

# Waterbeach

**Newsletter** Summer 2025

---

## **Living**

Next new homes  
at Waterbeach

## **Education**

Primary school  
plans submitted

## **Connections**

A10 bridge  
installation



## New bus service launched

# Welcome to the latest Waterbeach newsletter

## Contents

### 4 New homes

- 4 Next new homes
- 6 Meet the housebuilders
- 7 Shared Ownership at Waterbeach

### 8 Around Waterbeach

- 8 Primary School update
- 9 Brew by the Lake
- 10 A10 bridge update
- 12 Phase 2 consultation

### 14 Community

- 14 Water sports on the lake (May–August)
- 14 Fun Swim/Run event
- 16 Events and activities at Waterbeach
- 19 Summer at the Beach
- 20 Monthly activities: August/September

### 22 Connections

- 22 New bus service launched
- 24 Summary bus timetable
- 26 Supporting sustainable travel

### 28 Jobs and skills

- 28 New partnership boosts construction skills
- 29 Bricklaying course at Waterbeach

### 30 Nature

- 30 Creating and enhancing habitats

### 32 Heritage

- 32 Causeway connection
- 34 Denny Abbey & The Farmland Museum
- 35 Waterbeach Military Heritage Museum



# Hello



**Rebecca Britton** Urban&Civic  
Regional Director, Communications,  
Communities and Partnerships

T 01223 622 533  
M 07739 339 889  
E RBritton@urbanandcivic.com



**Fiona Reardon-Rose** Urban&Civic  
Communications and Partnerships  
Manager

T 01223 622 533  
M 07502 191 344  
E fiona.reardon-rose@urbanandcivic.com



**Caroline Ward** Urban&Civic  
Community Development Lead

T 01223 622 533  
M 07795 033 600  
E caroline.ward@urbanandcivic.com

Hello and welcome to the summer edition of our newsletter, which provides an update on some of the work our team and partners have been progressing, recent community events and activities, and the things to look out for in the coming months.

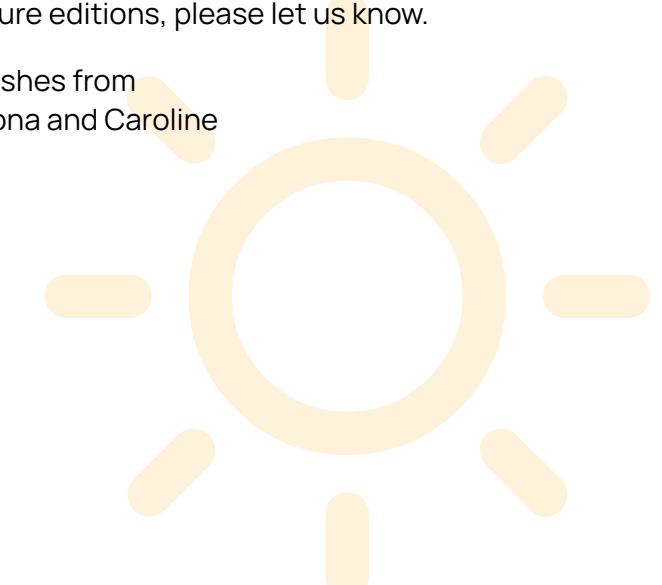
With the first phase of Waterbeach well underway, and plans submitted for the primary school and the next new homes, the team is starting to develop plans for the second phase of the development. The first step will be to create design guidelines to ensure a high-quality, sustainable and well-connected neighbourhood that integrates with existing and future phases of Waterbeach. We are hoping to share initial thoughts later in the year.

We're also delighted to see the launch of the new bus service – Number 100 – between Cambridge Research Park and Cambridge, with a number of stops including Waterbeach's Sustainable Travel Hub and Waterbeach Railway Station. This – alongside the delivery of the A10 cycle route, the A10 bridge dropping into place to complete the upgraded Mere Way route, and a range of sustainable and active travel initiatives and incentives to support residents – is helping realise our vision for a well-connected development that supports a healthy, sustainable lifestyle.

In this edition of the newsletter, we also provide a heritage focus on the historic Causeway, share updates from museum partners, and highlight some of the recent community events and activities as well as what we're looking forward to in the coming months.

We hope you find this edition of the Waterbeach newsletter interesting and informative. If you have any queries, or have ideas for future editions, please let us know.

With best wishes from  
Rebecca, Fiona and Caroline





# New homes

## Next new homes

Planning applications have been submitted for the next new homes coming forward alongside a local centre in the first phase of the development. Stonebond is also developing plans for its next new homes at Waterbeach.

### Build to Rent

90 two and three-bedroom 'Build to Rent' homes – including 27 affordable and six M4(2) compliant units for people with reduced mobility – will be delivered in response to the growing demand for rental properties in the area.

Key sustainability measures in these homes include solar PV panels and air source heat pumps, providing energy efficient heating solutions. Each home will have bike storage and an EV charging point to encourage more sustainable travel solutions and electric vehicle usage.

Subject to planning consent, work is due to start on these Build to Rent homes in autumn 2025, with the first properties available to rent in summer 2026.

More information on how to rent a home at Waterbeach will be available on the website and in future editions of this newsletter.

### Stonebond

Stonebond is developing proposals for a second site at Waterbeach, which will deliver 176 homes including 31.5% designated as affordable housing. All of the homes will feature electric heating systems, including air source heat pumps and EV charging points, supporting the transition to low-carbon living.

Peter Williams, Group Chief Operating Officer for Stonebond, said: "Securing this second site at Waterbeach is a natural next step in our collaboration with Urban&Civic. It will provide a significant number of mixed-tenure homes and reinforces our commitment to creating high-quality communities across the region."

### Durkan Homes

Plans have been submitted for 198 new homes – 103 one and two-bedroom apartments and 95 two, three and four-bedroom houses – a local store and a children's play area.

Each house will have a private garden, and the apartments will have balconies and communal gardens to provide opportunities to spend more

time outside in the fresh air. Of the new homes, 25 will be affordable rent, 13 will be part of the discount market sale scheme, and 25 will be available for shared ownership.

Sustainability is at the core of Durkan Homes' design. This includes a fabric first approach, a water use target of 110l per day, low volume cisterns with flow restrictors, smart meters to monitor energy and water use, EV charging points and promoting walking, cycling and public transport.

Subject to planning consent, work is due to start in autumn 2025, with the first homes available in 2026. To register an interest, please visit [www.durkan.co.uk](http://www.durkan.co.uk)

### New community facilities

Urban&Civic has been working with Stonebond and Durkan to bring forward the local centre that will support the first phase of development.

Durkan will build the first convenience store, with Urban&Civic working with the retailer to fit it out. While Stonebond will build the first community centre, which will include space for the first health provision on site. These will sit around a local square, creating a sense of focus and amenity for residents.

Urban&Civic will be working with partners and the community on the detailed design for the community centre space, as well as working with Malling Health and local health partners to ensure the two clinical rooms and reception work for the local surgery and patients.

