Urban&Civic is the Development Manager appointed by the Defence Infrastructure Organisation (DIO) to take forward the development of the former Waterbeach Barracks and Airfield site.

It has been a busy few months and we continue to work with strategic partners and the community to develop a shared vision for the future development of this site.

In this edition, we provide an update on the Framework that will set out the high level principles and vision for the development, including celebrating the rich woodland and lakeside setting – shown above – and the Environmental Impact Assessment work we are starting to undertake. We are also promoting the next round of engagement and consultation, which will happen at the end of September/early October.

There is also information about some of the community groups, classes and events now being held regularly at the Barracks.
Community facilities update

In recent editions of the newsletter we have featured some of the ways that the local community and activity groups have been making the most of the refurbished and reopened facilities at Waterbeach Barracks. In this edition we focus on cadet training and yoga classes.

Cadets enjoy training again
Cambridgeshire Army Cadets give young people in the area access to fun, friendship, action and adventure. Cadets are challenged to learn more, do more and try more; inspiring them to aim high and give them the skills, values and attitudes to go further in life.

Following the reopening of some of the site for community use, the cadets are back training at Waterbeach Barracks and are making the most of the facilities.

Some of the areas of cadet training that suffered most after the closure of the Barracks were field craft and navigation. The training area at Waterbeach Barracks has fantastic wooded areas where cadets can now practice harbour area drills and camp out. They can also use the area to support their navigational skills.

The cadets recently hosted an Eastern region cross-country event at Waterbeach Barracks, with over 150 cadets taking part, and more events are planned over the summer.

The training area is also being used by junior cadets for Pre Camp, to get them used to staying out in the field and taking part in field training exercises. Training will cover camping and outdoor skills, including how to cook and take care of personal equipment.

Lieutenant Heather Bradbury said: “Following the closure of the Barracks, the cadets struggled with training due to a lack of appropriate space in the local area. Having access to the Barracks’ training area again has dramatically improved training and will help the cadets carry on with their Army Proficiency certificates.”

In Cambridgeshire alone there are over 775 cadets (aged 12-17 years old) and 160 adult volunteers (over 18 years old) with 29 detachments covering the whole of the county.

If you are interested in joining Cambridgeshire Army Cadets — as a cadet or adult volunteer — you can find more information on the Cadet website: www.armycadets.com

It’s great to be able to use the area for these activities and training is now progressing at a faster pace.

Lt Heather Bradbury
Building strength and flexibility
Since February, Waterbeach resident Kate D’Arcy has been holding weekly yoga classes for beginners. The classes are held on Mondays from 7-8pm in the community rooms at Waterbeach Barracks for men and women of all ages.

Practising yoga has immediate short-term benefits like stress relief and feeling more flexible because you gently stretch many parts of the body that do not get used or get overused and tense. Shoulders and backs are particularly vulnerable areas for those who sit down most of the day at a computer or do lots of driving. Research has shown that a weekly yoga routine can bring physical, psychological and spiritual wellbeing.

People can sign up for a five-week block of classes or drop-in when they can make it – new members are very welcome.

Kate herself is training with the British Wheel of Yoga and explained: “Yoga is a great way to build core strength and increase flexibility, you also relax by moving through different positions, improve your posture and combat aches and pains. Classes are designed for people who are totally new to yoga as well as those with some previous experience – everyone learns and develops at their own pace.”

Kate also holds taster sessions to give people new to yoga an opportunity to try it out before signing up to a class.

The next five week block of classes will be held on 5, 12, 26 September and 10, 17 October. Sessions will continue to run weekly from October to December.

