


Waterbeach

The energy of city life nestled in the countryside





A truly special place to call home

The beautiful landscape sets Waterbeach apart. From the 23 acre lake to dappled woodland and wide-open green spaces, nature runs through the core of this place, hand in hand with everything you need for an exceptional quality of life.

Urban&Civic is the master developer designing and delivering this sustainable, well-connected new community, just north of Waterbeach Village: a truly special place to call home.

Delivered in phases, Waterbeach will have everything you need including homes, primary and secondary schools, green space for nature, play and sport as well as a sustainable travel hub, extensive footpaths and cycle connections, and a health centre, shops, eateries and other community facilities and services.

Waterbeach promotes health and wellbeing, with green spaces and sustainable facilities. A range of play areas are just a short walk away, while running and walking

loops enable you to explore at your own pace. There are also a range of community and sports facilities on your doorstep, so you can access the amenities and facilities you need from day one and immerse yourself in your new neighbourhood.

With a lively café culture coming forward around the lake, and public squares hosting a range of shops and event spaces, the community will be able to revel in the rich and diverse cultural activities on offer.

Waterbeach provides everything you need in one place, however, with great transport links you are ideally situated to discover a wide range of locations and attractions in Cambridgeshire and beyond.

The big picture

The development will come forward in phases, ensuring each stage delivers what people need when they need it. Master developer Urban&Civic has been working with local partners and communities to timetable when core facilities will be delivered within the overall planning framework for the development. The team will continue to work with new residents to deliver these, working alongside the hand-picked housebuilders that are delivering stylish new homes.

Urban&Civic has also been working with the development coming forward to the east of the former barracks and airfield, to ensure good connections are made to the new Railway Station that will be relocated so it is closer to the new homes.

Over the next 20 years, Waterbeach will bring forward:



6,500 new homes available to buy or rent, with a range of affordable options.



Extensive on and off-site cycle connections, public transport services and active travel schemes.



250 acres of green space for parks, play spaces and sports.



5 new schools – three primary schools, a secondary school and a special needs school.



Town centre with health centre, shops and services and a range of community facilities.



34 acres of ecology habitats designed for nature.





- 1 Sustainable Travel Hub
 - 2 Space for imaginative play
 - 3 The Causeway
 - 4 Deneia Primary Academy
 - 5 Wild Woods Play Area
 - 6 Allotments (coming in 2026)
 - 7 Waterbeach Gardens
 - 8 Lake
 - 9 Community centre, café and interim health centre (coming in 2024)
 - 10 1.2km lake loop
 - 11 Memorial Park
 - 12 Sports Hall & The Playground assault course
 - 13 Mere Way cycle route
 - 14 Waterbeach Military Heritage Museum
 - 15 Squash courts
 - 16 Tillage Way cycle route
 - 17 Waterbeach Causeway
- Walking and cycling routes

The first phase of Waterbeach

The first phase of Waterbeach will deliver homes, our first primary school, play spaces and park areas and a local centre with a community centre, convenience store, café and the development's first health facilities. It will also open up the stunning lake that sits at the heart of this unique place.

Critically, Waterbeach will connect to Cambridge via the new Mere Way cycle route, bus and rail station connections. There is also a shuttle bus to the village as well as walk and cycle routes, which follow a historic Causeway connection.

The future of living

Whether you are starting out and looking for your first home; need a larger home for a growing family; or are looking to downsize, with everything you need on the doorstep, now is a great time to move to Waterbeach.

Innovative UK housebuilders are providing a mix of new homes – from apartments to mews terrace style and larger family homes – all with easy access to beautiful green spaces to ensure residents are never far from nature.

Sustainability is at the forefront of the design, with advanced construction methods creating an all-electric development featuring air source heat pumps and underfloor heating to maximise

energy efficiency as well as provision of fast charging points for electric vehicles.

The first homes are within safe walking and cycle routes to the first primary school, community centre, cafes and shops, and some amazing play spaces for the young at heart.

Working alongside the housebuilders at Waterbeach, Longhurst Group is working with Urban&Civic and the local housing teams to ensure a range of ways everyone can find a home that works for them at Waterbeach, including Rent to Buy homes, shared ownership and affordable rent options.



Housing from Stonebond and CALA

“...easy access to beautiful green spaces to ensure residents are never far from nature.”