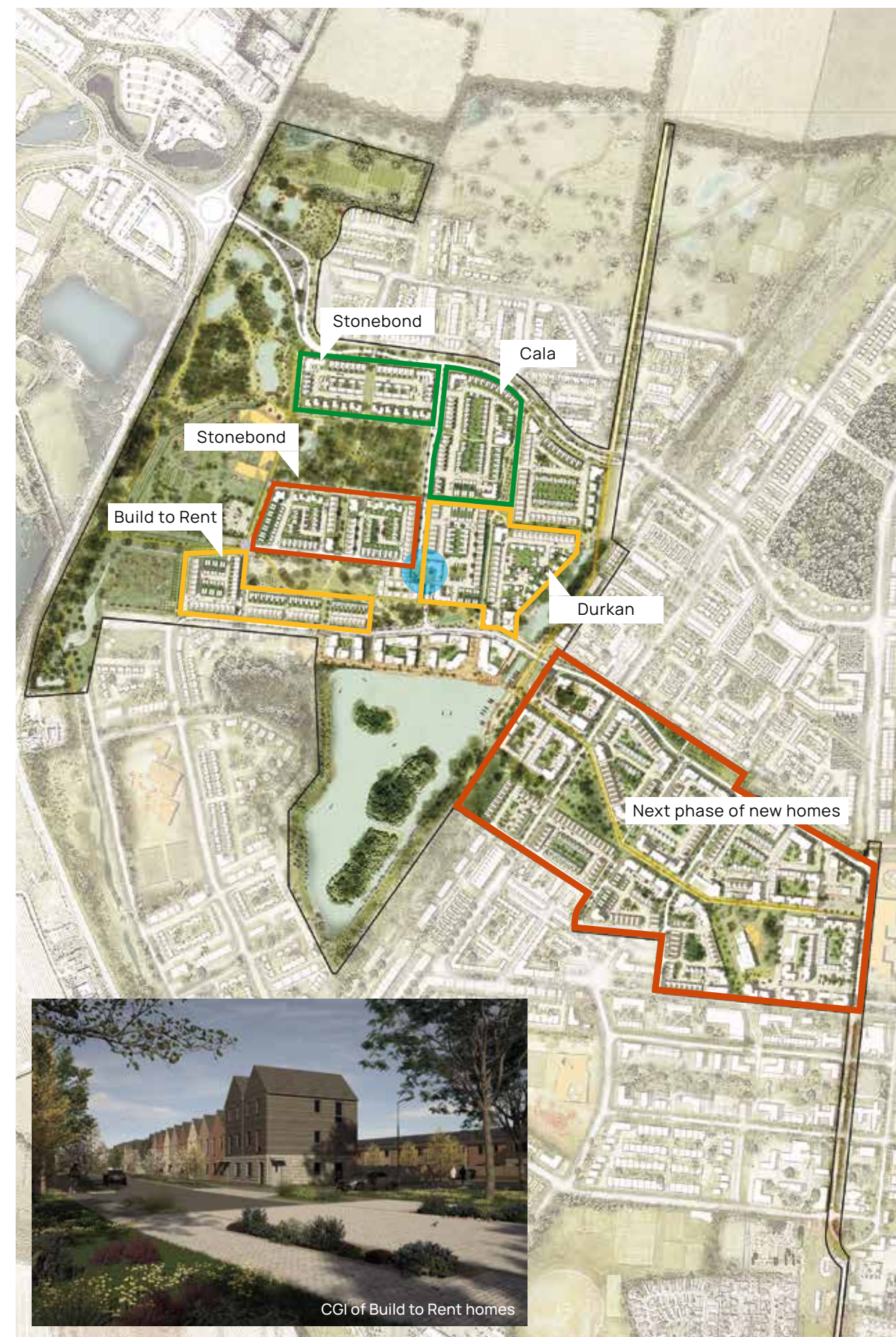


We are excited to be progressing these next areas of the development. We will continue to work closely with the house-builders to ensure the homes, convenience store and community spaces come together to create a great space to support the early community.

Paul Mumford Urban&Civic

Plan showing development delivery in Phase 1 of Waterbeach

- Homes being built
- In planning
- Designs being prepared for planning application
- Location of local centre





# New homes

## Ways to live at Waterbeach

Whether starting out, looking for space to grow or downsizing, Waterbeach has a wide range of apartments and houses coming forward with a range of innovative approaches to help people secure a home within the new development.

## Meet the housebuilders

### Stonebond

Stonebond has a collection of 2 & 3 bedroom apartments and 3 & 4 bedroom houses from £290,000 at Waterbeach.

Visit Stonebond's new Show Home – The Beckett – to find out more about the new homes available and its 100% Part Exchange scheme to help buyers move in this summer.

Open daily 10am–5pm. Open until 7pm on Thursdays.

T: 01223 901907

E: [waterbeach@stonebondltd.com](mailto:waterbeach@stonebondltd.com)

### Cala

Cala has a collection of 1 & 2 bedroom apartments and 3 & 4 bedroom houses from £244,000 at Waterbeach. These are available with 5% deposit contribution or 5% Stamp Duty contribution.

Cala also has a range of other schemes to support home buyers including Part Exchange, Assisted Move and Deposit Unlock.

Open 10.30am–5pm daily.

T: 01223 080687

Contact the housebuilders at Waterbeach to find out more about the range of incentives to help make your dream home a reality..



## Shared Ownership at Waterbeach

Amplius is working with Cala Homes and Stonebond to offer affordable homes in the new Waterbeach development. The properties can be purchased on a Shared Ownership basis, with shares ranging from 25% to 75%.

Shared Ownership is an affordable, flexible option for buying a home. It is a great way to get on the property ladder if you can't currently buy a property outright on the open market. It's a government backed scheme in which you purchase a share of your home and pay an affordable rent for the remainder.

The scheme is aimed primarily at first-time buyers, but others can be considered if they meet certain eligibility criteria. You can find out more and see if you're eligible on the Amplius website: <https://amplius.uk/shared-ownership-guide>

Amplius recently held an event for potential buyers to tour the properties at Waterbeach and speak with the New Homes Team to begin the application process.

If you, or someone you know, is interested in Shared Ownership at Waterbeach, find out more and get in touch to arrange a viewing: <https://amplius.uk/waterbeach-homes>



The event was a fantastic day, and members of the Amplius team were able to spend time talking about Shared Ownership with the potential buyers. There is a demand for quality, affordable homes within the community and some of the available properties were reserved. We're pleased to be able to help provide this great opportunity at Waterbeach.

**Daniel Sharpe**  
New Homes Sales Manager at Amplius



To find out more about the wide range of homes and ways to live at Waterbeach, visit [www.waterbeachwb.co.uk/homes-at-waterbeach/](http://www.waterbeachwb.co.uk/homes-at-waterbeach/)

Or register for updates on the development: [www.waterbeachwb.co.uk](http://www.waterbeachwb.co.uk)



# Around Waterbeach

## Primary School update

Plans are progressing for Deneia Primary Academy – the new primary school at the heart of the first phase of the Waterbeach development – with a planning application submitted to South Cambridgeshire District Council in June 2025.

The new primary school will provide 630 school places and grow with the new community coming forward on the former airfield and barracks. The school has been designed into the landscape and supports the wider walking and cycle-friendly aspirations for the development – with safe walking, cycling and scooting routes from the new homes, play and public realm settings ensuring it sits at the heart of the community.

The school will be run by Anglian Learning and will offer breakfast and after-school clubs providing wraparound care, as well as a pre-school provision.

Councillor Edna Murphy, Chair of the Children and Young People Committee at Cambridgeshire County Council, said: “It’s great to see the latest plans submitted for a new Primary Academy to serve the growing community in Waterbeach.

“The Deneia Primary Academy will help us to ensure that as Waterbeach grows families will continue to be able to access high quality primary school provision to ensure their children have opportunities to thrive.”

CGI of Deneia Primary Academy



Paul Mumford from Urban&Civic said: “We’re really excited about the plans for the school as they will not only provide an inspiring place to learn, but also an important building block at the heart of the new community. We continue to work with the County Council Education team and Anglian Learning, as well as our residents, to make that happen and to create the setting and connections which will make it integral to this very special place.”

Subject to planning consent, Keir Construction – based in nearby Cambridge Research Park – will start work in early 2026, with the school building expected to be completed by spring 2027.

You can find out more about the school by emailing [enquiries@deneiaprimary.org](mailto:enquiries@deneiaprimary.org) or the Communities Team on [hello@waterbeach.co.uk](mailto:hello@waterbeach.co.uk).

## Brew by the Lake

The lakeside café reopened with a Spring Sizzle Party in May, to coincide with the launch of the new season of managed sports on the lake. The café, which overlooks the 23-acre lake at the heart of the new development, celebrated with live music, a barbecue, lawn games and family activities.

Brew by the Lake offers a variety of hot and cold food and drink with outdoor seating to enjoy a bit of nature watching whilst relaxing with friends, family and neighbours.

Follow 'Urban Brew' on Facebook for opening times and special events.





A10 bridge update

Work is progressing well on the new pedestrian, cycle and equestrian bridge over the A10, and it is on track to open in spring 2026.

The bridge will connect the new Waterbeach development to the upgraded Mere Way: providing a direct, largely off-road connection from the new homes to Cambridge Science Park, Regional College and on to the city. It will follow the previously consented route to ensure the bridge is able to progress and be delivered on time.



CGI of new A10 bridge



Aerial showing associated bridge works

Bridge installation

The A10 will be closed from the Research Park roundabout to the Denny End Road junction on the first three weekends in September – from 8pm on Friday to 4am on Monday – for the bridge installation.

An additional closure – from the Denny End Road junction to the Car Dyke Road junction – will take place at the same time to allow Cambridgeshire County Council to undertake essential works at the Denny End Road junction.

Working together with the Council, these works to the A10 have been coordinated to minimise future closures and disruption on the road.

To minimise disruption to surrounding villages, the A10 will be diverted via Newmarket on the A14, redirecting HGVs and large vehicles away from local areas. For local journeys, all other roads will remain open as usual.