To find out more, register for a future taster session or book a five-week block of classes, please contact Kate on 07791 200984 or email lemmie9@hotmail.com

To find out more about hiring any of the community facilities please contact Rebecca Britton (see back page for contact details).
Over 350 people took part in the Waterbeach Toddler Playgroup’s first running festival at Waterbeach Barracks in May, raising over £1,800 for the charity. Despite the chilly weather, spirits were high and the event was a great success. As well as the running events, in which many runners beat their personal best times, people also enjoyed the food stalls and kids’ entertainment in the Festival Village, with many people making a day of it. As well as individual medals for first, second and third place in the 5km and 10k races, there was also a team prize of a free morning of sports coaching from Premier Sport for the winners of the 2km fun run – won by Waterbeach Community Primary School.

On behalf of the Playgroup, Jessica Kitt said: “We’d like to thank everyone who helped raise funds for our charity and made this event so much fun. The Barracks was the perfect setting and the Urban&Civic team’s help before, during and after the event was invaluable. We’re looking forward to organising our next event soon.” Urban&Civic’s Rebecca Britton said: “It was great to see so many people having fun and raising money for such a good cause. There was a fantastic atmosphere for this family friendly event and we look forward to opening up the Barracks for more community events in the future.”

If you would like to find out more about the Playgroup and future events, please visit www.waterbeachtoddlerplaygroup.org.uk
For three weekends in July, a group of local artists took over the entrance area to the Barracks for Summer at the Beach, part of the Cambridge Open Studios events. Over 500 people came along to see, experience and get involved in a range of artistic activities.

The event followed on from the phenomenally successful pop-up exhibition two years ago called A Day at the Beach, organised by a group of artists living and working in Waterbeach.

This summer, eight local artists put on the exhibition in the airy and spacious squash courts and the Community Room at Waterbeach Barracks. The exhibition featured works from:

—Theo Gayer-Anderson (sculptor)
—Francesco Connola (painter)
—Chris Evans (painter)
—Karen Lewis (milliner)
—Gideon Pain (painter)
—Tarryn Porter (illustrator + graphic artist)
—Andrew Taylor (painter)
—Richard Youell (photographer + sound artist).

Community events running alongside the exhibition included the famous Waterbeach Pop-up Café on the first weekend; an exhibition of photographs and other memorabilia celebrating the people who make up the community; a paper aeroplane design and decoration workshop (with test flights) to acknowledge the role of the Barracks as an airbase in World War II and a sound environment installation including a comfy sofa to sit on.

Gideon Pain said: “It was great to be able to have the exhibitions up across the three weekends and to hold activities around them to bring so many people and local artists together and to celebrate the place we all live. Waterbeach has quite an active artistic community and we hope we can build on A Day at the Beach and Summer at the Beach and make this a regular event.”

Further information is available from www.facebook.com/events/1223890947621242/ www.camopenstudios.co.uk or Gideon Pain on 07903 819195 or gideonpain@hotmail.co.uk
Waterbeach Military Heritage Museum

Waterbeach Museum was set up by the Royal Engineers in 1985 to commemorate the men and women who served at RAF Waterbeach Station from its opening in 1941 until the Barracks closed in 2013.

In memory of Oliver Merrington

Waterbeach Military Heritage Museum Trustees were saddened to hear that their Honorary Curator Oliver Merrington passed away suddenly at home on Sunday 31 July.

Oliver was a moving light behind saving the Museum when the Royal Engineers had to redeploy to Kinloss.

One of his acquaintances (Kate Brown) has written: “Oliver, although seemingly quietly spoken and a ‘gentle giant’ was a true example of a dedicated museum volunteer and then Museum Curator – committed and passionate about his museum. He could speak movingly and knowledgeably about the stories the museum held. He achieved much to ensure the site (the Barracks) and its place in history was acknowledged.”

Waterbeach owes a great debt to Oliver. The WMHM Trustees offer their deepest condolences to his family and partner.

Adrian Wright Chairman, WMHM

Prior to the closure of the Barracks, the Museum was taken over by a group of villagers, who established a Trust to secure the collection: Waterbeach Military Heritage Museum Trust. They packed up and safely stored all the photographs, documents, artefacts and memorabilia until a new venue could be found.