Find out more at: waterbeachwb.co.uk/homes-at-waterbeach



Artist's impression of Deneia Primary Academy

Inspiring young minds

Education is ingrained in the vision for Waterbeach and, once complete, will include three primary schools, a secondary school and a special needs school.

Waterbeach's first primary school – Deneia Primary Academy – will be run by Anglian Learning.

The school will grow with the development and provide a three-form entry academy (650 children) in a stunning environmentally-friendly building, set within extensive grounds, which will provide sports and outdoor learning spaces.

The school has been carefully designed by leading architects

vHH working with the County Council and Anglian Learning to provide connected classrooms and shared breakout spaces to support creative and fun approaches to learning. Bespoke areas have also been designed for children who need additional support.

The school has been carefully integrated into the wider development by providing nearby woodland play areas and a car free zone, so the children can walk, cycle and scoot safely to school. A shared public square in front of the school next to the woodland play also provides relaxing space for parents to meet and the community to come together.

Jonathan Culpin, CEO of Anglian Learning, said: "We are delighted to be the sponsors for this new primary school. As a Trust our vision is for dynamic, empowered learners who will thrive and lead within their community. The school will be built with an outstanding setting and learning environment, both indoors and outdoors, and this will enthuse the children in their learning and deliver on our ambition."

Time to play

At Waterbeach, inspirational and accessible play areas provide children with a magical space to let their imaginations run wild as they explore, play and make friends.

The first two of over 20 bespoke play spaces coming forward within the first phase at Waterbeach, celebrate and engage children and adults with the nature around them.

The Wild Woods play area is inspired by one of Waterbeach's hero species – the hedgehog – and takes children from the forest floor into the tree canopy through a series of play features that grow in scale and complexity to build children's confidence and fuel curiosity.

The space for imaginative play is set within a woodland glade and uses landscape arranged concentrically like the growth rings of a tree alongside stunning seed inspired

sculptures so children can let their imaginations run wild as they explore the natural world through play. The space can also be used as an outdoor classroom, or as a quiet space for contemplation and escape.

The play spaces are not just for children, with Waterbeach Gardens next to the first community centre providing outdoor space for yoga and tai chi, outdoor board games and fitness events and classes.

The play areas at Waterbeach have been designed with input from accessibility experts to ensure they are both wheelchair-friendly and support engaged and accessible play for all abilities. With accessible seating and picnic benches, all ages and abilities can forge bonds from the earliest days of the new community.

“The Wild Woods play area is inspired by one of Waterbeach’s hero species – the hedgehog.”



The Wild Woods play area

Lakeside living minutes from Cambridge

Located just north of Cambridge, Waterbeach is designed around cycle and walk friendly principles – from the amenities and green spaces just a short walk from your doorstep to the low carbon options to get you further afield – and offers a range of reliable travel options, so it's easy to get around sustainably.

Waterbeach is connected to it all: with purpose-built cycle routes to Cambridge and the Science Park; regular shuttle buses to Waterbeach rail station, Milton Park&Ride and Cambridge Research Park; and London just over an hour away by train.

With investment in almost 40km of new and improved cycle connections, a new pedestrian, cycle and equestrian bridge over the A10 to connect to the new Mere Way Cycle Route and a Sustainable Travel Hub at the heart of the first phase, Waterbeach promotes healthy, active and car free travel options.

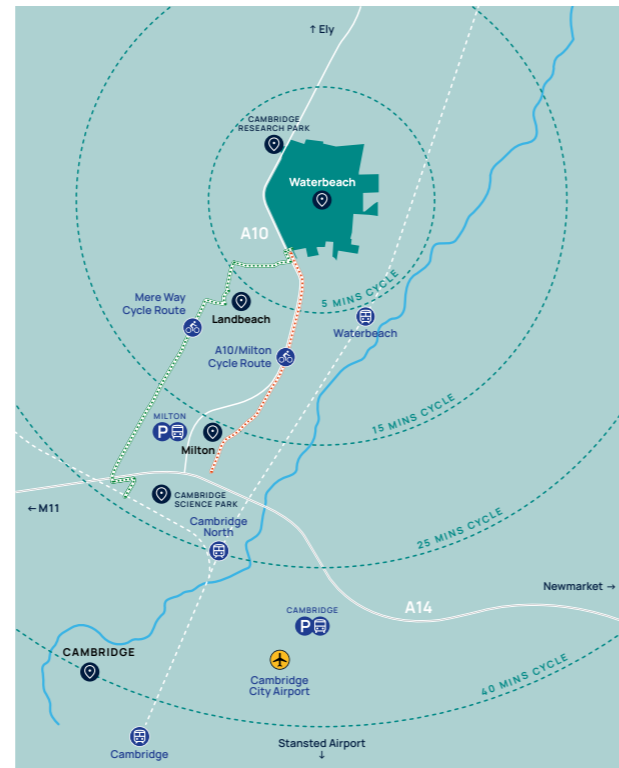
Working with our active Travel co-ordinator, the Hub will provide advice, incentives and options to help you choose ways of getting about that are better for your pocket and the planet, as well as supporting active lifestyles.

