

**Waterbeach  
Barracks  
Newsletter**

**Summer  
2021**

**12**



Urban & Civic

# Welcome to the latest Waterbeach Barracks newsletter



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# Hello



## Welcome to the Summer edition of the Waterbeach Barracks newsletter.

It's been a busy Summer as we move from planning into early delivery on site, with lots of consultation too about the first off-site connections coming forward – like the Mere Way and A10 cycle connections. This edition provides a comprehensive planning update on all the applications we have been progressing, consulting on and delivering, as well as our progress to discharge the conditions we need to work through before first residents can move in.

The team has been working on important active travel connections – for cycling, walking and equestrians - including the new features and enhancements of the Mere Way Route, which will connect Waterbeach to Landbeach, following the historic Akeman Street and Mere Way to connect to the Science Park, Regional College and onward cycle connections. This will also see a new bridge over the A10, and connections to both a new A10 cycle route and a Sustainable Travel Hub within the new development.

With earthworks now underway across the area to the north of the lake, we are also now able to share the findings from the first archaeological excavations on site – which happened at the height of Covid lockdown last year. We provide a sneak preview in this edition, but we have also teamed up with Oxford Archaeology East to share the highlights at an exhibition in the Stone Barn at the Farmland Museum. The exhibition will be up until the end of October and provides an opportunity to get involved in the next round of archaeology, which is starting on site from later this Summer until the end of the year.

Alongside the next stages of archaeology, our work will start later this month to transform the area of the former Barracks, with a programme of demolition to remove a wide range of former military buildings that are in a state of disrepair. The buildings have been painstakingly reviewed and catalogued as part of a historic record of the development that will be kept for the archives. We have outlined our approach to ensure we

minimise the noise and impact on our neighbours, and also safely preserve the buildings that will continue to be a part of the future development.

Following a 12-week consultation, webinars, workshops and hours of analysis, the name of the new town has been decided and will go forwards as Waterbeach – sharing the name with the existing village, but also demarking the historic Waterbeach Village footprint through careful signage and design, which will come forward alongside the traffic calming and public realm enhancements being funded by the development. We'd like to thank everyone who took the time to share their views during the consultation – more details of which are set out on p16.

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

A handwritten signature in black ink, appearing to read 'Rebecca'.

Rebecca

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**Rebecca Britton**  
Partnerships and Communities Urban&Civic  
T 01223 622 533  
M 07739 339 889  
E [RBritton@urbanandcivic.com](mailto:RBritton@urbanandcivic.com)

**Urban&Civic**  
The Control Tower  
Waterbeach Barracks  
Denny End Road  
Waterbeach  
Cambridgeshire CB25 9PA

## Planning update

The planning process is a long and complicated one for strategic developments such as the former Barracks and Airfield, and we thought it would be useful to provide an update on the way the detailed planning applications and planning conditions are moving forward. We have passed from planning into early delivery and are now moving on to implementing some of the key landscaping and transport connections over the next few months alongside new homes, the first primary school and community facilities.

Over the next few pages we will highlight some of the current planning applications we have submitted or are planning to take forward in the next few months.

Caroline Foster from Urban&Civic, said: “We live and breathe planning and project management on schemes like this, but we know it is a complicated and multi-layered process. Where we have not been able to meet at Community Forums and other events, we thought it was useful to unpack a few aspects of the planning process.

“We meet regularly with the Parish Council and other key parties, including the newly established Waterbeach Heritage Group, to discuss these applications in detail. We also provide funding support for a Planning Consultant to work with the Parish Council to help ensure all the technical details can be worked through effectively. We will be extending our regular briefings out to Landbeach and Horningsea as we move forward to ensure that we remain close to resident feedback on the applications. This helps ensure good dialogue on the issues of most concern to people, so we can help to address them as well as bring additional benefits to support local priorities.”

Recently consented applications include:

