

# Hello

Welcome to the second community newsletter from Urban&Civic



Since being appointed by the Defence Infrastructure Organisation (DIO) to take forward the development of the former Waterbeach Barracks and Airfield site, we have been working with the community on a series of projects and starting the process of engaging residents to ensure your views help shape the future of the site.

In this edition, we provide feedback on the community engagement events held in October and set out the next steps for continuing to involve local residents at each stage as the plans for the former barracks and airfield develop. Details of follow-up workshops planned for January to March can be found on the back page.

There is also further information about the facilities on site we have reopened for community use – and some of the local groups already using them – as well as a feature on our conversion of the iconic Control Tower building, which will provide us with a base in the village.



# Community facilities opened up

Early discussions with our neighbours, the Parish Council and community groups, showed how much residents missed some of the facilities they had previously enjoyed on the site. In response, Urban&Civic have secured planning permission and carried out refurbishment to reopen the Sports Hall and Studio area, the Museum building, community room and the squash courts, as well as some of the open space for outdoor activities.

These facilities are now in regular use by:

- Cambridgeshire Army Cadets
- Cambridgeshire Triathlon Club
- Fit for Living
- Waterbeach Brass Band
- Waterbeach Colts
- Waterbeach Badminton Club
- Waterbeach Military Heritage Museum Trust.

We also have a Monday evening yoga class starting in January, just in time to help with those New Year's resolutions. These newsletters provide an opportunity for us to highlight some of the groups using the facilities.



## Fit for Living

Fit for Living is a chair-based exercise group set up over two years ago by physiotherapist, Margareta Cole to provide opportunities for chat and light exercise.

Margareta said: "As a physiotherapist my aim is to keep all our members on their feet and support them to manage their health. As we are doing the exercises we provide advice about keeping safe and active and managing the range of health conditions that tend to come with ageing. We also ensure a cup of tea at the end for a general chat and frequently a wander down memory lane. Most agree this is the best part!"

"Moving to the Community Room, which has been refurbished by Urban&Civic, has been highly significant for me. They put up balance bars for us to use in the exercise group and its cheery location has provoked a lot of sharing of memories among the older people who remember its use through the decades, and have their own links and stories to tell.



**"We're so grateful to Margareta, Jean and the team, who give up their time, to help keep us fit and well. I didn't really want to come when I started attending two years ago, but now I don't know what I would do without it."**

Cyril Thompson, 91

"For many years I have been hoping that the facilities here could be used positively for rehabilitation and health while the site is being developed. I'm very excited at being the first to use the facilities for these purposes, especially for our older people who can still play a significant role in our society."

The group meets on a Friday morning and recently celebrated the move to its new home at Waterbeach Barracks with family and local stakeholders. The group currently has 10 members aged from mid-50s to 90+ and is hoping to welcome more newcomers soon.



## Cambridge Triathlon Club

The Junior section of the Cambridge Triathlon Club is making the most of the quiet outdoor space around the Barracks area. It has around 100 members from age 8 through to 16 – many of whom are Waterbeach residents – and provides coached sessions in swimming, cycling and running at a variety of venues throughout the year. The Club also teaches the skills needed to combine the different elements into a single multi-sport race. In the summer, members compete in junior triathlons across the Eastern Region.

Allister Bell said "It has been a wonderful addition to our training to be able to offer a safe and traffic-free environment, especially for our younger triathletes who are not permitted to train on the road. We used the closed road circuit to offer a fun and exciting challenge for our annual time-trials. We have used the parade ground for skills training. I am sure the extra space and speed has helped our young triathletes be so successful this year at regional, national and international levels.

"Andy Brading has been very supportive from the start, and the security team is great – always opening up the gates for us early on a Saturday morning."

The Club's coaches are volunteers, who have completed coaching courses delivered by the British Triathlon Federation. The Club is very popular and currently has a long waiting list for the Junior section.

Rebecca Britton, from Urban&Civic said: "One of our first priorities has been to bring back some of the facilities previously enjoyed by local residents, which have been unavailable since the Barracks closed and make sure they are well used.

"We have been delighted by the positive reaction and it's great to see the different groups making use of the refurbished facilities – whether it's for sport, music or socialising.

"We hope this is just the start of supporting a range of groups and activities for local people."

**If you are interested in joining any of these groups or would like to hire any of the community facilities, please contact Rebecca Britton [RBritton@urbanandcivic.com](mailto:RBritton@urbanandcivic.com) for additional information and group contacts details.**

**Next edition →**

Waterbeach Colts and  
Waterbeach Brass Band



# Feedback from Community Open Days

The Open Days in October marked the start of an extensive engagement and masterplanning approach that has been agreed with local partners and the Parish Council. Our objective is for local people to help shape the proposals for the development of this brownfield site.