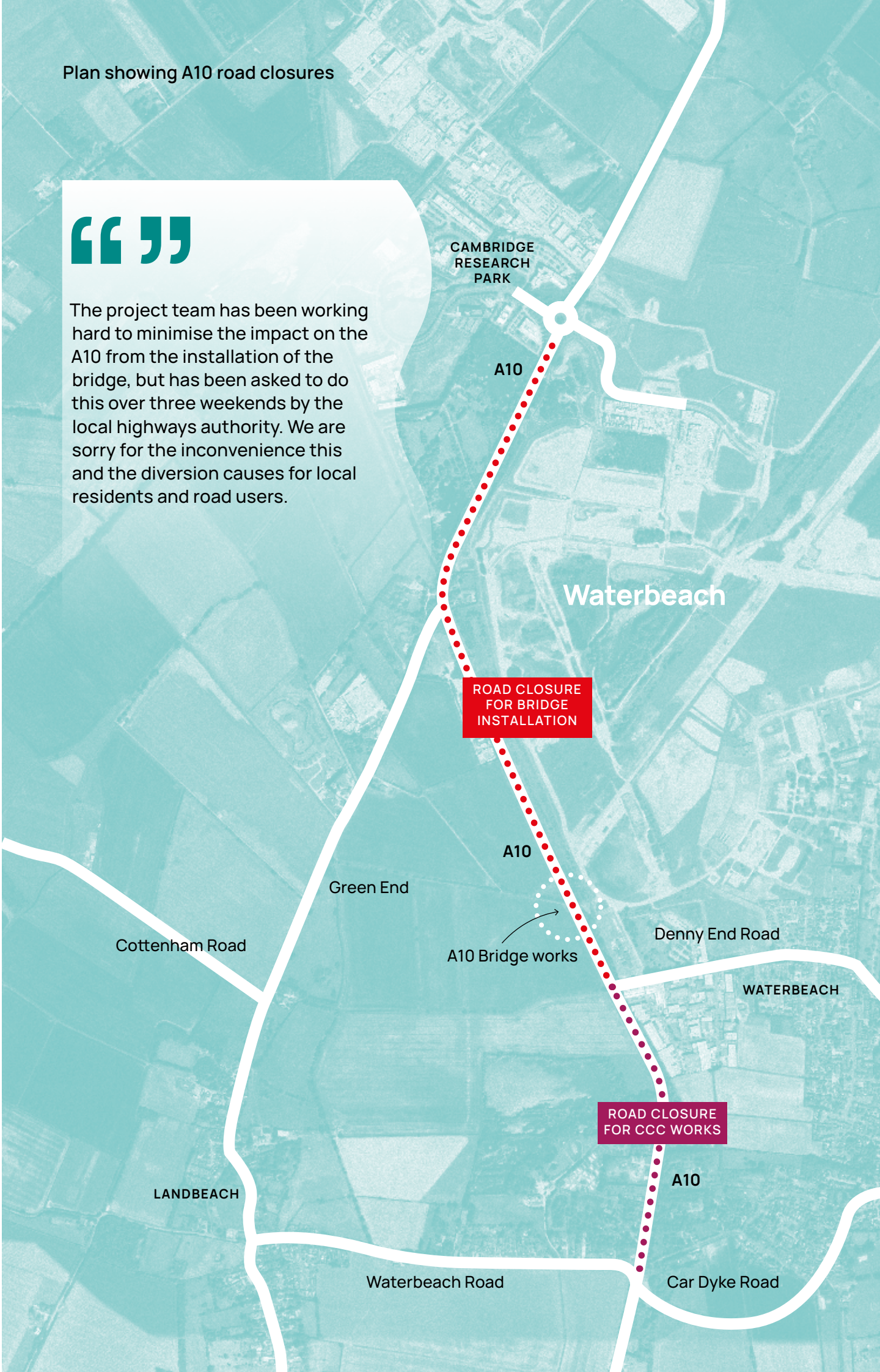
The weekend closures will enable 24-hour working, with the bridge lifted into place on the first weekend (7/8 September) and the installation being completed during the following two weekends.

More information and the diversion route, can be found at [www.waterbeachwb.co.uk/connections](http://www.waterbeachwb.co.uk/connections)

Plan showing A10 road closures



The project team has been working hard to minimise the impact on the A10 from the installation of the bridge, but has been asked to do this over three weekends by the local highways authority. We are sorry for the inconvenience this and the diversion causes for local residents and road users.





# Around Waterbeach

## Phase 2 consultation

With the first phase of Waterbeach well and truly underway, the team is starting work to design the second phase of Waterbeach. This phase contains much of the area between Waterbeach village and the first phase, and will include some key aspects of the development including:

- The southern access to the development, with a new roundabout on the A10 and the road, bus and cycle connections to the new railway station
- Up to 2,500 homes
- Sports pitches
- The second primary school
- A secondary school
- The main health centre
- Parks and play areas
- Shops and services.



The plans for Phase 2 of Waterbeach are in the early stages of design and remain high level. We are keen to get thoughts on the principles and approach we are establishing, and reflections on the first phase, to ensure we continue to deliver high quality spaces people want to live in and visit, as well as the facilities the area needs.

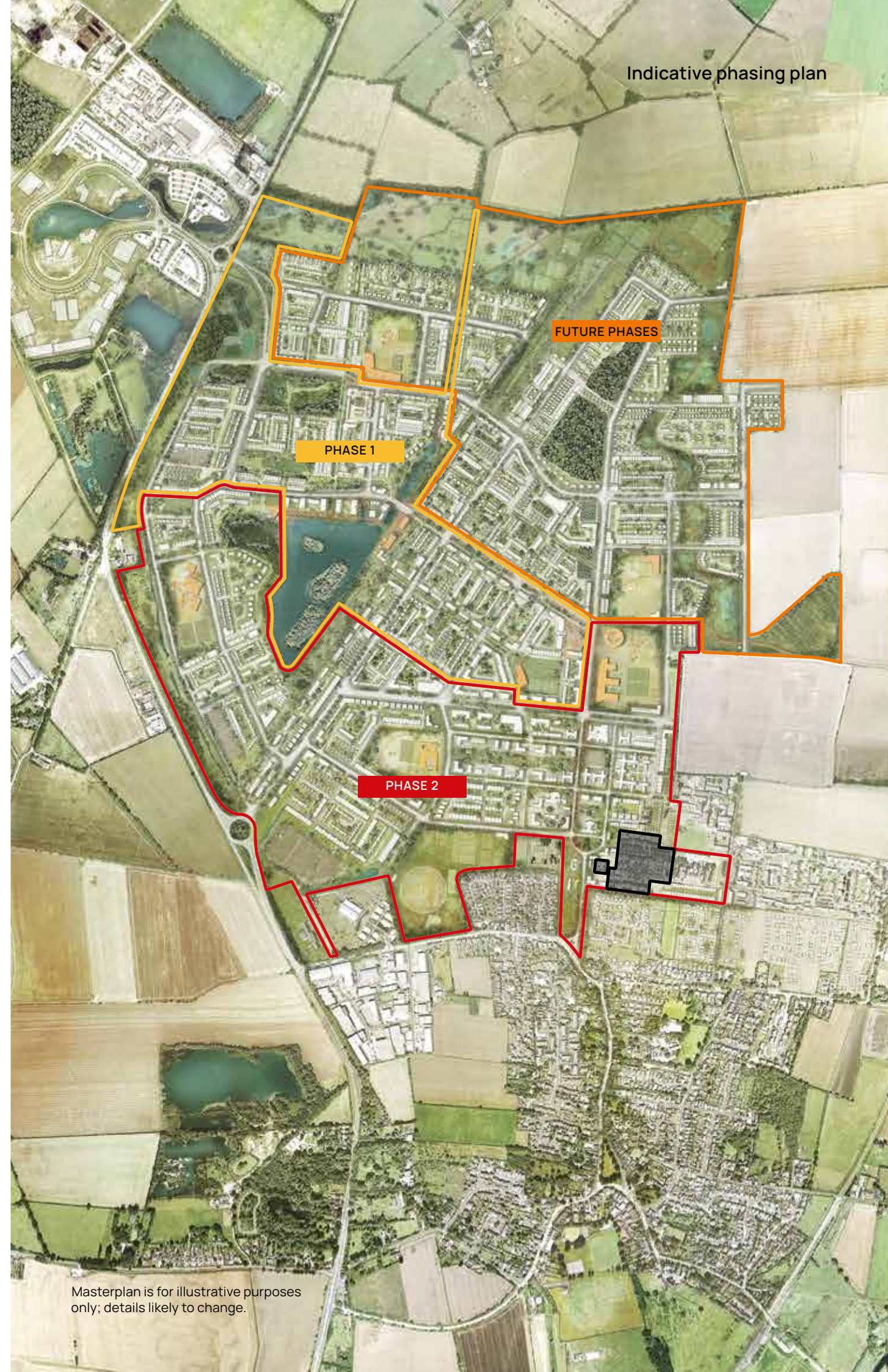
Paul Mumford Urban&Civic

The second phase is also a key part of delivering the Town Centre, which will be delivered in stages at the end of the first phase and through the second. This will include shops and cafés, and will also be the focus for the health centre, second community centre, library, faith space and other services.

The planning process for this important part of the development will happen through a series of consultations and applications, with an initial framework document setting out the key principles and spatial layout of this phase. This will be followed by a Design Code, which will ensure a consistent vision for the design of homes, infrastructure like roads and cycle ways, and green spaces. Following on from that, individual parts of the development will come forward in detailed design – like the homes and services in Phase 1.

This second phase will incorporate many of the aspects of the development we know are really important to people including health provision, sports pitches and the secondary school, and how the New Town connects with the current edge of the village. While the plans are still high level, we want to ensure everyone's views help shape how the development comes forward.

A series of drop-in and online sessions will be held in the autumn for people to help shape the plans as they progress. Our next newsletter will focus on the emerging designs for Key Phase 2, and the detailed designs for the new southern roundabout on the A10, which will form the gateway to this phase, and connect across to the new railway station.



Indicative phasing plan

Masterplan is for illustrative purposes only; details likely to change.



# Community

## Water sports on the lake (May–August)

Following the success of last year's lake open days, Cambridge Sports Lake Trust (CSLT) has been organising regular swimming and paddleboard sessions on Wednesday evenings and Sundays throughout the summer. All paddleboard sessions are suitable for age 8+.

### Lake swimming sessions

5pm–6.30pm on Wednesdays and 11am–midday on Sundays

The course is around 400m, with the ability to shorten your route as needed. There is emergency egress along the near bank the length of the course and tow floats are mandatory for all swimmers.

### Open paddle sessions

9.30am–11am on Sundays

These sessions allow people with a Ready to Ride or Paddle Safer qualification to enjoy paddling and practice their skills. Equipment is available to hire, or you can bring your own.

## Paddleboarding taster sessions

1pm–2pm on Sundays

These fun, friendly paddleboard sessions will get you on a board and exploring the near parts of the lake. You might get wet so please dress appropriately. Equipment provided. All abilities welcome.