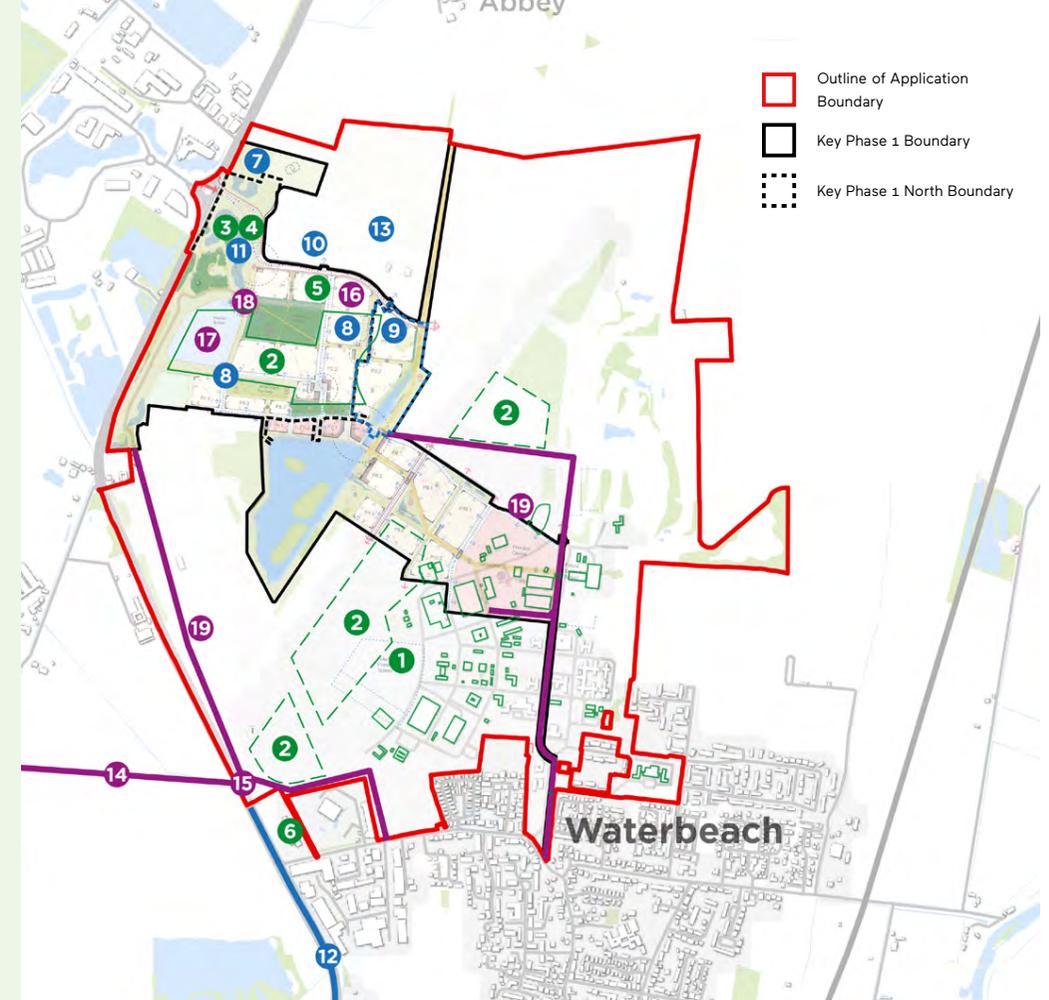
- Additional information supplied for archaeology and demolition, in advance of the works going forward.

Key current applications include:

- Plans to put a bespoke construction access on the A10 just north of the existing new access. This will enable full separation of construction traffic from new residents and ensure the construction access can be used for development to the east of the Barracks. Plans are being considered and safety audits on all options are underway, with the approach being finalised in the next few weeks.
- Electrical substation to support the energy infrastructure going into the first phase.
- Lake Spur Reserved Matters Application – detailed landscape and ecological work to enhance a spur to the north of the lake.

Future applications include:

- Mere Way cycle connection – following the consultation, the final application is being pulled together for submission by the end of August.
- Bridge over the A10 for cycles, pedestrians and equestrian use – to connect the new development and existing villages to Mere Way route.
- CALA Homes – the next homes coming forward.
- First Primary School – we hope to share plans later in the year.
- Alongside the Primary School application, our design work will be developed on the plaza and connections around the school as well as the first local square with shops and amenities that sit close by.
- Memorial Garden and Memorial Park: following workshops with the Heritage Group and Parish Council, designs will be refined with veterans groups before submitting planning in the Autumn. The wider park around the Memorial Garden will be home to our first play spaces and we are looking forward to sharing designs in our next update.



### Recently consented applications include:

- 1 Demolition
- 2 Completed area of archaeological investigation
- 2 Areas of archaeological investigation to be completed
- 3 KP1 N lighting details
- 4 KP1 N non-material amendments
- 5 Stonebond Properties
- 6 Cambridgeshire Army Cadets fence

### Key current applications include:

- 7 Construction haul road extension
- 8 KP1 N electricity substations
- 9 Lake Spur reserved matters application
- 10 Sustainable Travel Hub
- 11 KP1 N land remediation verification reports
- 12 A10 ped / cycle improvements
- 13 An application with details for extending high quality construction haul roads to serve KP1 N

### Future applications include:

- 14 Mere Way
- 15 A10 Bridge
- 16 CALA Homes
- 17 First Primary School (we hope to share plans later in the year)
- 18 Primary School Plaza
- 19 Early on-site pedestrian and cycle routes

**Planning conditions**

We continue to work through the Conditions that count us down to the first residents moving in.

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 |
|------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| <b>Pre-commencement of development and any enabling works</b>                |                                                                                                                                                                                                                                                                                                                                         |        |
| 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)                                                                                                                                                                                                                                                                             | ●      |
| <b>Pre-commencement of development</b>                                       |                                                                                                                                                                                                                                                                                                                                         |        |
| 23                                                                           | Northern park planting – structural planting scheme to filter views between the proposed development and Denny Abbey                                                                                                                                                                                                                    | ●      |
| <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 (Key Phase 1 north works)                                                                                              | ●      |
| 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)                                                                                                | ●      |
| <b>Prior to or concurrent with approval of Key Phase 1 framework</b>         |                                                                                                                                                                                                                                                                                                                                         |        |
| 13                                                                           | Heritage strategy                                                                                                                                                                                                                                                                                                                       | ●      |
| <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                                                                                                                                                                                                                     | ●      |
| <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                                                                                                                                                                               | ●      |
| <b>Pre-occupation</b>                                                        |                                                                                                                                                                                                                                                                                                                                         |        |
| 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:<br>(i) a safe and lit pedestrian and cycling connection between the defined Key Phase 1 area and Denny End Road, via the former Barracks area<br>(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:<br>(a) improve and widen the existing shared pedestrian and cycle path between the A10 junctions with Denny End Road and Ely Road, Milton; and<br>(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                                                                                                                                                                                                                                                                                                            | ●      |

TIMELINE →

● WE ARE HERE



# Transport update



There has been a lot of engagement over the last few weeks with a range of local partners and communities as the team has been finalising plans for some of the key planning applications and to discharge the conditions prior to residents moving in. We would like to thank everyone who has taken the time to share their ideas and insights on these important transport links.