Following its appointment by the Defence Infrastructure Organisation (DIO) to take forward the development of the former Waterbeach Barracks and Airfield site, Urban&Civic has been working with the Trust to re-open the Museum in its former home by the entrance to the Barracks, which has been refurbished to include an exhibition area and community space for meetings and events.

During 2015, the Trust started to move the collection back to the site and from August the Museum opens its doors on the first Sunday and Wednesday of each month, and by appointment.

Adrian Wright, Chairman of the Museum Trustees said: “The history of the Royal Air Force and Royal Engineers at Waterbeach, and their close links with the village, are very important and we welcome the opportunity to re-open the Museum in its former home. We now have the space and opportunity to further develop and open up the collection.”

Opening times

The Museum is open from 11am to 4pm on the first Wednesday and Sunday of each month and for events and by appointment with Adrian Wright (01223 861846)

If you are interested in military history and how Waterbeach Barracks and Airfield has evolved, and would like to support this community venture, the Museum is looking for new volunteers. Call Adrian on 01223 861846 or email waterbeachMilitarymuseum@waterbeach.org
Waterbeach Barracks and Airfield has a wealth of military heritage having been home to Royal Air Force and British Army personnel dedicated to serving and defending their country for over 60 years. The station was established at the start of the Second World War and at its peak operation was home to around 1,100 service men and women.

Find out about…

THE ORIGINS AND EVOLUTION

→ From its muddy and rudimentary wartime start, repairing damage from enemy attacks and dealing with the consequences of a tragic accident when a bomb being loaded onto a 514 Squadron Lancaster exploded.

→ How the site evolved after the War, with improved amenities such as the 1948 tennis courts, 10 new Airmen’s Married Quarters and the planting of 800 trees/shrubs.

→ The Battle of Britain displays and the thousands of people that visited the Station to see the facilities and watch the flying displays.

→ The Unidentified Flying Object (UFO) sightings.

→ The management and development of the Airfield during peacetime (by the Royal Engineers).

→ Family open days for the village and the Royal Engineers being granted the Freedom of Waterbeach.

→ The decline in operational activity and subsequent decommissioning and closure of Waterbeach Barracks and Airfield.

THE PEOPLE

→ The men and women who lived and worked at the Station during World War II: the missions; the rationing and hardships; the social events and activities that maintained wartime morale.

→ How life changed for those at the Station following the War, as 514 Squadron was disbanded and RAF Waterbeach was transferred to Transport Command for use by squadrons engaged in long-distance trooping operations – new alliances, training and missions, including humanitarian aid such as the support and shelter given to 180 families following the East Coast floods in February 1953.

→ The transition from Royal Air Force to Royal Engineers, and their role in peacetime and airfield construction in the event of a future conflict.

THE AIRCRAFT

→ Vickers 415 Wellington – a standard RAF twin-engined medium bomber; the first plane to be used at Waterbeach Airfield.

→ Avro 683 Lancaster – the best-known British heavy bomber aircraft of World War II, which was eventually developed to carry a 10 tonne bomb.

→ Avro 685 York – a British designed transport aircraft, used for long-range flights until the mid-1950s.

→ Gloster Meteor – Britain’s first operational jet fighter, the single-seat Meteor flew from Waterbeach for several years. A twin-seated night-fighter also operated for a time.

The Museum is brimming with interesting information, memorabilia and models and its enthusiastic team of volunteers would welcome the opportunity to show you around and share the military heritage of Waterbeach Barracks and Airfield.

For more information about the Museum, how to volunteer or to arrange private tours, please email Adrian Wright and the team at waterbeachmilitarymuseum@waterbeach.org

The annual 514 Squadron Reunion was held back at the Barracks for the second time since the closure with over 120 people attending the event in June, including four veterans pictured on the runway: from left, Eddie Humes, Syd Cooper, John Lambourn and Ken Staveley.
The future development:

Following on from the themed workshops (January–March), Urban&Civic held Open Days in April to test and feedback the principles that have been developed from discussions so far for the former Waterbeach Barracks and Airfield site. These will be set out in the Framework approach for the development: an important step in delivering a consistent, collaborative and comprehensive vision for the growth of a sustainable community at Waterbeach.