“...designed around cycle and walk friendly principles.”

Journey times in minutes

Waterbeach Station	12	5	15
Cambridge	35	33	11
Stansted Airport			57
London			66

Timings are approximate



Find out more at: waterbeachwb.co.uk/connections

Thrive in nature

“...carefully considered designs for green space.”

Waterbeach has an extraordinary landscape inherited from the Royal Engineers. Much of this is man-made, from the blocks of woodland and curated grasslands to the 23 acre lake.

Protecting and enhancing these diverse habitats and the species they support, is a key priority for the development of Waterbeach. Nature runs throughout the carefully considered designs for green space within the development; ensuring woodland walks and natural space on your doorstep, as well as key habitat areas and connecting corridors for nature.

This is all part of the strategy that delivers a 20% net gain for nature from the development. The team is

working with the Wildlife Trust to monitor delivery of this and get the community involved in playing their part – whether through bird and butterfly count events or creating nature-friendly gardens and window boxes.

The lake, sitting at the heart of the development, provides an enticing walk with views across to the islands; home to kingfishers and being managed as important ecology areas.

Over the next five years, the northern edge of the lake will be coming forward with the next homes and lake facilities for organised leisure activities such as wild swimming, kayaking and paddleboarding.



Supporting our smallest inhabitants

Cambridgeshire-based Green Earth Habitats has created a bespoke pollinator habitat to cater for a wide variety of creatures including solitary bees, lacewings, butterflies, moths, spiders, earwigs, beetles, woodlice, millipedes and ladybirds.

The habitat, created in the shape of the initials WB – the call sign for the former airfield – can be found in the Sustainable Travel Hub.