Feedback received is helping ensure the best possible solutions come forward for existing and future residents. With all these views fed in to the plans before they are submitted, it should enable the formal consultation - which happens after submission - to check and finalise the approach.

The key transport focus for these, as set out on the map opposite, are:

**Mere Way:** connecting the new development through Landbeach and using the historic Akeman Street and Mere Way to connect to the Science Park, Regional College and onward cycle connections along the Guided Busway and Western Orbital Route.

Feedback is being worked through to look at the opportunity to ensure this route – a key cycle route that also supports pedestrians and equestrians for leisure use – is a fully functioning 'Active Travel Route'.

As this route includes both works to existing Rights of Way and new stretches of infrastructure, it will be progressed through section 278 agreements\* and a full planning application.



**A10 bridge:** coming forward under a separate application due to the technical nature of the structure, a design is nearing finalisation that will connect the new footpaths and cycleways inside the development with Mere Way on the other side of the A10.

This has been designed to cover both the existing span of the A10 and a dualled A10 if this was to come forward on the existing route in the future.

Feedback from the consultation has also ensured we can enable equestrians to use this bridge to connect to the wider new and existing Rights of Way. The design aims to ensure the bridge provides a positive landmark within the wider landscape.

**A10 Cycle Route:** while Mere Way and the Waterbeach Greenway are new Active Travel Routes running off road and connecting directly to key employment centres and facilities, it has been clear that the current path requires significant improvement to be a safe and useable route for walking and cycling. Therefore, plans were set out in the original Outline Application and S106 agreement to upgrade this into a shared cycle and pedestrian path, extended to 3m wide where possible within the existing constraints of the highway boundary.

The team held a number of discussions with local parties to refine the plans and consider further improvements enabled by the recent speed reduction along this stretch of road.

Updated plans will be shared with Parish Councils and other stakeholders and submitted to the County Council and District Council in September for sign off before being implemented over the next few months.

\*A section 278 agreement is a section of the Highways Act 1980 that allows developers to enter into a legal agreement with the Council (in its capacity as the Highway Authority) to make permanent alterations or improvements to a public highway, as part of a planning approval.



## Transport update



### Connecting the two

Within the development, and to ensure connection between the village, the new A10 bridge and Mere Way, and to the first homes, the first section of the Active Travel Routes within the development are also coming forward. This will open up the first section of the perimeter route along the A10 corridor to the west of the development.

It has been carefully designed to set the tone for high quality cycle and pedestrian routes within the development and, alongside the connections, will bring extensive landscaping and new planting to create an attractive setting for users. Landscaping will help create the ecology corridor that will be a key part of the western perimeter of the development – one of the key habitat areas being developed within the wider development.

### Sustainable Travel Hub

As part of progressing sustainable travel options for the first residents moving in, planning has been secured for the development's Travel Hub, which will provide support for cycling and e-bike hire, car share and pool car hiring as well as bus connections to link to the Park&Ride, the railway station and other local facilities.

The Hub will also provide a shelter with coffee kiosks, which will be part of travel planning support for new residents encouraged to leave their cars at home and use sustainable means to get to their destination.



### Some core principles

Within all of the new routes coming forward, the design team is looking to deliver exemplar approaches and has been working with local groups to establish core principles that meet and exceed the latest guidance for Active Travel Routes. This is a core part of the vision on site, where we can design in off-road cycle routes and leisure trails. But it is more challenging off-site, when constrained by historic highways boundaries, landownership and other constraints.

In these offsite improvements we have continued to be guided by commitments to providing a 3m shared surface for pedestrians and cyclists, offset from the road; and where possible to provide priorities for cyclists and pedestrians at junctions.

Caroline Foster from Urban&Civic, said: "We know that there has been quite a flurry of plans and discussions with a range of partners over recent months. We are really grateful for the time and expertise shared to date.

"Our biggest challenge now is pulling together the requirements and aspirations across different user groups and making sure we get the right designs, connections, delivery and maintenance for bikes, walkers, horse riders, leisure-users and commuters. And make sure – crucially – that it is safe and sustainable infrastructure that can be maintained in the short, medium and long term so people can continue to enjoy and use these new routes for decades to come."

## Starting transformation of the Barracks

As part of the transformation of the former Barracks, a programme of demolition will start in the next few weeks to remove unsafe buildings, and those that will not be retained as part of future plans.

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

There are a wide range of former military buildings in various states of disrepair that need to be removed. The buildings have been painstakingly reviewed and catalogued as part of a historic record of the development which will be kept for the archives. Buildings range from garages for military vehicles, ammunition bunkers, store rooms, offices and hangars.