### Paddleboarding Ready to Ride course

2.30pm–5pm on Sundays

This BSUPA accredited course is for beginners to learn the basics of paddleboarding. It includes:

- Launch and recovery
- Setting up your paddleboard and leash
- Safe fall and return to shore
- Basic paddle stroke
- Different turn techniques
- Competence and confidence on the water
- Understanding the effects of the weather.

You will be awarded a BSUPA accredited certificate on successful completion of the course.

No previous experience is necessary, all equipment provided.

The CSLT team provides equipment, supervision, training and coaching with the aim of widening participation in water sports. Water quality is regularly tested and complies with bathing water standards.

## Fun Swim/Run event

Waterbeach residents and visitors also had an opportunity to take part in an aquathlon in a fun, non-competitive setting each month. With a choice of swim distances and a scenic 1.3k lakeside run.

Access to the lake is only available through activities booked with CSLT or Urban&Civic. Outside of these sessions, no swimming or water sports are permitted at this stage of the development. Please always follow the safety signs in place.

Find out more and book sessions at [www.miltoncountrypark.org/waterbeach-lake](http://www.miltoncountrypark.org/waterbeach-lake)





Events and activities at Waterbeach

As well as regular sports, clubs and activities, Waterbeach’s thriving community enjoys a range of events and activities throughout the year.

Festival of Stories

As part of this year’s Festival of Stories, Waterbeach welcomed professional storyteller, Marion Leeper, who took listeners on a magical journey with a car who longs to play in a rock band! Little ones were captivated by the story of The Travelling Band and had a great time joining in with songs and crafts.

The Travelling Band was part of Talking Together in Cambridgeshire’s fourth Festival of Stories, which brings stories to life in fun and interactive ways, boosting communication, language and literacy skills of young children.

Caroline Ward, Community Development Lead for Waterbeach, said: “We were delighted to be able to host one of this year’s Festival of Stories sessions. Marion is a fantastic storyteller, and the audience participation scattered throughout the narrative kept little ones engaged and entertained.”

Easter activities

Waterbeach residents were joined by the Easter Bunny to have fun hunting for Easter eggs hidden in the Wild Woods play area. The event provided a great opportunity for neighbours to meet and enjoy Easter refreshments whilst the children hunted for chocolate treats.



Heritage event

Waterbeach has a rich history shaped by the people living and working here for centuries. This is reflected in the landscape and preserved features, and in the many physical and emotional connections it has with the communities that surround it. The new development draws inspiration from this unique heritage and continues to be inspired by the stories shared by the community, ongoing research and archaeological investigations.

In May, the Waterbeach team hosted an event for residents and the local community to delve into the past and share some of its heritage highlights.

This included:

- Displays showing the history of the site and some of the archeological findings and artefacts.
- A trail to help discover more about the development’s past.
- Artefacts and information from Denny Abbey and The Farmland Museum, as well as a hands-on pottery reconstruction activity.
- Information and activities from Tithe Barn Landbeach.

Waterbeach Military Heritage Museum was also open, with Duxford Radio Trust’s interactive display to try out Morse Coding proving popular with both children and adults. Visitors were also be able to activate the Cold War warning alarm and discover more about the Royal Air Force and Royal Engineers stationed here during World War II and the Cold War.

Military vehicles from local enthusiasts were also on display at the Denny End Road entrance.



Did you know?

- ➔ During the Domesday survey, Waterbeach was recorded as 'BECH', with a population of just 41 peasants.
- ➔ In AD 125, the Romans began constructing Car Dyke, a waterway that eventually stretched about 85 miles from Waterbeach to Lincoln.
- ➔ Archaeological excavations have uncovered many Roman pottery artefacts, some crafted in nearby Horningsea, home to one of the largest potteries in the region until the 4th century.
- ➔ A hamlet of farmhouses, including Winfold Farm, farmed the land until is was requisitioned by the Ministry of Defence at the start of World War II to build the RAF base.
- ➔ The Farmland Museum was founded in 1969 by a young boy, Craig Delanoy, who started charging his friends to view the artefacts he discovered in his garden.







Kupala Festival

On Sunday, 22 June one of Waterbeach's residents organised a celebration of the Ukrainian midsummer festival of Kupala, with music, dancing, craft workshops and traditional ceremonies throughout the day. Brew by the Lake also served traditional Ukrainian food.

Pond Dipping and Nature Crafts

Over 80 children attended pond dipping sessions during the summer holidays to discover some of the amazing creatures that live beneath the surface and in the aquatic vegetation of Waterbeach lake.

The team from The Wildlife Trust shared their knowledge and enthusiasm, helping budding conservationists identify and examine their findings before returning them back to the lake.

The children also created dragonflies using sticks and other items scavenged from around the lake.



# Summer at the Beach

Saturday/Sunday 30/31 August and 6/7, 13/14 September

**Waterbeach's creative community will be back at The Terraces with a fantastic array of art, food, music and culture.**

This year's exhibition will include ceramicists, milliners, textile artists, painters, printmakers, photographers, film makers, sculptors, installation artists, musicians and performers. Alongside the exhibition, they will also be staging a range of free creative events and workshops for all ages and interests. These will be held on a drop-in basis throughout all weekends.

It's an unmissable, accessible and family-friendly event. For more information as it becomes available, visit: [www.summeratthebeach.art](http://www.summeratthebeach.art)





# Monthly activities: August/September

The Studio, Sports Hall and Community Rooms offer a range of activities for people of all ages and interests. Here is a flavour of the activities in August/September:

Monday	Tuesday	Wednesday	Thursday
Singing Mamas 10.30am–12pm	Tennis4Tots 10am	Bright Moves children's gym 9.30–10.30am	Private Badminton Club 11–1pm
Tang Soo Do 5–6pm	Chair Yoga 10am	Walking Cricket 11am–12.30pm	Football Fun Factory 5–6pm
Guides 6.30pm	Pickleball Club 11am–12pm	Yoga Bright 6.30–7.30pm	Jazzercise 6–7pm
Waterbeach Badminton Club 7.30–9.30pm	Jazzercise 6–7pm	Squash Club & Circus Skills 7–9pm	Pickleball Club 6.30–7.30pm
Waterbeach Brass Band Practice 8–10pm	Newton Pickleball 6–7pm	Latin American Formation Dancing 7.30–9pm	Martial Arts Fitness 7.15–8.15pm
Private Badminton Club 9.30–11.30pm	Kettlebells with Jamie 7.15–8pm		Indoor Cricket 7.30–10pm
	Circuit Training 7.15pm		Private Badminton Club 7.30–10pm
	Strike Archery Club 8.15–10pm		

## Facilities for hire

### Community Rooms

What3Words: ///driveways.satin.packet

The building comprises an entrance hall with cloakroom facilities and a middle room that links to the event room, which has a small kitchen area. The event room can hold 30 people theatre style or 20 people boardroom style. £10 per hour.

### Squash Courts

What3Words: ///wounds.sadly.splinters

The two squash courts are £5 an hour per court.

### Sports Hall

What3Words: ///score.sprayed.skewing

The Sports Hall is marked out for badminton, basketball and indoor football, and has toilets and changing rooms. No equipment provided (e.g. nets, goals and hoops). £20 per hour.

### Studio

What3Words: ///informal.districts.crown

The Studio has Wi-Fi access and a small kitchen. It shares toilets and changing rooms with the Sports Hall. £15 per hour.

### Tennis Courts:

What3Words: ///childcare.easily.tumble

The tennis court is free to use but needs to be booked in advance.

All facilities have free parking and cycle racks in close proximity.

To find out more and make bookings, email [hello@waterbeachwb.co.uk](mailto:hello@waterbeachwb.co.uk)

Friday	Saturday	Sunday
Kwali Kubs Arts and Crafts Club 9.30am	Jazzercise 9–10am	Rugby Tots 9.15–12pm
Fit4Life over 55's 10–11.30am	Taekwondo 9am–4.30pm	Little Cricketers 9.30–10.30am
Pickleball 1–2pm	Strike Archery 5.30–10pm	Private Badminton Club 12.30–4pm

Taekwondo  
6–8pm

Badminton  
7–10pm



### Looking for a space to host a party or run a private session?

The Sports Hall, Studio and Community Room are all available to hire. They are perfect for birthdays, group activities or active play.

There is plenty of availability over the summer holidays, as well as some equipment you can borrow.