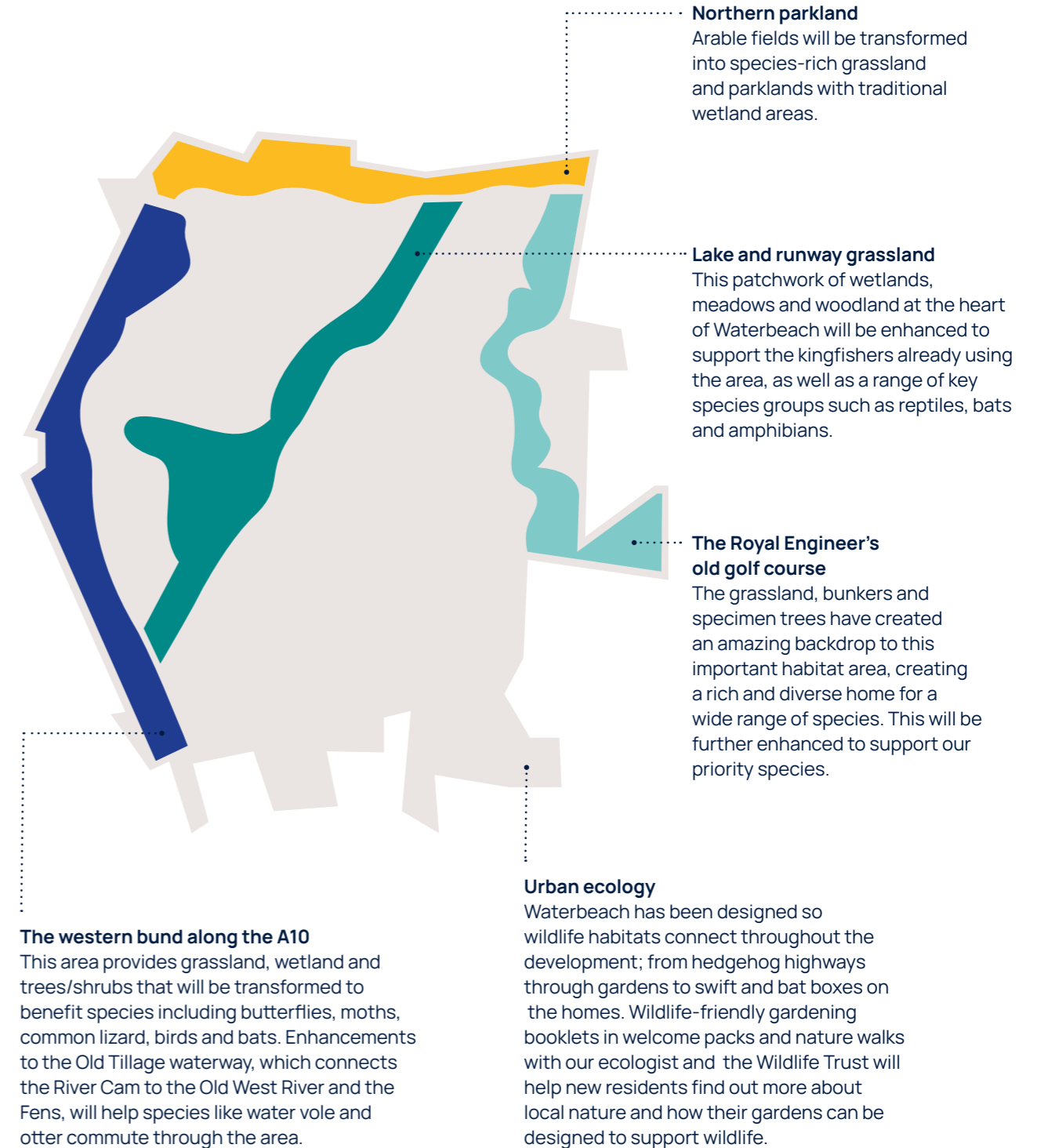
Keep your eye out for the many bug and beetle hotels and nest boxes through the woodland areas as you wander about the development.



Enhancing ecology

The development incorporates five key habitat areas to protect and enhance ecology at Waterbeach. Dedicated paths and educational trails will be incorporated to provide controlled access for people to enjoy nature without disturbing the mosaic of habitats created.

Waterbeach's five key habitat areas



Find out more at: waterbeachwb.co.uk/ecology

Nature at heart, urban in spirit

Waterbeach is an active place, with something for everyone: from waterside walks to assault courses; museums to art shows; and woodland parks to family play dates.



Local artists



Café



Yoga and pilates



Community Market



Pop-up food festivals

Whether you want to relax by the lake or feel energised by taking part in one of the many community groups, events and activities at Waterbeach, you can choose your own pace and be invigorated by the energy of urban living or relax in the tranquillity of nature.

Part of a thriving community for decades, Waterbeach is already a busy place. Within the development, the Sports Hall and Studio have activities every night of the week and during weekends, with everything from football to badminton, yoga to pilates, and even juggling!

Summer at the Beach - the Cambridge Open Studios event held annually in Waterbeach - runs over several weekends in July each year and showcases local artists as well as encouraging people of all abilities to get involved in the creative arts.

Urban&Civic's communities team will also be working with new residents and local partners to put on new events and activities, including open air cinema events and pop-up food festivals in the green spaces around the lake, as well as supporting the growing monthly Waterbeach Community Market.

Alongside these, the first phase of the new development will be bringing forward a convenience store and café, which will form the first local square, alongside a purpose-built community centre and health facilities. This will ensure the community has what it needs on the doorstep before the boardwalk at the north of the lake is completed later in phase one, and the town centre that follows in the next phase.

Find out more the groups and events at: waterbeachwb.co.uk/leisure-and-community

A new community, shaped by a rich heritage

Waterbeach has a rich history, which has been shaped by the people living and working here for centuries, from the Iron Age through to its more recent military past.

The lakes and the many woodland and grassland areas reflect both the historic fen edge farming over the centuries, and the more recent training and leisure of the Royal Engineer's time here.

The team continue to collect people's stories and memories of Waterbeach to ensure these emotional connections are captured and reflected in the new places coming forward. This work is helping to shape a new park coming forward around the Memorial Garden, which was created by the Royal Engineers in 2009 to commemorate the sacrifices of all those who served here.