Among the buildings being retained are the Accommodation blocks, refurbished for Papworth Hospital; the Control Tower refurbished as Urban&Civic's offices; the Sports Hall, which will be undergoing a refurbishment to provide facilities throughout the first phase, until a new Sports Centre comes forward; squash courts and the Main HQ building, as well as various buildings, which will be retained in the short term while additional work is done to explore sustainable uses for them within the future plans.

Urban&Civic has appointed DSM to carry out the demolition work. We are working closely with them to ensure an approach and programme that minimises impacts on local neighbours, and further information will be provided to those closest to the buildings affected to ensure people know the key times of impactful works and have the information they need.



# Demolition programme

## Indicative programme

The demolition works are due to start in late August/early September and will take place as part of a rolling programme that is due to be completed by the end of 2022.

- Stage 1: Asbestos removal from buildings as appropriate (c. 7 weeks)
- Stage 2: Removal of all non-structural elements inside and outside the building, including internal walls and ceilings, fixtures and fittings
- Stage 3: demolition of building structures (c. 50 weeks)
- Stage 4: breaking up concrete slabs and foundations (c. 32 weeks)
- Stage 5: crushing concrete, which can then be reused in the new development (c. 17 weeks)
- Stage 6: site clearance (c. 6 weeks)

**We are very used to carrying out demolition works in a way which minimises the impacts on our neighbours, and it has been great working with Urban&Civic to bring this experience to this unique site. Previously we have worked on hospital sites and in city centres right next to homes, so we are confident we can carry out this work respectfully and hopefully with not too many people noticing!**



Andrew Fletcher Managing Director of DSM

## What is involved?

**Stage 1:** qualified contractors will remove asbestos from any buildings scheduled for removal. This will be done using appropriate tools and methods to ensure the asbestos is safely removed and disposed.

**Stage 2:** soft strip will largely take place inside buildings and will be done with hand tools and small machinery. This should not have any noise impact on the local area.

**Stage 3:** The buildings will be carefully taken down using specialist machinery, enabling bricks and other materials to be re-used. This work will leave only slabs and foundations. Dust will be managed through use of water hoses to reduce potential impact on those living and working onsite and immediate neighbours.

**Stage 4:** This is the potentially noisiest part of the process, but the team have worked hard to use an approach which minimises the amount of noise, and the timescale over which the noise and any vibrations are felt.

Whereas some approaches would 'pepper' the slabs with many holes to weaken the surface, which can create lots of ongoing pneumatic noise, the approach being used here will be to fracture the slabs through pressure. Only using a hammer attachment to break holes in the slab if needed.

Once the slab has been lifted, the foundations will be 'grubbed out' and the ground cleared to ensure there are no obstructions remaining within the ground.

This work will take place in short bursts to ensure noise does not inconvenience key neighbours and noise impact will be monitored at all times.

**Stage 5:** An on site crusher will take the larger elements from the excavation and crush them to a scale useable within the future foundation works. Water hoses work alongside the crusher to ensure dust is not released into the air and does not impact neighbours.

## Hours of work

The set hours of work within the planning agreement is consistent with all our working hours on site. However, the team have been working with our nearest neighbours – staff from Royal Papworth Hospital – to ensure planned works during the day are timed to minimise impact on them, as well as the wider community.

The noisiest work – stages 4 and 5 – will therefore happen within 2 key focussed timeframes, where work will be broken down to ensure it is not constant. This will include 8-10am and 3.30-6pm.

The project team does not anticipate significant disturbance to the wider village of Waterbeach or other neighbours, but is hopeful that these hours will also minimise impacts on everyone.

## How noisy is noisy?

The noisiest piece of equipment will be a pneumatic breaker attached to the demolition rig. This will only be used on the larger foundations to be broken out and most of this will occur some distance away from residents.

Noise and vibration comparisons are always difficult, as people can perceive the impact of noise differently and wind direction and open windows can make a difference to the perception. As a general guide, the main impact noise will occur in excess of 125m from the nearest homes and will be around 50 – 60 decibels, which is equivalent to the noise of hair clippers or a dishwasher. In the limited locations where demolition works are closer to existing properties, less intrusive and quieter techniques will be adopted, wherever possible, to reduce the overall impact.

Rebecca Britton added: "We know this work will be noisy for those closest to the development, and we will be working hard with DSM to keep people up to date when the detailed timings are confirmed, and to minimise the impacts locally."

If you do have any issues with noise or dust, please do let the team know. The length of the contract will mean we can review approaches as we go and respond to any issues which arise.

If you have a complaint about noise, or any construction issues on site, please contact us by:

Emailing: [waterbeach@urbanandcivic.com](mailto:waterbeach@urbanandcivic.com)  
Calling: 01223 622 533



**Oxford Archaeology East have done a great job in recording all of the buildings, photographing them and making sure a thorough historical record is kept. We will be recording Royal Engineer veterans, talking about the buildings and their memories so that we can pull this historic record together, working with the Military Heritage Museum, veterans groups and others, to capture the former uses and their transition to a developing new community.**



Caroline Foster Urban&Civic

# Housebuilder update

## First homes approved: Stonebond to deliver first 89 homes

**The first new homes at Waterbeach Barracks have been approved by South Cambs Planning Committee and Stonebond Properties will start on site by the end of this year, with the first residents expected to move in towards the end of next year.**

The 89 new homes will include apartments and houses ranging from one to four bedrooms, built in mews and terraced styles, with some larger detached family homes also available. The homes will be framed by mature woodland on one side and connected to water features and woodland walks to play areas on the other. The homes will also be a short walk away from the new primary school, designed within a safe, car-free area surrounded by woodland, which is scheduled to open in September 2023.