For more information or to make a booking, please contact Caroline at: [hello@waterbeachwb.co.uk](mailto:hello@waterbeachwb.co.uk)



STUDIO

SPORTS  
HALL

COMMUNITY  
ROOM

SQUASH  
COURTS



## Contacts

**Bright Moves, Children's Gym**  
E [brightmoves@outlook.com](mailto:brightmoves@outlook.com)

**Daniel Lay Badminton**  
E [daniel.r.lay@googlemail.com](mailto:daniel.r.lay@googlemail.com)

**Fit4Living**  
E [vanessa@summerhill.myzen.co.uk](mailto:vanessa@summerhill.myzen.co.uk)

**Football Fun Factory**  
E [nathan@thefootballfunfactory.co.uk](mailto:nathan@thefootballfunfactory.co.uk)

**Jamie's Circuit Training and Kettlebells with Jamie**  
E [info@jlf.it.co.uk](mailto:info@jlf.it.co.uk)

**Jazzercise**  
E [jenniferhousden@gmail.com](mailto:jenniferhousden@gmail.com)

**Kwali Kubs**  
Art & Craft for Children  
E [emily@kawaiikubs.co.uk](mailto:emily@kawaiikubs.co.uk)

**Latin American Formation Dancing**  
E [contact@xslatin.org](mailto:contact@xslatin.org)

**Little Cricketers**  
E [info@littlecricketers.fun](mailto:info@littlecricketers.fun)

**Martial arts fitness class**  
E [richardholborn@icloud.com](mailto:richardholborn@icloud.com)

**Milton & Waterbeach Tang Soo Do**  
E [gabriellatsd@gmail.com](mailto:gabriellatsd@gmail.com)

**Rugby Tots**  
E [meg@rugbytots.co.uk](mailto:meg@rugbytots.co.uk)

**Singing Mamas**  
E [singingmamaswithsally@outlook.com](mailto:singingmamaswithsally@outlook.com)

**Strike Archery**  
E [bruce@tkd72.plus.com](mailto:bruce@tkd72.plus.com)

**Squash Courts**  
Open for bookings 7am–10pm  
E [hello@waterbeachwb.co.uk](mailto:hello@waterbeachwb.co.uk)

**TBL Tae Kwon-Do Schools and Strike Archery**  
E [bruce@tkd72.plus.com](mailto:bruce@tkd72.plus.com)

**Tennis 4 Tots and Pickleball**  
E [info@tennis4tots.co.uk](mailto:info@tennis4tots.co.uk)

**Walking Football**  
E [phil@mullenssportscoaching.com](mailto:phil@mullenssportscoaching.com)

**Walking Cricket**  
E [hello@waterbeachwb.co.uk](mailto:hello@waterbeachwb.co.uk)

**Waterbeach Badminton Club**  
E [davidpdurston@gmail.com](mailto:davidpdurston@gmail.com)

**Waterbeach Brass Band**  
E [richard.dean444@gmail.com](mailto:richard.dean444@gmail.com)

**Waterbeach Brownies**  
E [1stWaterbeachbrownies@gmail.com](mailto:1stWaterbeachbrownies@gmail.com)

**Waterbeach Colts**  
W [waterbeachcolts.org.uk](http://waterbeachcolts.org.uk)

**Waterbeach Guides**  
E [1stwaterbeachguides@gmail.com](mailto:1stwaterbeachguides@gmail.com)

**Waterbeach Juggling Club**  
W [waterbeachwb.co.uk/beach-balls-juggling-club](http://waterbeachwb.co.uk/beach-balls-juggling-club)

**Yoga Bright and Chair Yoga**  
E [lisa@yoga-bright.com](mailto:lisa@yoga-bright.com)



# Connections

Waterbeach has been designed to encourage a healthy, sustainable lifestyle, with the right infrastructure and services being put in place for people to lead active and low carbon lives as the development rolls out.

## New bus service launched

Urban&Civic, working in partnership with the local authorities and Central Connect, launched a new bus service on Monday 7 July 2025. The Number 100 bus provides regular reliable services between the new homes, city centre and main employment centres and services.

The bus service runs from the development's Sustainable Travel Hub and connects the new homes at Waterbeach with the Cambridge Research Park, Waterbeach village and rail station, serving Horningsea and Fen Ditton on its way to Cambridge city centre.

The Waterbeach shuttle service is part of Urban&Civic's planning commitment to improve public transport options between the new development, Waterbeach Rail Station and Cambridge. It has been carefully designed to link key destinations while reducing journey times by avoiding key traffic pinch points enroute.

Paul Mumford, Project Director for Urban&Civic, said: "The launch of this bus service marks the next stage in making Waterbeach a connected place to live. With the A10 cycle route already delivered, the A10 bridge dropping into place in September to complete the Mere Way route, and our continued support and connections to the Waterbeach Busway and relocation of the rail station, this new service will play a key role in providing reliable options to get people where they want to go.

"We're grateful for input from residents who have helped shape this, our transport partners who have helped design it to work with existing services. We will all work together to make this a successful and sustainable service for new and existing residents along the route."

The new Number 100 bus service provides half-hourly peak and hourly off-peak journeys on weekdays and Saturdays, and hourly on Sundays. The route and timetable have been planned to coincide with connecting trains at Waterbeach Rail Station where possible. It has also been designed in partnership with Cambridgeshire County Council and Cambridgeshire and Peterborough Combined Authority to ensure it fits with public transport models being planned for the future, with the aim of creating a sustainable service over the next few years.

Fares from Waterbeach to Cambridge start from £2.50 (capped fare until December 2025), with daily, weekly and monthly tickets available. Under 19 fares start at £2 while children under 5 travel free.



Timetable and list of fares available here:  
[www.waterbeachwb.co.uk/connections/](http://www.waterbeachwb.co.uk/connections/)







## 100 ROUTE MAP











Buses towards Cambridge													
	100	100	100	100	100	100	100	100	100	100	100		
Cambridge Research Park	06:00	06:40	07:07	07:40	08:10	08:45						15	45
Waterbeach, Sustainable Travel Hub	06:01	06:41	07:08	07:41	08:11	08:46						16	46
Waterbeach Village, Barracks	06:04	06:44	07:11	07:44	08:14	08:49						19	49
Waterbeach Village, Gibson Close	06:07	06:47	07:14	07:47	08:17	08:52						22	52
Waterbeach Station, arrive 	06:08	06:48	07:15	07:48	08:18	08:53						23	53
Waterbeach Station, depart 	06:08	06:53	07:23	07:48	08:18	08:53						23	53
Horningsea, St John's Lane	06:12	06:57	07:27	07:52	08:22	08:57						27	57
Fen Ditton, Blue Lion PH	06:16	07:01	07:31	07:57	08:27	09:01						31	01
Cambridge, River Lane / Retail Park	06:23	07:09	07:39	08:07	08:37	09:09						39	09
Cambridge, Drummer Street D3	06:30	07:20	07:50	08:20	08:50	09:20						50	20



Buses towards Waterbeach & Research Park													
	100	100	100	100	100	100	100	100	100	100	100		
Cambridge, Drummer Street D3	06:35	07:25	07:55	08:25	08:55							15	45
Cambridge, River Lane / Retail Park	06:41	07:32	08:02	08:33	09:02							16	46
Fen Ditton, Blue Lion PH	06:47	07:39	08:09	08:41	09:09							19	49
Horningsea, St John's Lane	06:51	07:43	08:13	08:46	09:13							22	52
Waterbeach Station, arrive 	06:55	07:47	08:17	08:50	09:17							23	53
Waterbeach Station, depart 	06:55	07:47	08:17	08:52	09:18							23	53
Waterbeach Village, Gibson Close	06:57	07:49	08:19	08:54	09:20							27	57
Waterbeach Village, Barracks	07:00	07:52	08:22	08:57	09:23							31	01
Waterbeach, Sustainable Travel Hub	07:01	07:53	08:23	08:58	09:24							39	09
Cambridge Research Park	07:05	07:57	08:27	09:02	09:28							50	20



Buses towards Cambridge													
	100	100	100	100	100	100	100	100	100	100	100		
Cambridge Research Park	06:00	06:40	07:07	07:40	08:10	08:45						15	45
Waterbeach, Sustainable Travel Hub	06:01	06:41	07:08	07:41	08:11	08:46						16	46
Waterbeach Village, Barracks	06:04	06:44	07:11	07:44	08:14	08:49						19	49
Waterbeach Village, Gibson Close	06:07	06:47	07:14	07:47	08:17	08:52						22	52
Waterbeach Station, arrive 	06:08	06:48	07:15	07:48	08:18	08:53						23	53
Waterbeach Station, depart 	06:08	06:53	07:23	07:48	08:18	08:53						23	53
Horningsea, St John's Lane	06:12	06:57	07:27	07:52	08:22	08:57						27	57
Fen Ditton, Blue Lion PH	06:16	07:01	07:31	07:57	08:27	09:01						31	01
Cambridge, River Lane / Retail Park	06:23	07:09	07:39	08:07	08:37	09:09						39	09
Cambridge, Drummer Street D3	06:30	07:20	07:50	08:20	08:50	09:20						50	20



Buses towards Waterbeach & Research Park													
	100	100	100	100	100	100	100	100	100	100	100		
Cambridge, Drummer Street D3	06:35	07:25	07:55	08:25	08:55							15	45
Cambridge, River Lane / Retail Park	06:41	07:32	08:02	08:33	09:02							16	46
Fen Ditton, Blue Lion PH	06:47	07:39	08:09	08:41	09:09							19	49
Horningsea, St John's Lane	06:51	07:43	08:13	08:46	09:13							22	52
Waterbeach Station, arrive 	06:55	07:47	08:17	08:50	09:17							23	53
Waterbeach Station, depart 	06:55	07:47	08:17	08:52	09:18							23	53
Waterbeach Village, Gibson Close	06:57	07:49	08:19	08:54	09:20							27	57
Waterbeach Village, Barracks	07:00	07:52	08:22	08:57	09:23							31	01
Waterbeach, Sustainable Travel Hub	07:01	07:53	08:23	08:58	09:24							39	09
Cambridge Research Park	07:05	07:57	08:27	09:02	09:28							50	20



