patients receive the care they need.

Getting vaccinated remains the safest way to protect against COVID-19 and seasonal viruses. If you are eligible for your COVID vaccine, COVID booster or flu vaccine, we would urge you to take up the offer of vaccination.

Finally, we would like to thank patients for their support and understanding during this time and throughout the pandemic. We also encourage you to book an appointment if you are unwell or need additional support from your practice team this winter.



Sports Hall refurbishment

The Sports Hall was constructed as a facility to serve the military based at Waterbeach Barracks until its closure in March 2013. Urban&Civic brought the Sports Hall back into use as a community facility and has continued to make it available for sporting and community activities.

Before the first new homes at Waterbeach Barracks are occupied, however, improvements need to be made and plans have been approved that upgrade and update the building for its new lease of life. Ultimately it will be replaced with a new purpose-built and modern facility, as work around the new Town Centre progresses.

The works will enable the existing Sports Hall and adjoining Studio space to function independently, with additional toilet and kitchen facilities in the Studio. The works will also see a refurbishment of the toilets and changing areas, including an expansion of the ladies' facilities, and repair to the floor, ceiling and heating and lighting. The refurbished Sports Hall will be a key facility for the first residents of the Waterbeach Barracks development and space outside the Hall is also being looked at to provide additional sporting and other facilities.



Proposed improvements:

- The Studio space will have a new level access at the north-west corner of the building, a new toilet and new kitchen, and the platform will be removed.
- The Sports Hall will be upgraded with new lighting and a new ramp at the entrance, and the flooring will be relined. The changing rooms will be upgraded to create two separate changing facilities, with new toilets and showers. Lockers will be provided in the changing rooms for personal valuables.
- The Sports Hall will be a multi-use facility with provision for a range of sports including football, badminton, netball and basketball. Prior to the pandemic, sports club bookings for using the Sports Hall were reaching a minimum of 20 hours per week.

Planning permission was granted in December and the refurbishment of the Sports Hall is likely to start in January 2022. The Sports Hall will continue to be managed and maintained by Urban&Civic following the refurbishment

Access to the Sports Hall for the first new residents and for existing residents travelling from Waterbeach Village has been a key consideration for the design of Urban&Civic's proposed 'early onsite pedestrian and cycle routes'. This will include the provision of a safe and lit pedestrian and cycle route between the Main Barracks access, the Sports Hall and Phase 1 North prior to first occupations.

Waterbeach Military Heritage Museum

An update from Adrian Wright, Chair of Waterbeach Military Heritage Museum

Waterbeach Military Heritage Museum tells the story of the former airfield from 1938 to 2012, with the RAF stationed there from 1941 to 1966, until the Royal Engineers arrived. It is located at the entrance of the former Barracks, next to Herons Pre-School.

The Museum was open as usual in September and October – on the first Wednesday and Sunday of the month – as well as on Remembrance Sunday. Although the Museum is now closed for the winter, the volunteers who run it will open up by appointment. If you are interested in visiting the Museum before March, please send an email to the team with your availability to see if a mutually convenient time can be arranged.

The Friends of Waterbeach Military Heritage Museum event in September 2021 went well and provided the opportunity for Edwina Holden MBE of Royal Observer Corps Association (ROCA) to donate a collection of model aircraft. The model aircraft were made out of wood from scratch by David Swainston, who is thought to have trained for the ROCA at Waterbeach and was stationed at Histon and Oakington; no Airfix models here, just skilful works of art. The other half to the collection had already been donated to the Museum by Mr Swainston's daughter, Sandra Papworth of Waterbeach. The complete collection has now been reunited and hopefully will go on display in March when the Museum reopens.



Some of the model aircraft donated to Waterbeach Military Heritage Museum

To become a Friend of the Museum and join the growing number of supporters, visit the website for details or send an email. Membership is only £12 per year and, on joining, you will receive a splendid enamel badge.

The Museum is also hoping to have a Lancaster bomber's wireless station on loan, which we can update you on in the next edition.

Col. Joe Monaghan, one of the Museum's Trustees, is also now working with 39 Engineer Regiment and its Squadrons, looking for artefacts, photographs and ephemera that moved with them to Kinloss, to see if items can be donated or loaned for display to enhance the story of the Royal Engineers based at Waterbeach.

The Museum will be open on the first Wednesday and Sunday of the month from March to October 2022, subject to COVID-19 restrictions. Make it a New Year's resolution to visit the Museum and find out about the fascinating military heritage of the former Waterbeach airfield and barracks site.

To find out more, visit:
www.waterbeachmilitarymuseum.org.uk
 follow on Facebook or email
waterbeachmilitarymuseum@waterbeach.org



Enamel badge for Friends of Waterbeach Military Heritage Museum

Farmland Museum and Denny Abbey

The Farmland Museum sits within the grounds of Denny Abbey in Waterbeach and tells the 850-year story of farming and life in the Cambridgeshire Fens, with a wide range of indoor and outdoor exhibits.