The project team received positive feedback at the Open Days and the discussions provided additional thoughts and issues that the team have been working into the evolving plans.

Here are the key principles shared ➔

THE NEXT CHAPTER

While in planning terms the emerging development plan refers to the development of a New Town, Urban&Civic’s vision for the Waterbeach Barracks and Airfield site is to craft the next chapter in this long-settled area’s important history.

Activity and settlement stretching back over millennia have shaped the landscape and are reflected in the dynamic community. Properly considered growth will embed the strengths of the existing landscape, ecology, community, culture and heritage assets.

New development will be shaped in a sympathetic manner to ensure the existing community and village retain their distinctive identity and character. A new lease of life for the former barracks site, already taking shape through reuse of existing buildings for community activities, will maintain and reinvent the long standing, beneficial links to the village.

Links to Denny Abbey and Wicken Fen will be re-established and cycle and pedestrian connections to new additions – such as the Cambridge Research Park – will be created.
The development enables stewardship and celebration of the inherited landscape: lakes and channels, mature trees and species-rich grassland, whilst also creating new features and assets, such as local green corridors and a town park.

The green corridors will provide important connections for wildlife as part of the wider Cambridgeshire Green Infrastructure vision.

The settings and causeways of Denny Abbey and the Roman Car Dyke will be preserved and enhanced. Notable features of the airfield and the barracks, including the formal grid of the barracks area and the alignment of the runways, will be reflected in the new pattern of development to ensure that there are prominent echoes of the site’s more recent history.

Homes will be built to support a variety of lifestyles and present opportunities to local people and newcomers: including children growing up and wanting to stay local, families seeking more affordable living and those looking for somewhere attractive and well connected to relocate.

With facilities to support active and healthy lifestyles, and links to a range of destinations, not least Cambridge and Ely, the location will be attractive to downsizers as well as professional couples, families and singles. An opportunity of this scale supports a sizable and stable community, with long-term commitment to the area, as well as those here for a shorter time but wanting to join in and be part of an active community.
Economically, the growing community will be part of the constellation of towns in the Greater Cambridge region, supporting in particular the expanding north Cambridge technology cluster and the Cambridge Research Park. This will be underpinned by investment in strong and sustainable means of travel to make this a modern, attractive location for low carbon living.

It will be a well-connected and well-served community with essential needs met locally – in the form of new healthcare, retail and leisure facilities – adding to and complementing those already within the village. It will not be a dormitory town but a vibrant destination that builds upon the rich spirit of community evident in the village and the legacy of military activity and ingenuity.

New employment uses on site will be of a modest scale, to support the growth of small businesses and attract enterprise.

Improvements to the A10 and new pedestrian and cycle provision, alongside effective public transport are critical. Development will unlock significant investment: with potential for a new frequent guided bus, an expanded or ultimately relocated railway station and a park and ride facility and safe cycle routes.

Growth will be linked to the existing village by footpaths, cycle and bus connections, to deter additional private vehicle movements within the village. Investment in rail, bus and cycle connections will be delivered, alongside new water, power and digital infrastructure to make the location a well-supported, accessible and attractive place for low impact living and working.

The development will draw on the many local innovations in clean-tech and smart technologies, to create a future-proofed environment.
The new homes, community buildings and public realm will be characterised by well-designed contemporary styles that respond to the setting and are considerate of local materials and palettes.

Buildings, landscape and roads and paths will be both designed and delivered in tandem to ensure the impacts of new development are minimised and the benefits for new and existing local residents are maximised.