The first homes will also include 28 affordable homes, reflecting the innovative range of Affordable Housing tenures developed with South Cambridgeshire District Council's Housing team, and managed by Longhurst Group as part of a commitment to ensuring the Waterbeach development provides homes for people with all levels of income.

Cllr Pippa Heylings, Chair of South Cambridgeshire District Council's Planning Committee, said: "In Committee, we debated important points raised by residents and the Parish Council, this was important as this will be the first parcel of buildings in the development. We are pleased to have supported these plans, which will see the first new homes come forward as part of this carefully planned new town."

Sustainable measures built into this all-electric development include vehicle charging points for every house and rainwater harvesting. Stonebond will also be working with Urban&Civic to support local suppliers and sub-contractors where possible throughout the construction period.

Caroline Foster from Urban&Civic, said: "This is an important milestone for the development of Waterbeach Barracks and Stonebond is the perfect partner to deliver our first homes. It is very exciting to move these homes forward alongside the landscape and play areas our contractors are already delivering on site. The Stonebond team has worked tirelessly to create bespoke designs which reflect our commitment to sustainability, community and enduring quality and we look forward to welcoming our first residents towards the end of next year."



CGI of houses coming forward

## CALA Homes – next on site

This August, CALA Homes will submit a planning application for the next phase of homes to come forward at Waterbeach Barracks.

This latest phase will deliver 111 new homes in a mix of types and styles, designed for local people, for a range of needs. Affordable housing has been incorporated, with options to include affordable rent, shared ownership, discount market sale and Rent to Buy.

Apartment building design draws inspiration from treasured local gem Denny Abbey, to ensure new housing is a sensitive addition to the landscape. Accent buildings will ensure a pleasant and interesting streetscape, with active frontages being a priority.

Plans for green and open space are also well considered, with young and mature trees to be planted incorporating an interesting mix of species. Shrub planting, hedgerows, and pollen and nectar rich planting have been designed into the landscape plan – as well as bat and bird nest boxes – to create an environment that promotes happy, healthy lives for our wildlife as well as our residents. The designs also ensure easy access between gardens and other green spaces for hedgehogs.

Sustainable thinking continues inside the home, which will include air source heat pumps and underfloor heating to maximise energy efficiency; no gas will be required to power this phase. Buildings have been positioned to optimise sunlight for heating, while incorporating shade for cooling. There'll also be provision for fast charging points for electric vehicles.

CALA Homes is already a housebuilding partner for Urban&Civic at the St Neots' Wintringham development, but the designs for Waterbeach are bespoke to the development and to work with the Design Code and vision for this unique location.

Jim Brunt, Land Director at CALA Homes said: "It's great to be partnering once again with Urban&Civic to bring much needed new homes to Waterbeach. We'll be working together to not only build new homes but to provide a range of community benefits. We look forward to submitting our planning application this month and hope to start works early in 2022, subject to approval."



Illustrative CGI of houses coming forward

# Naming consultation



Following a 12-week consultation, webinars, workshops and hours of analysis, the name for the new town has been decided. The decision was verified at a Cabinet meeting at South Cambridgeshire District Council on 30 July after councillors considered the report compiled by Urban&Civic and RLW that presented the findings of the naming strategy consultation.

The decision means that the development, which has been known as Waterbeach New Town throughout the planning process, will go forward as **Waterbeach** – sharing the name with the existing village, but also demarking the historic Waterbeach Village footprint through careful signage and design, which will come forward alongside the traffic calming and public realm enhancements being funded by the development.

The consultation took place in two parts:

- looking at the overall name of the New Town and how that related to the existing village; and
- then looking at a naming approach to take forward the naming of streets, parks and other public areas within the new development. This focussed on the former Barracks and Airfield, which is further ahead with delivery than the eastern side of the New Town.

## Consultation process

The public consultation had two phases: capturing wider views from village residents and surrounding communities in the first six week timeframe. This was supported by the delivery of consultation booklets to over 3,000 homes in Waterbeach and the surrounding villages, and an online consultation portal for comments, and promoted online webinars for discussion on key issues to support the feedback.

In the second phase the findings of that feedback were discussed in three workshops, which brought together the past, the present and the future of Waterbeach through the make-up of the participants, including:

- **The past: how history informs the naming approach**  
Waterbeach Heritage Group, expanded to include representatives from 514 Squadron Association and 39 Royal Engineer Regiment veterans.
- **The present: how do current residents view the connections with the New Town**  
Parish, District and County councillors as the democratic representatives of the village and local area.
- **The future: how the young people of Waterbeach feel about the identity of the village and the New Town**  
The Primary School collated views from classes in response to a video and shared plans over a two week period, sending through compiled responses from the Headteacher. A workshop was also held with Waterbeach Action for Youth.