Buses towards Cambridge													
	100	100	100	100	100	100	100	100	100	100	100		
Cambridge Research Park	06:00	06:40	07:07	07:40	08:10	08:45						15	45
Waterbeach, Sustainable Travel Hub	06:01	06:41	07:08	07:41	08:11	08:46						16	46
Waterbeach Village, Barracks	06:04	06:44	07:11	07:44	08:14	08:49						19	49
Waterbeach Village, Gibson Close	06:07	06:47	07:14	07:47	08:17	08:52						22	52
Waterbeach Station, arrive 	06:08	06:48	07:15	07:48	08:18	08:53						23	53
Waterbeach Station, depart 	06:08	06:53	07:23	07:48	08:18	08:53						23	53
Horningsea, St John's Lane	06:12	06:57	07:27	07:52	08:22	08:57						27	57
Fen Ditton, Blue Lion PH	06:16	07:01	07:31	07:57	08:27	09:01						31	01
Cambridge, River Lane / Retail Park	06:23	07:09	07:39	08:07	08:37	09:09						39	09
Cambridge, Drummer Street D3	06:30	07:20	07:50	08:20	08:50	09:20						50	20



Buses towards Waterbeach & Research Park													
	100	100	100	100	100	100	100	100	100	100	100		
Cambridge, Drummer Street D3	06:35	07:25	07:55	08:25	08:55							15	45
Cambridge, River Lane / Retail Park	06:41	07:32	08:02	08:33	09:02							16	46
Fen Ditton, Blue Lion PH	06:47	07:39	08:09	08:41	09:09							19	49
Horningsea, St John's Lane	06:51	07:43	08:13	08:46	09:13							22	52
Waterbeach Station, arrive 	06:55	07:47	08:17	08:50	09:17							23	53
Waterbeach Station, depart 	06:55	07:47	08:17	08:52	09:18							23	53
Waterbeach Village, Gibson Close	06:57	07:49	08:19	08:54	09:20							27	57
Waterbeach Village, Barracks	07:00	07:52	08:22	08:57	09:23							31	01
Waterbeach, Sustainable Travel Hub	07:01	07:53	08:23	08:58	09:24							39	09
Cambridge Research Park	07:05	07:57	08:27	09:02	09:28							50	20

Buses towards Cambridge													
	100	100	100	100	100	100	100	100	100	100	100		
Cambridge Research Park	06:00	06:40	07:07	07:40	08:10	08:45						15	45
Waterbeach, Sustainable Travel Hub	06:01	06:41	07:08	07:41	08:11	08:46						16	46
Waterbeach Village, Barracks	06:04	06:44	07:11	07:44	08:14	08:49						19	49
Waterbeach Village, Gibson Close	06:07	06:47	07:14	07:47	08:17	08:52						22	52
Waterbeach Station, arrive 	06:08	06:48	07:15	07:48	08:18	08:53						23	53
Waterbeach Station, depart 	06:08	06:53	07:23	07:48	08:18	08:53						23	53
Horningsea, St John's Lane	06:12	06:57	07:27	07:52	08:22	08:57						27	57
Fen Ditton, Blue Lion PH	06:16	07:01	07:31	07:57	08:27	09:01						31	01
Cambridge, River Lane / Retail Park	06:23	07:09	07:39	08:07	08:37	09:09						39	09
Cambridge, Drummer Street D3	06:30	07:20	07:50	08:20	08:50	09:20						50	20

Buses towards Waterbeach & Research Park													
	100	100	100	100	100	100	100	100	100	100	100		
Cambridge, Drummer Street D3	06:35	07:25	07:55	08:25	08:55							15	45
Cambridge, River Lane / Retail Park	06:41	07:32	08:02	08:33	09:02							16	46
Fen Ditton, Blue Lion PH	06:47	07:39	08:09	08:41	09:09							19	49
Horningsea, St John's Lane	06:51	07:43	08:13	08:46	09:13							22	52
Waterbeach Station, arrive 	06:55	07:47	08:17	08:50	09:17							23	53
Waterbeach Station, depart 	06:55	07:47	08:17	08:52	09:18							23	53
Waterbeach Village, Gibson Close	06:57	07:49	08:19	08:54	09:20							27	57
Waterbeach Village, Barracks	07:00	07:52	08:22	08:57	09:23							31	01
Waterbeach, Sustainable Travel Hub	07:01	07:53	08:23	08:58	09:24							39	09
Cambridge Research Park	07:05	07:57	08:27	09:02	09:28							50	20

Buses towards Cambridge													
	100	100	100	100	100	100	100	100	100	100	100		
Cambridge Research Park	06:00	06:40	07:07	07:40	08:10	08:45						15	45
Waterbeach, Sustainable Travel Hub	06:01	06:41	07:08	07:41	08:11	08:46						16	46
Waterbeach Village, Barracks	06:04	06:44	07:11	07:44	08:14	08:49						19	49
Waterbeach Village, Gibson Close	06:07	06:47	07:14	07:47	08:17	08:52						22	52
Waterbeach Station, arrive 	06:08	06:48	07:15	07:48	08:18	08:53						23	53
Waterbeach Station, depart 	06:08	06:53	07:23	07:48	08:18	08:53						23	53
Horningsea, St John's Lane	06:12	06:57	07:27	07:52	08:22	08:57						27	57
Fen Ditton, Blue Lion PH	06:16	07:01	07:31	07:57	08:27	09:01						31	01
Cambridge, River Lane / Retail Park	06:23	07:09	07:39	08:07	08:37	09:09						39	09
Cambridge, Drummer Street D3	06:30	07:20	07:50	08:20	08:50	09:20						50	20

Buses towards Waterbeach & Research Park													
	100	100	100	100	100	100	100	100	100	100	100		
Cambridge, Drummer Street D3	06:35	07:25	07:55	08:25	08:55							15	45
Cambridge, River Lane / Retail Park	06:41	07:32	08:02	08:33	09:02							16	46
Fen Ditton, Blue Lion PH	06:47	07:39	08:09	08:41	09:09							19	49
Horningsea, St John's Lane	06:51	07:43	08:13	08:46	09:13							22	52
Waterbeach Station, arrive 	06:55	07:47	08:17	08:50	09:17							23	53
Waterbeach Station, depart 	06:55	07:47	08:17	08:52	09:18							23	53
Waterbeach Village, Gibson Close	06:57	07:49	08:19	08:54	09:20							27	57
Waterbeach Village, Barracks	07:00	07:52	08:22	08:57	09:23							31	01
Waterbeach, Sustainable Travel Hub	07:01	07:53	08:23	08:58	09:24							39	09
Cambridge Research Park	07:05	07:57	08:27	09:02	09:28							50	20

Buses towards Cambridge													
	100	100	100	100	100	100	100	100	100	100	100		
Cambridge Research Park	06:00	06:40	07:07	07:40	08:10	08:45						15	45
Waterbeach, Sustainable Travel Hub	06:01	06:41	07:08	07:41	08:11	08:46						16	46
Waterbeach Village, Barracks	06:04	06:44	07:11	07:44	08:14	08:49						19	49
Waterbeach Village, Gibson Close	06:07	06:47	07:14	07:47	08:17	08:52						22	52
Waterbeach Station, arrive 	06:08	06:48	07:15	07:48	08:18	08:53						23	53
Waterbeach Station, depart 	06:08	06:53	07:23	07:48	08:18	08:53						23	53
Horningsea, St John's Lane	06:12	06:57	07:27	07:52	08:22	08:57						27	57
Fen Ditton, Blue Lion PH	06:16	07:01	07:31	07:57	08:27	09:01						31	01
Cambridge, River Lane / Retail Park	06:23	07:09	07:39	08:07	08:37	09:09						39	09
Cambridge, Drummer Street D3	06:30	07:20	07:50	08:20	08:50	09:20						50	20

Buses towards Waterbeach & Research Park													
	100	100	100	100	100	100	100	100	100	100	100		
Cambridge, Drummer Street D3	06:35	07:25	07:55	08:25	08:55							15	45
Cambridge, River Lane / Retail Park	06:41	07:32	08:02	08:33	09:02							16	46
Fen Ditton, Blue Lion PH	06:47	07:39	08:09										



## Supporting sustainable travel

The Urban&Civic team is working with **smart journeys**, the Sustainable Travel Planning Team hosted by Cambridgeshire County Council, to help deliver a place that puts active and sustainable travel first and encourages people to leave their car at home.

**smart journeys** is supporting residents with a range of incentives and initiatives to encourage walking, cycling, car sharing and making effective use of the local bus services. The villages around the development can also benefit from many of the incentives available.

### Lift sharing

Lift sharing is a great way to save money, reduce CO<sub>2</sub> emissions and reduce stress – as a driver, passenger or both.

Earlier this year, Waterbeach switched to the new 'Mobilityways' App, which helps residents find potential lift sharing matches and tracks personal financial and carbon savings.

Those previously registered on the 'Liftshare' App can simply log into the Mobilityways App and find their existing journey and team information waiting for them.

Those new to car sharing can download the Mobilityways App, click 'join a community', join 'Waterbeach Liftshare' and create an account. The App will then do the rest and find you potential matches!



### App Bikes



App Bikes are available at the Sustainable Travel Hub, at the gateway to the development, by the Studio and outside the squash courts.

They are available for anyone to use, you just need to download the free App, register and get pedalling.

Don't forget to take a bike helmet with you and ride responsibly. Urban&Civic is funding the first 30 minutes of each hire, after which it costs £1.50 for every 30 minutes.

Further locations and bikes will be available as the development rolls out.



### Foot and pedal power

Waterbeach will have an extensive network of footpaths and cycleways throughout the development, connecting into the wider area. To encourage new residents to use active travel to get out and about, **smart journeys** is bringing a range of events and initiatives to the development.