There is commitment to put in place effective governance and long-term maintenance and management from day one. This will enable the jobs and skills potential of the development to be realised through apprenticeship/job creation schemes and local procurement. Working together with local partners, groups and organisations, the benefits of well planned development can be realised and shared.

The displays from the Open Days are available to view at www.waterbeachbarracks.co.uk or as hard copies by calling Rebecca on 07739339889 or emailing rbritton@urbanandcivic.com

The feedback from these events has been reviewed and the team are working up the more detailed plans for the Barracks and Airfield site. These will be shared in the next round of consultation events in September/October: see dates below.

Urban&Civic will be holding the next round of consultation events on the following days:

- Thursday 29 September 3pm-8pm
- Friday 30 September 3pm-8pm
- Saturday 1 October 10am-4pm

The events will include sharing the latest designs for the development of the Barracks and Airfield site; discussions with the full project team; tours of the site; and children’s activities.

Further details will be publicised nearer the time and will be available online at www.waterbeachbarracks.co.uk
Urban&Civic is taking the first step in the Environmental Impact Assessment (EIA) process for development at the Waterbeach Barracks and Airfield site. Following on from recent public engagement, design work and initial survey work, the Development Manager for the MOD site has submitted a formal EIA scoping opinion to the District Council. Once agreed, the opinion will set out what the District and statutory consultees consider needs to be looked at in detail as part of the EIA process.

An EIA scoping opinion is an early but important step towards defining what detailed matters need to be considered in the EIA – it is not a planning application. The purpose of the EIA itself will be to identify the significant environmental effects of the proposed development (both positive and negative), and measures needed to address those impacts. This may also inform what measures and investment is needed in the local area to support local facilities and infrastructure.

Topics to be considered as part of the EIA include:

- socio-economic
- landscape and visual
- ecology and nature conservation
- cultural heritage
- agriculture and soil resources
- transport
- air quality
- noise and vibration
- lighting
- hydrology, flood risk and drainage
- ground conditions
- utilities.

Urban&Civic will assess the development of up to 6,500 new homes, mixed use development and new infrastructure on the former barracks and airfield site, including schools and new parks.

As part of the EIA, it is also necessary to consider the potential impacts in combination with other committed developments or those likely to happen in the immediate area, which will include the allocation of land to the east of the former airfield, up to the railway line, which is being promoted by RLW Estates and other additional planning commitments for housing in the area.

For this reason, it is proposed to test the potential for development of the whole strategic allocation in the Submission Draft South Cambridgeshire Local Plan – for up to 10,000 dwellings in total.

The EIA will be undertaken by Autumn 2016. Once complete it will be presented in an Environmental Statement, which is one of a number of key supporting documents to be submitted with the Outline Planning Application.

People will be given a further chance to review and feed into the emerging development proposals at our consultation events in September/October, which will then finalise the approach that will be submitted in the Outline Planning Application.

Tim Leathes, Development Director for Urban&Civic, said: “Following on from the discussions and workshops we have been holding with local authorities, partners and local residents, and an external review process carried out by the Cambridgeshire Quality Panel, the vision for this incredible place is ready for the next stage of testing and development.

“By working collaboratively through the Environmental Impact Assessment process we can help lock in a programme from the outset in terms of infrastructure and investment – including roads, extensive new public transport and cycling provision, new schools, sports, heritage and health facilities: complementing and supporting those already existing within the local area.

“We are excited about the potential to transform this unique site: working with partners and surrounding villages to protect and enhance the character around us. Working together we can create a high quality, low carbon, sustainable and attractive place to live, work and visit.”
Cambridgeshire Quality Panel Review

As part of the engagement on the developing plans, Urban&Civic and RLW shared a draft Development Framework Document with Cambridgeshire’s Quality Panel. The Panel provides scrutiny of development proposals for major growth sites in Cambridgeshire: including advice to developers, clients and their design teams as well as local planning authorities, with the aim of improving the quality of development in the area.