In the summer, the Farmland Museum hosted an exhibition of the finds from the first phase of archaeological investigations at Waterbeach Barracks, dating back to the Iron Age.

Urban&Civic also supported the Museum's popular Heritage Open Days in September. This year's theme had a food and farming focus and we teamed up with Oxford Archaeology East to provide a display and talk through the finds, while an Iron Age re-enactor demonstrated what daily life would have been like in an Iron Age encampment.

The Museum is now closed for the winter and will reopen in March 2022. In the meantime, there is still lots of activity onsite with volunteers helping create a new exhibition space in one of the 'pig sheds' to house temporary displays. The Museum has many objects on display, and almost as many in store. The new space will allow them to showcase some of these items, which might include some curious objects and farming practices that used to be common in the fens. For now, there is much work cleaning, clearing, painting and preparing for the space ready for the spring.



The Museum's cottage garden, allotment and wildlife garden are popular with visitors. In fact, the allotment added to the Docky Box Tearoom's growing menu, with many of the vegetables and herbs used in lunches, and the rhubarb and raspberries making excellent cakes!

To continue providing local produce to the café, and to show how gardens have supported families in the fens, the gardening team is busy preparing the allotment and gardens for the winter. As plants dieback, volunteers will be clearing the ground and planning new planting for the spring.

If you would like to volunteer, there is more information about the roles available on its website: www.dennyfarmlandmuseum.org.uk/content/about/volunteer

Landbeach Tithe Barn

One of a handful of buildings of its type remaining in Cambridgeshire, Landbeach Tithe Barn is believed to date to the medieval period and has many historic features such as a thatched roof, elm timber frame, timber granary and brick threshing floor.

Heritage Open Day

Over 80 people visited Landbeach Tithe Barn on national Heritage Open Day. This year's theme of 'Edible Britain' made the tithe barn, a place intimately associated with food production in years gone by, the perfect place for this. There was lots to interest people of all ages including medieval dance in traditional costume by the Capriol Society for Early Dance, a chance for visitors to try their hand at making flour with a 'quern' – a traditional grinding stone, and readings of 'The Little Red Hen' for children.



Outdoor Gym

At their 'Outdoor Gym' in November, volunteers of all ages tidied the hedgerow leading to the barn and planted ox-eyed daisies. The next Outdoor Gym is on Saturday 19 February 2022 and will be another great opportunity to meet people and get some fresh air (and a little exercise) in a beautiful location.

Volunteer opportunities

Make new friends, work in an amazing space and know that you're helping a great cause – three fabulous reasons to get volunteering. The Tithe Barn is looking for people to help out on open days or contribute as a Learning Volunteer with education visits. Whether you can make a regular commitment or just spare the odd few hours, they would like to hear from you.

To find out more about the Tithe Barn, volunteer opportunities, the plans for its future and what's on in 2022, visit: www.tithebarntrust.org.uk/

'Spend a Penny' target reached

A year after its launch the 'Spend a Penny' campaign has reached its £30,000 target enabling the installation of two eco-friendly 'Kazubaloo's' and cycle racks.

Gemma O'Shea, Tithe Barn Trust chair, said: "It is thrilling that we have reached our target and our greatest thanks go to all who have contributed. We are especially pleased that the Postcode Places Trust has recognised the added community value that these loos and cycle racks will bring via the tithe barn to Landbeach and our surrounding communities."

It is hoped these new facilities will be in place by summer 2022.



Images ©Tithe Barn

Wicken Fen

Wicken Fen is the National Trust's oldest nature reserve and one of Europe's most important wetlands, supporting a spectacular array of plants and wildlife.

There's plenty to look out for on winter walks as overwintering birds return to the Fen. From whooper swans and wigeon enjoying the open water, to hen and marsh harriers finding places to roost amongst the reeds, the diverse habitats at the reserve attract a variety of winter visitors. Just remember to wrap up warm and you can always thaw out in the Docky Hut Café afterwards with a hot drink and festive treat.

Wildlife photography

The Wicken Fen team is looking for local photographers who would be willing to share their photographs for the website and social media channels. If you love capturing images of fen wildlife while you are walking on the reserve and would be interested in sharing your images, email isabel.sedgwick@nationaltrust.org.uk



'Footprints': walk leaders needed

With school outreach visits, archaeology and tree planting activities all underway, the Wicken Fen team is now planning for next year and starting to recruit volunteers for the next phase of our National Lottery Heritage Fund project: Footprints. They are looking for walk leaders to join the team and lead walks in the communities on the edge of the Vision area. With the support of local partner Healthy You (East Cambridgeshire District Council), full training and support will be given. To find out more and apply, go to www.nationaltrust.org.uk/volunteer click on 'Find an opportunity now' and search for Wicken Fen.

For the latest information about Wicken Fen, please visit www.nationaltrust.org.uk/wicken-fen

Images ©Glynis Pierson



Urban&Civic

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:

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