## Consultation responses

The first phase of the consultation found that:

- Over half (53%) of people who responded to the consultation preferred the name to cover both the new town and existing village.
- Of those people who preferred one name for both town and village, 76% opted for Waterbeach.
- The consultation also showed that 87% of people felt the name of the original village of Waterbeach should be updated to Waterbeach Village, to mark the historic area of the village and ensure it retained the village identity and culture.



The findings were further explored in the workshops and considered against views of the representatives there. Each workshop came back with a consistent conclusion that New Town should be dropped and the development be part of a greater settlement of Waterbeach, with the Village retaining its own identity as a village. This reinforces the planning approach in terms of managing traffic away from the village, but ensuring good pedestrian, cycle and public transport links to the amenities and facilities coming forward within the development.

Cllr Barbara Bull, Chair of Waterbeach Parish Council, said: "We are pleased to see the special identity of Waterbeach village has been recognised in the discussions on the name of the town and the relationship it has with the village. The workshops we were involved in helped us look at the issue in more detail and it has been good to see that local heritage groups and younger people have also had their voices heard in deciding on a whole place approach of Waterbeach for the village and town."

Caroline Foster, Senior Development Manager for Urban&Civic, said: "This has been a hugely important process to work through. The name of a place is such a huge part of its culture and identity, and we believe this approach captures the sense of connection and difference expressed through the discussion, but most of all celebrates a continuity of those historic farming and military connections through the centuries: embodied by the reconnecting of the Causeway links through the site.

"We are enormously grateful for the time, expertise and reflections people have shared during this long consultation, which has also provided a great resource for future approaches for street and park names. We look forward to continued work with the Parish Council and local communities as the development moves forward."

# Waterbeach Barracks: discovering the past

## Exhibition at Farmland Museum and Denny Abbey: Summer/Autumn 2021

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

Urban&Civic has teamed up with Oxford Archaeology East and the Farmland Museum and Denny Abbey to share the highlights of the first round of archaeology.

The Waterbeach development is located at the junction of two important Roman regional transport links: Old Tillage Roman canal (formerly thought to be part of the Car Dyke system) 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 the archaeology being undertaken is helping piece together the jigsaw of Waterbeach Barracks' past.

Rebecca Britton, Communications, Communities and Partnerships for Urban&Civic, said: "The archaeology of the Waterbeach Barracks site is an important and fascinating first step in the creation of this new development. Understanding how people lived and worked here over the millennia provides a great opportunity to honour the site's past as we start to create its future.

"We would usually involve the community, local schools and interest groups in the archaeology, but the pandemic meant that our planned outreach programmes weren't possible. This exhibition has given us the opportunity to share the results of our first phase of archaeology, introduce the next digs and provide an opportunity for those interested to register to get involved. We hope you enjoy the exhibition."



- 1 Careful excavation of a Romano-British burial by an archaeologist
- 2 The exhibition at the Farmland Museum and Denny Abbey
- 3 Axe head. A well-preserved and complete Early Bronze Age unlooped palstave
- 4 Base of a painted ceramic Roman strainer
- 5 A small Maxey type fantail brooch
- 6 One of nine copper alloy bangles. This is an expanding-type bangle made from a plain strip

### What will I see at the exhibition?

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, recent archaeological work has enabled us to dig deeper into the past to find out more about how our predecessors lived and what they did here.

At the exhibition, you can find out more about the dig and read about the artefacts uncovered - from Roman pottery and coins to an amazing Bronze Age palstave axe-head - and what has been discovered so far about life there during the Iron Age and Early Roman period.

### Where is the exhibition?

The exhibition is on display in the Stone Barn of the Farmland Museum and Denny Abbey - so you'll be able to find out how Waterbeach has developed over the millennia as well as exploring the wide range of exhibits and attractions at the Museum and Abbey.

See page 23 to find out what else you can see and do at the Farmland Museum and Denny Abbey.

Steve Archer, Chair of Trustees said: "The Trustees, staff and volunteers of the Farmland Museum at Denny Abbey are delighted to be hosting the Waterbeach Barracks Archaeology Exhibition in our 17th century stone barn. The storyboards and exhibits from the new Waterbeach town dig add to the early history of the site and surrounding area giving our visitors a glimpse of what was happening here before even the Benedictine monks, Knights Templar or Poor Clare nuns were occupying the site.