Over 400 people attended the two Open Days and following the events, 61 feedback forms and five emails were received. The majority of comments were positive and acknowledge that the development of the Waterbeach Barracks and Airfield site provides an important opportunity to reuse former military land to deliver new housing, infrastructure, open spaces and facilities to serve the existing village as well as the new community – as identified in the Councils' draft *Local Plan*.

Notwithstanding the broad support for the principle of development, concern was expressed about the scale and rate of growth, the relationship between the character of the existing village and new development and the capacity of existing

transport infrastructure to accommodate additional demands.

The key issues raised during the consultation were:

#### Housing and development:

- affordable housing to address local needs
- a mix of housing types – including provision for older and disabled people
- energy efficiency – in new homes and through innovative use of renewable energy sources
- potential impact on the character of the existing village due to the proposed scale of the development.

#### Health and education:

- new health, welfare and school facilities to be appropriate and phased to support the development
- a new secondary school should serve the existing village and new development.

Over 400 people came along to our Community Open Days in October to meet the project team, go on site tours and share their thoughts on the future development of the Waterbeach Barracks and Airfield.

#### Recreational facilities:

- a range of sporting facilities including a swimming pool – for use by the existing community and new residents would be welcomed.

#### Business and employment:

- need for new employment space
- support for local entrepreneurialism.

#### Culture and heritage:

- incorporate 'features' of the Barracks and its history into the new development to maintain a connection with the site's military heritage
- consider the setting of Denny Abbey.

#### Biodiversity:

- retain existing landscape features such as vegetation, trees and the lake – and incorporate into the new development.

#### Flooding and drainage:

- detailed analysis of potential flood risk is required
- flood mitigation measures should be based on robust evidence
- deliver Sustainable Drainage System (SuDS).

#### Transport:

- A10 has existing capacity issues: capacity at Waterbeach Station; rat-running through village; poor transport and cycle links to Cambridge; poor walking and cycle links locally
- potential highways improvements required including: new offline route to Cambridge for the A10 or route dualled with improvements to A14 junction
- a number of options were expressed for the future of the railway station: retain in its current location with improved facilities; provide a new station; or retain existing station as well as new on-site station
- improve bus service, including Sunday operation
- potential to relocate the park and ride facilities at Milton closer to Waterbeach
- potential to extend the guided busway network
- new/enhanced cycle route to Cambridge
- improved local pedestrian/cycle routes.

Tim Leathes, Urban&Civic Development Director, said: "These two events gave us an opportunity to ask questions and listen to local views, which will help shape our thinking in these very early days of developing future design options for the site. We were pleased with the turnout, range of issues covered and useful discussions about historical links, use of on-site facilities and ideas for the future. These initial conversations have given us a valuable insight into the concerns and aspirations of the local community that will need to be addressed in any future development."

Copies of the display boards and *Open Days Community Engagement Report* can be downloaded from the project website: [www.waterbeachbarracks.co.uk](http://www.waterbeachbarracks.co.uk). If you do not have internet access and would like to obtain a copy of the boards or Report, please contact Urban&Civic on 01480 413141.

For an update on the next events which will help inform the evolution of our proposals for the development please see page 8.





# Control Tower brought back to life

**The Airfield's iconic Control Tower has been given a new lease of life after being sensitively refurbished to provide office and meeting space for the Urban&Civic team.**

The external appearance of the building has been restored to its original look through the repair and replacement of damaged elements, ensuring the refurbished Tower remains in keeping with the existing character of the surrounding site.

The ground floor now contains a large meeting room and the first floor control room has been converted into an informal working area, with commanding views across the site.

Rebecca Britton from Urban&Civic said: "It's rewarding to see the Control Tower back in use. We are committed to commemorating and working sympathetically with the heritage of the site as we develop our proposals. Working at this on-site location will help stimulate creative input and further support our ability to engage the local community and local partners in the design and planning process."



# Planning update

## Draft Local Plans

Cambridge City and South Cambridgeshire District Councils are consulting on the modifications to the Local Plan, which supports the delivery of new jobs and homes in Cambridge and South Cambridgeshire up to 2031. The fresh consultation follows extra work that has been commissioned after Government inspectors suspended their examinations and questioned if more than the 33,000 homes put forward in Local Plans were needed to meet local needs, and whether the strategy of including new settlements, including at Waterbeach was sound.