**Nordic walking session:** Nordic walking uses poles to strengthen muscles, burn calories and improve balance. In April, **smart journeys** held sessions for beginners and intermediate level to give residents a free trial. The group was taken on a guided walk to the river to highlight the walking and cycling routes to Cambridge, Ely, Wicken Fen and Anglesey Abbey; a great way for residents to meet some of their new neighbours and familiarise themselves with the local area.

Residents taking part in the session enjoyed it so much, they are looking at opportunities to organise more sessions themselves.

### Personalised travel planning and cycle support

For residents of the new development, **smart journeys** offer 1-2-1 personalised travel planning sessions designed to explore sustainable and active travel options available as they move in and establish new travel patterns.

New residents also have access to a range of free initiatives including bike hire, 1-2-1 cycle training, bike servicing and bike maintenance training.

### LocalGO

New residents at Waterbeach can also join LocalGO to access discounts to help them get about more sustainably. This includes:

- **Cycle Solutions discount**  
LocalGO members can access 8% off gift vouchers at Cycle Solutions
- **E-bike savings**  
Save £5 on monthly subscription costs with Hurrecane eBikes
- **Halford discount**  
Enjoy 7% members discount in store and online
- **Railcards**  
Save on selected Railcards and get up to 1/3 off fares
- **Rent-a-car discount**  
Save up to 10% on car and van hire



For more information about travel and transport at Waterbeach, please visit:  
[www.waterbeachwb.co.uk/connections](http://www.waterbeachwb.co.uk/connections)



# Jobs and skills

## New partnership boosts construction skills and opportunities for local people

The team behind the successful Marshall Skills Academy has joined forces with Urban&Civic to set up Constructed Pathways, helping local people access the opportunities in construction across the local area.

The team will help create a sustainable pipeline of skilled people: supporting growth in the area and ensuring the opportunities are there for local people. Much of their work will focus on providing career paths for people not in education, employment or training (NEET) and supporting those who have been out of work for a while and want to get back into the workplace.

With start-up funding from Urban&Civic – and working with industry partners, education providers, local authorities and relevant government departments – Constructed Pathways is using its expertise to open up opportunities for people to access training, work experience and job opportunities across the area. In tandem, it is working with construction companies to help them access the skills and energy of local people.

Steve Coleby, Director of Constructed Pathways, said: “The construction industry is facing an estimated skills shortage of around 250,000 people

over the next 10 years, and we believe the answer lies in bringing together the right people, at the right time, to collaborate and bring new and creative ideas to overcome these barriers to growth.

“We’ve been overwhelmed by the support we’ve received from the construction industry, education providers and local authorities for this venture. By adopting a unified approach, guided by a team of industry experts, we believe we can deliver industry-leading construction skills development for Cambridgeshire; bringing stability and predictability to the supply chain and the people who support it.”

Urban&Civic is also working with the Construction Industry Training Board (CITB) and has set up its three strategic development sites in Cambridgeshire – Waterbeach, Winttringham and Alconbury Weald – as National Skills Academies for Construction; with contractors, housebuilders and other main suppliers contractually obliged to provide training and career opportunities for people living in the area.



## Bricklaying course at Waterbeach

In March/April, Constructed Pathways successfully piloted its Bricklaying Skills Bootcamp at Waterbeach. Six learners completed the course and progressed to work experience opportunities and paid work.

Their requirements include key performance indicators (KPIs) based on the value of the project to create specific jobs locally, support work placements for local people, carry out educational outreach with local schools and colleges and support training of both new and existing staff in modern construction and green skills.

Rebecca Britton, Regional Director at Urban&Civic, said: “Steve and Dan were doing incredible work, and we are so pleased to be partnering with and supporting them in this venture. For us, the National Skills Academy approach is about creating a local structure and ecosystem where the developers and contractors we work with are both supporting and benefitting from local people accessing jobs and developing careers in the jobs being created across construction.

“With Waterbeach and two other big schemes in the county delivering homes, footpaths and cycleways, green space and commercial buildings, we know we can offer a variety of roles and opportunities over a long timeline: and can work both with young people keen to get into construction, but also in the long term with those who need support and investment in their skills and confidence to come back to employment. This really is just the start of a huge opportunity for the area.”

The programme, which teaches basic bricklaying techniques such as cavity and solid wall construction, also includes self-employment education sessions delivered by Inspire2Ignite. Successful participants are supported to secure a CSCS card that reflects their recently acquired skills, so they are ready to start work on a construction site.

Dan Edwards, Director of Constructed Pathways said: “We’re delighted with how well the course has gone. It has taken individuals who have never laid a brick before to build a cavity wall, with some of our outstanding candidates able to do more complex features like lintelled openings. Learners have not only grown in skills but have also developed a greater sense of pride, purpose and resilience.

“Feedback from partners during the course is helping further develop the initiative to meet industry needs and we would like to thank ECL Civil Engineering for providing the materials and tools for the bricklaying course and NHBC for assisting us with the training syllabus.”

All learners who took part in the pilot scheme live in Cambridgeshire and were signposted to the course from the Department of Work and Pensions, FutureIN, Trac and charity partners Abbey People and Inspire 2 Ignite (I2I).

The next course is due to start in the autumn.

Find out more at [www.constructedpathways.com](http://www.constructedpathways.com)





# Nature

## Creating and enhancing habitats

Alongside building sustainable homes for people in an inspiring setting, Waterbeach is establishing a rich mosaic of habitats to support a diverse range of wildlife.

In addition to the habitat priority areas being developed on the former golf course, at the lake, along the western boundary and in the northern park, biodiversity features have been designed throughout the new development to protect and enhance ecology at Waterbeach.

Urban ecology provides connectivity throughout the development, between the habitat priority areas and into the wider development to harmonise nature and new residents. The Sustainable Travel Hub incorporates a mosaic of habitats to support a range of wildlife. This includes:

### Large pollinator

A large bespoke pollinator, designed and created by Cambridgeshire-based Green Earth Habitats, was installed in May 2023 to create a home and shelter for a wide variety of creatures, including solitary bees, lacewings, butterflies, moths, spiders, earwigs, beetles, woodlice, millipedes and ladybirds; all of which play an important role in fertilising flowers and plants within the wider environment.

The pollinator, which has been created in the shape of the initials WB – the call sign for the former airfield – has now had over two years to establish and is teaming with life.

Different types of material incorporated within the structure cater for different pollinators. For example:

- Bamboo tubes/holes in logs are provided at different diameters to cater for pollinators of different shapes and sizes – for example flower bees, leafcutters and mason bees.
- Pinecones provide shelter for spiders and insects such as beetles, millipedes and earwigs.
- Straw provides a dry nest for pollinators such as lacewings.
- Holes in dried clay cob create an alternative habitat for solitary bees.

Designed with interactivity in mind, the tactile design includes sections that allow you to look inside to witness the lifecycle of these fascinating creatures and help harvest cocoons, which will then be put in a box and protected during the winter. Once hatched, they will be released in the area and fly back to the pollinator, to start the cycle all over again.

### Hedgehog highways

Holes created in the bottom of garden fences within the new development will enable hedgehogs to travel between gardens on a 'hedgehog highway'.



### Wildflowers

Wildflowers provide food and pollen for insects and pollinators, attracting a wider variety of butterflies and bees. These areas are left undisturbed during spring/summer to give the flowers a chance to grow, bloom and seed – and for nature to flourish.

Butterflies to look out for this summer, include common blue, small white, peacock, small heath, orange tip, meadow brown and ringlet.

### Nesting boxes

A range of bird boxes have been installed, with different boxes catering for different species. This includes bird boxes with internal chambers designed to maintain temperatures and mimic natural nests for Great, Blue and Coal Tits as well as House Sparrows. Boxes for Starlings provide larger entrances and spacious, well-lit interiors, while bird boxes with an open, balcony-type entrance and wooden nesting chamber for Robins and Wrens are designed to protect against predators.

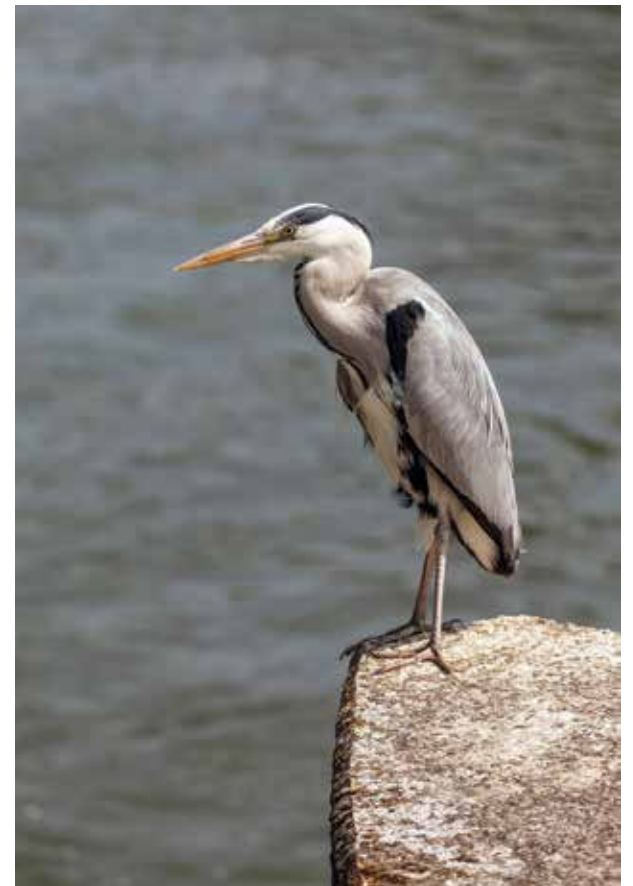
### Rain gardens

Rain gardens help reduce flooding by storing rainwater and reducing pollution by filtering water before it saturated back into the ground. They also create a wildlife friendly feature, and a mixture of native and ornamental species has been planted to provide seasonal flowering to support invertebrates.