Key feedback from the Panel included:

- The need to reflect on the nature of ‘town centres’ in the 21st Century to ensure appropriate space and facilities are developed in the right location – that are sustainable in the long term and achieve the aspiration of working with and supporting existing facilities in the village.
- Providing a strategic but flexible approach to transport infrastructure to ensure that the right measures are put in early, and at appropriate milestones, alongside other planned investment along the A10 corridor.
- The approach to prioritising cycle and pedestrian options and integrating them effectively with community facilities and with bus, rail and car links was welcomed with advice shared on best practice.
- The work to date on landscape was welcomed – with discussion on the balance between different types and uses of green space and housing design and density.
- The planned links between green space and heritage, as well as recreating the historic Causeway connections between the village and Denny Abbey, were seen as something uniquely special to be celebrated.
- The approach and potential for creating an exemplar sustainable community was felt to be strong, with encouragement to develop water efficiency, storage and recycling as well as using water as a character feature given the location and setting of the site.
- Opportunities were identified to plan tree and landscape layout and planting to be resilient to climate change and support people and nature if temperatures increase.

The Panel was impressed with the degree of ambition shown, the enthusiasm to make the development exemplar and its sustainability potential. They look forward to seeing increasing levels of detail about quality and character, as well as the phasing and implementation of the development, and are keen to continue their involvement in the emerging plans.

More information about the Panel can be found here: www.cambridgeshireinsight.org.uk/planning/cambridgeshire-quality-panel

[CORE PRINCIPLES]

Community
Connectivity
Climate
Character
Many residents have asked for more information about the facilities on site. The main features include the Sports Hall – regularly used by the Colts and Badminton Club; the Studio – which hosts weekly Brass Band practice; and the Community Rooms, home to the Museum and where other classes and events are held. These sit opposite the Squash Courts which are now regularly booked.

If you want to find out more about any of these facilities then please contact Rebecca on 07739 339 889 or email rbritton@urbanandcivic.com

**Yoga**

Mondays, from 7-8pm, 5, 12, 26 September and 10, 17 October

Sessions will continue to run from October to December. If you are interested in joining or have questions, please email lemmie9@hotmail.com or call Kate on 07791 200984.

**Badminton**

Every Monday from 5 September, 7.30-9.30pm

Please check with Club Secretary, Norman Setchell first to see if there is space available: christian9@tiscali.co.uk or 07565 298834.

**Brass Band**

Every Monday night

The band rehearses on Monday evenings from 7:45pm to 10:00pm. More details about Waterbeach Brass, contests and concerts can be found at [www.waterbeachbrass.org](http://www.waterbeachbrass.org)

**Fit4Living**

Friday mornings, 10am-midday

Join physiotherapist Margaret Coles’ chair-based exercise group to keep the body, mind and spirit active. For more information, call Margaret on 07801 754599 or email margareta.coles@gmail.com
Cemetery expansion proposals

Following many years of discussions with the MOD about the potential expansion of the village cemetery into land on the former barracks and airfield site, Urban&Civic has been working with the Parish Council Cemetery Working Group to progress the planned expansion.

The project would expand the existing cemetery by an acre – as shown below. The work would see the removal of the perimeter fencing and lights in the expansion area, a breakthrough in the existing wall and new tree-lined fencing around the new boundary. It would also look to resurface the existing pathways in line with the new ones being installed, to create wheel-chair and pushchair friendly surfaces.

The finalised designs should be available for consultation in the Autumn, with the hope that the work can be carried out towards the end of this year. Some preliminary site investigation work will start in August to support the planning application details.

If you would like to discuss the plans in any more detail please contact Rebecca on the details below.

Get in touch

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

Rebecca Britton Communities & Partnerships
E: RBritton@urbanandcivic.com
T: 01480 413141 | M: 07739 339 889
waterbeachbarracks.co.uk

Next edition ➔ Autumn 2016