The additional work supports the strategy put forward by the two councils – including new settlements to deliver growth and protecting the green belt, except for small releases. Independent experts have said that 33,500 homes would be needed by 2031 to meet local needs – 500 more than originally put forward. The plan still supports 44,000 new jobs. Proposed modifications include removing the restrictions on when the new town north of Waterbeach and new village at Bourn Airfield can begin and how many homes can be built up to 2031.

The joint consultation began on Wednesday 2 December and closes at 5pm on Monday 25 January. A number of events are also being held across the area for information, and you can have your say on the modifications to the plans online at [www.scambs.gov.uk/localplanmods-dec2015](http://www.scambs.gov.uk/localplanmods-dec2015) or [www.cambridge.gov.uk/proposed-modification-consultation](http://www.cambridge.gov.uk/proposed-modification-consultation)

Following the consultation, the two Councils will assess the feedback and consider any further amendments before submitting modifications to Government planning inspectors by the end of March. The Inspectors will then review the modifications and evidence with a view to recommencing their examination. A new timetable for the Examination sessions will then be published.

## Neighbourhood Plan

Urban&Civic continue to share information with the Neighbourhood Plan Working Group, including the detailed feedback from the Open Days, to ensure the information and views feed into the Neighbourhood Plan as well as the developing plans for the Barracks and Airfield site. The workshops planned for January to March (see page 8) will enable further survey data from the Urban&Civic technical teams to be shared with the group, the Parish Council and the wider community and enable closer working on priority issues.

The Neighbourhood Plan Working Group have advised that they will be holding a public meeting on Wednesday 13th January at 5.30pm in St John's Church Hall, Waterbeach. This will update residents on the work to date and aims to develop a Parish Council response to the Local Plan modifications consultation. District Council planning officers will be present at the meeting. You can find out more about the work of the group in the latest Parish Council newsletter, a copy of which can be viewed on the Parish Council website at [www.waterbeach.org.uk/opus/opus178.html?subdir=/Newsletters/2015](http://www.waterbeach.org.uk/opus/opus178.html?subdir=/Newsletters/2015)



# Waterbeach Barracks and Airfield consultation: next steps

Following the feedback received during the Open Days, the Design Team has been working through the comments and using them to help inform their thinking about the developing plans for the site. The information is also being shared at every stage to help feed into both the Local Plan and Neighbourhood Plan processes.

At the same time, Urban&Civic has also been taking forward an early pledge to work with South Cambridgeshire District Council and adjacent land owners represented by Royal London Waterbeach (RLW) to bring forward a coherent approach to the development of the Barracks and the neighbouring area of land.

Following initial design workshops between Urban&Civic and RLW, future consultation events will involve the RLW team, and the process will lead to a Development Framework with an agreed vision for the strategic site. This will be developed through a series of partner and community workshops and published for consultation in April 2016.



The workshops will involve representatives from the Urban&Civic and RLW Design Teams, South Cambridgeshire District Council officers and key statutory partners, alongside members of the Parish Council, and Neighbourhood Plan Working Groups. The Open Days provided an opportunity for people to sign up for these more detailed and technical workshops and those who registered an interest in key themes at the Open Days will also be invited. If you have not registered an interest in taking part in these, but would like to, please let us know by emailing [rbritton@urbanandcivic.com](mailto:rbritton@urbanandcivic.com) or calling 01480 413141.

The workshops aim to:

- provide a general update on the process to date and next steps
- hold a focussed discussion on key themes, which will enable presentation and sharing of recent survey data
- discuss key questions raised in the Open Days
- explore, develop and test solutions.

The sessions will start from 5.30 and run for about two hours. They will focus on:

- 14 January: **Vision and Principles**
- 28 January: **Green infrastructure (ecology and drainage)**
- 11 February: **Transport and utilities**
- 25 February: **Heritage**
- 10 March: **Community facilities, recreation and amenities.**

Following these sessions, we will hold a weekend Open Day to feed back and share the outputs of the Workshops, test them with the wider community and update people on the Development Framework.

Tim Leathes, Development Director, said: "It is important now to build on the good feedback and points raised from the Open Days and ensure the Design Team work with our partners and the local community. In that way we will have confidence in the development of robust plans that ensure this important site meets the needs of the local area and delivers against some of the shared aspirations expressed. Through continuing to work with the community we can minimise the negative impacts of the development and maximise the benefits it can bring for local people."

You can keep up to date with events/workshops via our website: [www.waterbeachbarracks.co.uk](http://www.waterbeachbarracks.co.uk)

## Get in touch

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

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