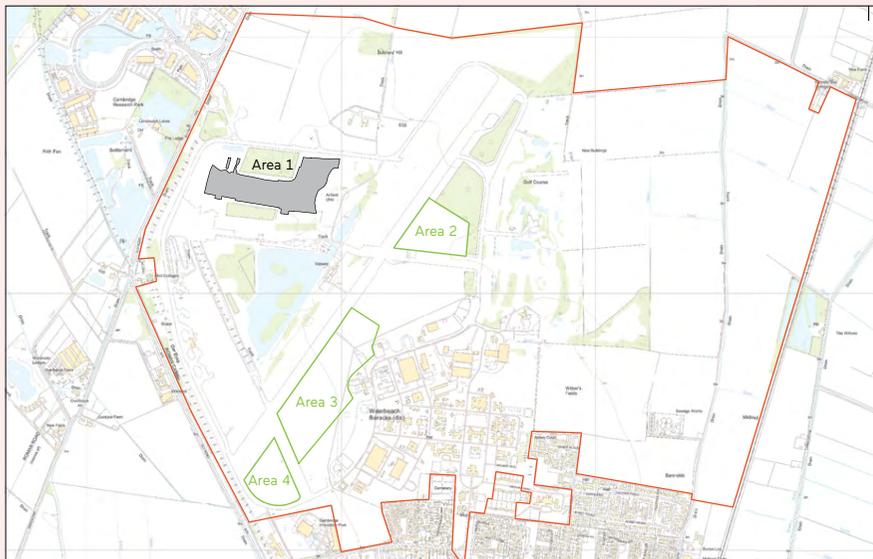
"This is a great opportunity for local people and visitors from further afield to learn more of the earlier history. Our thanks to Urban&Civic and Oxford Archaeology East for allowing us to host this important exhibition."

# Waterbeach Archaeology: What next?

The next phase of archaeological investigations will take place over the next six months and early evidence suggests that different periods of history will be prevalent, with a focus on:

- Iron Age archaeology and settlement in Area 2
- Roman settlement in Area 3
- A possible Anglo-Saxon Hall in Area 4

Stephen Macaulay from Oxford Archaeology, who have been working on the project since 2014 and who has personally been involved in exploring local Iron Age and Roman history around Waterbeach for the past 25 years, added: "This first round of archaeology was carried out close to the old Roman Road and offers a real insight into life here at the height of Romano-Britain in the 2nd Century AD, with personal items like bracelets and brooches, alongside the everyday insight of living, eating, farming and even dying: with evidence of burials and cremation caskets."



"The next round of archaeology will include what we expect to be more of the Roman settlement and its Iron Age precursor, as well as an Anglo-Saxon Hall. We hope we can involve people in the digs which we were not able to do last year due to Covid restrictions."

To register an interest, please complete a quick form on our website:

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

We hope we can come back to the Farmland Museum and share further finds and information as the development rolls out.

## Waterbeach memories

From the naming consultation responses and the archaeology, we are getting some amazing insights and stories about life at Waterbeach through the centuries. We would love to keep hearing your Waterbeach memories and interesting facts about notable people and places from the present and past!

We have set up a portal on our website to help people share their stories, and we will do audio and video recording of memories to capture all that we can. Through the summer the focus is on the Royal Engineers based here 1968 until the Barracks closed in 2013.

Share your stories at:

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





## Waterbeach Military Heritage Museum

The Museum tells the story of the former airfield from 1938 when the land was bought, through to 2012 when the Royal Engineers left.

Following lifting of Covid-19 restrictions, the Museum is now open from 10am-4pm on the first Wednesday and Sunday of each month up to Remembrance Sunday (14 November 2021), when it will open from 1pm-4pm.

Visits outside normal opening can be arranged by emailing [waterbeachmilitarymuseum@waterbeach.org](mailto:waterbeachmilitarymuseum@waterbeach.org). The team ask people to login on the QR code displayed at the museum entrance or leave contact details with their volunteers.

Over the next couple of months, the museum will be undergoing a bit of a reorganisation to make room to display some yet unseen artifacts mostly donated by civilian members of the public and service personnel. Two years ago the museum received a large box containing a practice model Heavy Girder Bridge. Recently the side panels were found at RAF Wytton and brought over. As you can see from the photographs it is quite big!

The Museum has also been given a collection of aircraft photographs to sell, taken at various airshows, amongst them American and Russian aircraft. Anyone interested in viewing and maybe purchasing any photos are welcome to contact the Museum or call in when it is open.

514 Squadron Association was to have its annual church service in St Johns and reunion lunch at the Barracks on 14 August, however it has been cancelled until next year, along with the Battle of Britain Memorial fly over at Waterbeach.



Located in an idyllic rural setting close to Cambridge (just off the A10), The Farmland Museum and Denny Abbey is a day out for all the family! This independent museum tells the 850-year story of farming and life in the Cambridgeshire Fens, with a wide range of indoor and outdoor exhibits. It sits within the grounds of Denny Abbey, the beautiful former Benedictine monastery, which it manages on behalf of English Heritage.

As well as an exclusive exhibition on the findings of the first phase of archaeological investigations at the Waterbeach Barracks archaeology (see page 18), the Farmland Museum also has lots to see and do:

- Visit the 1940s village shop and farmworker's cottage, marvel at the stories of rural craftsmen and check out the extensive collection of farming equipment and machinery through the ages.
- Visit Denny Abbey, a unique building and the only religious site in England to have been occupied at various times by three different monastic orders.
- Enjoy the cottage garden, allotment, pond and open countryside.
- Treat yourself to something from the new menu in the Docky Box Tearoom.
- Find out more about the Tudors (19-22 August) and the 1940s (26-30 August), with a World War II re-enactment (29/30 August).

### Volunteers Wanted!

The Farmland Museum and Denny Abbey is looking for volunteers to join its team. To be there as a welcoming face for visitors, perhaps clear café tables, have fun helping out at events or simply to be on hand to pitch in when things get busy.