You can find out more about the military history of the site at the Waterbeach Military Heritage Museum at the Denny End Road entrance to the former barracks: waterbeachmilitarymuseum.org.uk

The future vision for Waterbeach also draws on the rich archaeological work undertaken as part of transforming the former barracks and airfield, which has enabled the team to capture an extraordinary picture of life here over the centuries. More details about those finds are available on the website: waterbeachwb.co.uk/archaeology

This rich history is reflected in the street names and the designs of public spaces across the development.



Street naming

Waterbeach has been divided into zones based on historic activity. This includes archaeological (Iron Age, Roman and Saxon), landowning, farming and military (Royal Air Force and Royal Engineers) influences.

The first phase of development at Waterbeach sits mostly within the Denny Abbey area of influence, but also contains some cross cutting routes.

As Waterbeach grows, additional information about the naming approach will be included in the wayfinding, so everyone living here or visiting can connect with the history beneath their feet.

GILLYFLOWER LANE

Gillyflower Lane, the primary route running through the heart of the first phase of Waterbeach, crosses different historic periods and reflects the heritage of the landscape it crosses.

The gillyflower, along with the rose, was part of the RAF Waterbeach and 39 Engineer Regiment station badges. Legend has it that these flowers were also used by farmers as a sort of peppercorn rent to owners of Denny Abbey during the 12th century.

RYE MEWS

Two of the main walking routes within these early parcels follow historic field boundaries, so we have drawn on the old field enclosures map (from c. 1810) to include **Rye Mews** and **Sheep Ley Walk**.

ROWAN WALK

Two other key walking routes draw on the tree planting around them - **Rowan Walk** and **Apple Walk** - which will run adjacent to a new orchard coming forward that will celebrate local apple varieties grown historically.

KENDALE ROAD

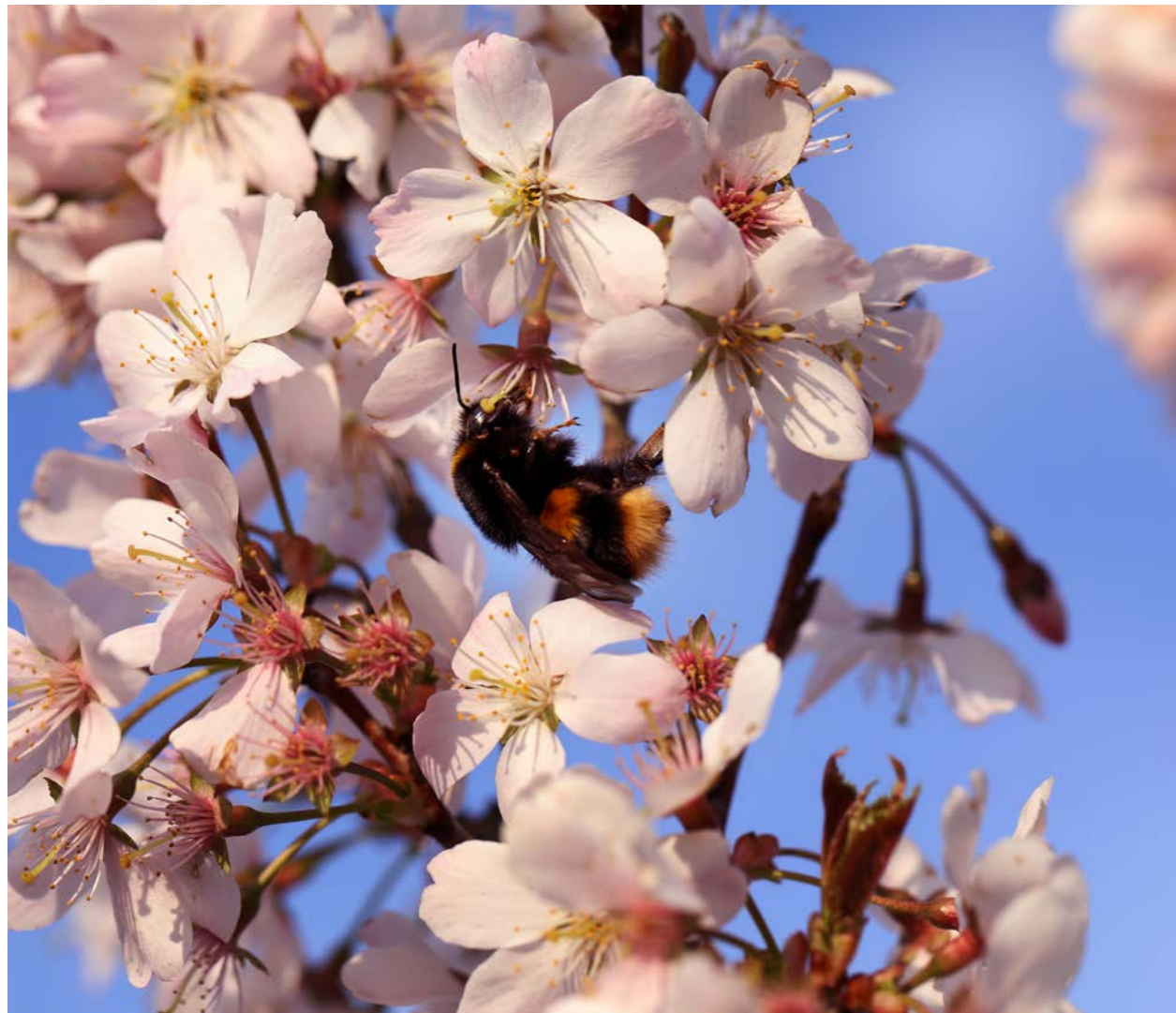
The secondary roads within the first phase of Waterbeach draw on the names of Abbesses at Denny Abbey during medieval times:

- **Kendale Road:** Isabel Kendale was Abbess in 1391 and 1404.
- **Massingham Way:** Agnes Massingham in 1412.
- **Bernard Road:** Agnes Bernard in 1413.
- **Milley Way:** Margery Milley in 1419 and 1430-31.

Find out more at: waterbeachwb.co.uk/heritage

A sustainable development

With sustainability at its core, Waterbeach adopts an integrated approach to sustainability that considers what is best for people and nature as it delivers a vibrant and long-lasting community for new residents and future generations.



Creating a welcoming environment for wildlife



Using resources wisely

From the reuse of materials on site and refurbishing the Sports Hall and Studio for reuse by the new community, through to planning in the utility infrastructure of this new place, the team has put in place a careful stewardship of resources.

The extensive water strategy for the development ensures capture, retention and reuse of water through the extensive sustainable drainage systems, and this is echoed in the water commitments made to help residents use less water per person per day through innovative fittings, cultural awareness and monitoring.

The homes and civic buildings all have low energy features, including air source heat pumps and EV charging, and we continue to work with a range of suppliers and technologies to push this further in the journey to low carbon living.



Active travel

A walk and cycle first culture has been embedded in the layout and design of the place, as well as through the main transport connections being forged with Cambridge and the local villages and workplaces. This will be embedded through the travel co-ordinator and communities' team to help people make low carbon choices.



Creating a platform for low carbon living

Waterbeach has been designed from the outset for sustainable living. Reusing a former barracks and airfield has meant being able to reuse the historic core footprint of green spaces and built form, and reuse and recycle over 98% of the hard materials on site to massively reduce carbon use, waste and transportation in the development of the new community.

The core principles themselves also enable people to have most of what they need on their doorstep, encouraging people to live, work and play within the development, or to reach key destinations sustainably through the cycle routes or shuttle buses.



Health and wellbeing

Encouraging everyone to keep active and healthy – physically and mentally – is one of the key priorities of sustainable living, and the development draws on Active Design Guidance and Healthy Place principles to set a new bar in putting health at the heart of the community. The communities team will support residents to connect to the many existing groups and activities on site and locally, as well as set up their own ways to keep active and well.



Space for nature

Waterbeach is a nature-led place: with the first decision taken by the design team to retain and enhance the extraordinary woodland and grassland areas, and work with them to create a sense of living within an established natural parkland setting.

The plan to then enhance these areas for nature and people has enabled us to achieve an unrivalled net gain for nature: supported by specific action plans for the habitats around and the species they support, which will be monitored in the long term as part of our commitment to playing our part in the local nature recovery strategy and committing to doubling the space for nature in Cambridgeshire.



If you have any queries about the master developer role and future plans for Waterbeach, please get in touch:

T: 01223 622533

E: hello@waterbeachwb.co.uk

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