If you think becoming part of a friendly team, meeting new people and helping out at the museum could be fun, then get in touch with Sarah at [info@farmlandmuseum.org.uk](mailto:info@farmlandmuseum.org.uk)

## Farmland Museum and Denny Abbey



No experience necessary and you can help out as little or as much as you like, at times that suit you.

# 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.

The Tithe Barn is used for a range of community events and activities. In May it welcomed around 150 people who turned out to admire, enjoy and purchase a range of foodstuffs, jewellery, arts and crafts made by local artisans from Histon Country Market. It also hosted a display of artworks by local artist Maureen Mace, members of the Cambridge Drawing society and students at Rowan – a Cambridge-based charity providing an arts centre and forest school for more than 80 adults with learning disabilities.

June saw two 'Covid Dreams' weekends with an innovative and thought-provoking art installation by Gideon Pain and Theo Gayer-Anderson exploring the impact of the coronavirus pandemic on all our lives. This hands-on experience encouraged visitors of all ages to listen to local testimonies on old-fashioned black telephones and write the names of people they wish to remember onto an upturned boat.

## Forthcoming events

### Yoga at the Barn: Sundays (book in advance)

Cambridge-based outdoor well-being and yoga coach Julie Davis is offering yoga classes suitable both for beginners and more experienced practitioners.

### Heritage Open Day: 11am–5pm on 18 September (free entry)

Explore the newly repaired unique Grade II listed timber-frame Tithe Barn and enjoy the surrounding green space.

### Outdoor Gym: 9am–midday on 6 November (free event)

Get active and involved by helping tidy the hedge and meadow strip to the Tithe Barn. Led by the Tithe Barn's landscape architect and horticulturalist. No experience necessary.

## 'Spend a Penny' campaign

The Tithe Barn is raising money for two eco-friendly toilets for visitor use. Called Kazubalooos, these are an alternative to a composting toilet and don't require any water, electricity or chemicals. They are self-contained, low maintenance and are suitable for high-capacity use, which makes them ideal for the Barn to make it an even better place to visit, hire and enjoy.

Planning permission has already been granted, so now it's full steam ahead to raise the £30,000 needed to install them. The Trust has already raised almost £12,000 (plus Gift Aid) from over 60 fantastic local donors and is making bids for grant funding.

You too can help make this a reality by making a donation (large or small). If you spent a penny in the year 1500 (when Henry VII was King) you'd be spending over £5 today. The more you can contribute, the sooner these facilities will be in use; reaching another milestone in turning Landbeach Tithe Barn into an asset valued by the local and regional community.

To find out more about the barn, what's on and the plans for its future, go to [www.tithebarntrust.org.uk](http://www.tithebarntrust.org.uk)

## Volunteers wanted

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 and/or to contribute as Event Volunteer or Learning Volunteer. Whether you can make a regular commitment or just spare the odd few hours, they'd like to hear from you!

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



# Wicken Fen

From its early years as a site of research and recording, crucial in the development of ecology as a science, the Fen is a wonderful place for everyone to visit and enjoy the benefits of immersion in nature.

## Summer Nature Trail

The seasonal walk around the edge of Sedge Fen has reopened after its annual rest over the cold and wet months of the year. The delicate peat soils have had time to recover, and the lush fen foliage and pops of colourful fen flowers are a joy to see. The route is just over two miles in length and is a beautiful and tranquil walk for a summer stroll. No need to pre-book.

## Summer of Fun

A series of drop-in activities are planned across the school holidays including self-led trails through the reserve, pond dipping, mini beast hunting and introduction to balance bike sessions. View the summer holiday planner at <https://bit.ly/3rEkFfy>

## 'Footprints' Community Engagement Project

Work on Wicken Fen Nature Reserve's exciting new heritage project, Footprints, has begun. Made possible by National Lottery Funding, the project will focus on creating opportunities for local people to access a range of recreational activities and connect with nature, understand the cultural value of this special place and be part of its story.

As part of our Footprints project, an Annual Neighbourhood BioBlitz is taking place over the August Bank Holiday weekend 28-30 August. As many families as possible are invited to get involved by spotting and recording as many species as possible in their community. This could be in your garden at home, or in the community green spaces in your neighbourhood.

Downloadable resources will be available to help you identify and record what you find, and a team of experts will be available via to help you Wicken Fens' social media channels.

## Mobile Adventurers

The Wicken Fen team is working with Sport England and Healthy You (East Cambridgeshire District Council) on an exciting cycling adventure using the Mobile Adventures app which it is hoping to launch in September.

## 'Murmurations': 17-19 September

This site-specific theatrical experience was written by playwright Steven Waters whose recent *Song of the Reeds*, starring Mark Rylance, was on Radio 4. Tangled Feet theatre ensemble will be selling tickets for performances via Eventbrite.

## Farewell to MOTHER...

It's your last chance to see *MOTHER...* After two years in place on Moore's Drove, the Studio Morison artwork will be decommissioned w/c 27 September, so don't miss the chance to take a few quiet moments over the summer to sit and contemplate this unique space. There will be a final event on Saturday, 25 September to celebrate its time there. Tickets available via Wysing Arts Eventbrite.

[www.nationaltrust.org.uk/wicken-fen](http://www.nationaltrust.org.uk/wicken-fen)



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**

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

**W [waterbeachbarracks.co.uk](http://waterbeachbarracks.co.uk)**