### Ponds

Attenuation ponds form part of the Sustainable Drainage System (SuDS) for Waterbeach. As well as providing nature-based solutions for surface water management, they also provide habitats for nature.

Reeds, aquatic and marginal planting has been selected to provide a diverse range of species typical of regional wetland and fenland habitats. These provide foraging and nesting opportunities for birds, terrestrial and aquatic invertebrates, and bats as well as common amphibians such as common frog and common toad.



For more information about nature at Waterbeach, visit [www.waterbeachwb.co.uk/ecology/](http://www.waterbeachwb.co.uk/ecology/)



# Heritage

## Causeway connection

Waterbeach has a rich history, which has been shaped by the people living and working here for millennia. This is reflected in the landscape and features, and in the many physical and emotional connections it has with the surrounding communities.

Through early site investigations and engagement with local people, the project team learnt about the importance of the Causeway from Denny Abbey to Waterbeach; and recreating it within the new development became a guiding principle of the masterplan.

In this article, we highlight some of the defining moments within the Causeway’s history and share some of our plans to reflect and reinstate it within the new development.



The historic causeway, linking Waterbeach to Denny Abbey to the north of the site

### 100–400 Roman

- The Causeway has possible Roman origins due to its proximity to Soldiers Hill, an ancient earthwork attributed to the Roman period and the Roman built Akeman Street that ran from Ely to Cambridge via Landbeach.

### 400–1100 Post-Roman

- After the Romans left, the section of Akeman Street north of Landbeach fell into disuse.
- The Causeway route ran down to Denny End and joined the road in the village that ran down to the Clayhithe Ferry.
- For centuries most journeys between Cambridge and Ely would have been made by boat as the land had not been drained.

### 1159–1539 Monastic

- The monastic history of Denny starts with a short-lived cell of the great Benedictine cathedral priory at Ely.
- Around 1170, Denny and its estates were transferred to the Knights Templar and used as a retirement home for aged and infirm members of the order. In 1308, Edward II ordered the arrest of all Templars and by 1312 the order ceased to exist.
- In the 1340s, a nunnery was established and became home to the community of Poor Clares (Franciscan nuns). The Clayhithe Ferry was part of the convent estate, with evidence of its tenants being ferried free of charge.
- In 1539, following Henry VIII's Dissolution of the Monasteries, the monastery was forcibly closed and the nuns dispersed.

### 1741–1939 Farming

- The fens near Denny Abbey started to be drained in 1741, creating swathes of new agricultural land, which was farmed as a single estate.
- By the mid 18th Century, roads were improving and in 1763 the Cambridge–Ely Turnpike Trust was formed to build and maintain the road between Cambridge and Ely (now the A10) – running south from Ely along the former Roman Akeman Street, passing Denny Abbey to the east. This gave Denny occupants a good road to travel on between Cambridge and Ely, rather than by river.
- Around 1814, an entrance from the Turnpike Road to Denny Abbey was constructed and it is thought the gateposts, made from a pillar of the nuns' abbey, were installed around this time.
- In 1855, the estate consisted of three farms – Denny Abbey Farm, Winfold Farm and Denny Lodge Farm.
- The Causeway would still have been the quickest route between Waterbeach and Denny Abbey, with legal access secured in farm conveyances.
- In the 1920s, after World War I, small holdings and farms on the land between Waterbeach and Denny were leased to veterans. This small farming community would also have used the Causeway (or The Joint as it was known locally) to get to the village.

### 1939–2013 Military

- In 1939, at the start of World War II, the Ministry of Defence compulsorily purchased the land for Waterbeach Airfield and Barracks.
- The Causeway was mostly destroyed during the construction of the airfield, with only short segments remaining near Denny Abbey and Waterbeach.
- Discover more about this period at Waterbeach Military Heritage Museum (see page 35).

### 2018 onwards New Community

- The new Waterbeach development provides an opportunity to reflect this important heritage feature within the new settlement.
- As Waterbeach progresses, the historic route of the Causeway will form the central walking and cycling route through the core of the development, reconnecting the links severed by the military use of the airfield since the start of World War II.
- The historic Causeway will link to the eastern corner of the lake and onward through the heart of the town centre and south to Waterbeach village. It will also bring together connections to the Cambridge Research Park and the upgraded Mere Way via the new A10 bridge.

- Within the next phase of the development, a parkland area around the Causeway route will be an important green space connecting the lakeside to the future town centre.
- At the north end of the Causeway, the Northern Park will also be a key green space: respecting the setting and character of the Denny Abbey building. Careful and sympathetic design will enable an important transition between the new development and the more open setting beyond, while providing a great amenity for people and nature to enjoy.

These plans have been informed by discussion with local communities, heritage groups, historians and archaeologists, and detailed designs will be established following further engagement with residents, wider communities and stakeholders.

With thanks to Jane Williamson and Dorothy Druitt for their input into this article.



## Denny Abbey & The Farmland Museum

The Farmland Museum, which sits within the grounds of Denny Abbey, tells the 850-year story of farming and life in the Cambridgeshire Fens. It is open from March to October each year and has a range of indoor and outdoor exhibits and interactive displays, as well as family events and activities.

### What's on

Denny Abbey & The Farmland Museum has a packed calendar of events, workshops and activities for all ages this summer

- On the August Bank Holiday Monday (25 August), Denny Abbey Maker's Market will fill the grounds with local artisans, crafters and makers selling their unique wares. It's the perfect way to spend a relaxing Bank Holiday, support small businesses and find that special something. If you are interested in taking a stall, please email [info@farmlandmuseum.org.uk](mailto:info@farmlandmuseum.org.uk)
- Discover all Denny Abbey & The Farmland Museum has to offer during this year's Heritage Open Day (20 September) with free admission for all. Cambridgeshire and Huntingdonshire Family History Society will also be offering expert guidance to help visitors uncover fascinating details about their ancestry.

You'll also find a host of creative workshops and children's activities during the school holidays. Check out the What's On pages for a full programme of activities and events:

[www.dennyfarmlandmuseum.org.uk/events/](http://www.dennyfarmlandmuseum.org.uk/events/)

### Get Involved: Volunteers needed

This year, the team at Denny Abbey & The Farmland Museum is looking for enthusiastic volunteers to help enhance the visitor experience. If you love history, enjoy meeting new people, and have a few hours to spare, this is the perfect opportunity.



Volunteers are needed for a variety of roles, including education (helping deliver sessions for school groups), guiding tours (sharing stories of Denny Abbey) and visitor welcome (greeting guests and selling tickets).

It's a wonderful way to give back to your community and play an important role in making the museum experience unforgettable. Email [info@farmlandmuseum.org.uk](mailto:info@farmlandmuseum.org.uk) to find out more.

### Help shape the future!

Denny Abbey & The Farmland Museum are dedicated to creating events, exhibitions and activities that truly reflect the interests and needs of the local community. To help plan for the future, they are conducting a survey to gather your thoughts and ideas. Your input will help shape the museum's upcoming programmes.



Simply scan the QR code or visit [www.dennyfarmlandmuseum.org.uk/](http://www.dennyfarmlandmuseum.org.uk/) for more information.

## Waterbeach Military Heritage Museum

Waterbeach Military Heritage Museum tells the story of the former airfield from 1938 to 2012, with the RAF stationed there from 1941 to 1966, until the Royal Engineers arrived. It is located at the Denny End Road entrance of the development.

### RAF Waterbeach WWII navigator honoured

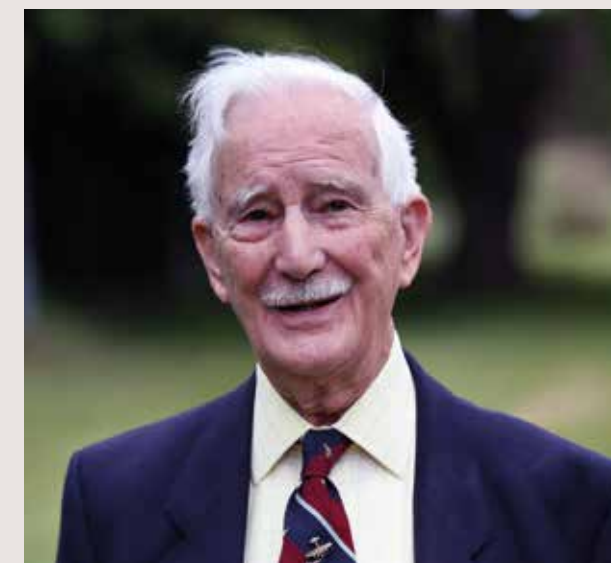
Eddie Humes, navigator on 514 Squadron RAF Waterbeach Lancaster LL639, which was shot down in enemy territory near Aachen on 11 April 1944, was presented with the French Legion d'Honneur medal at the International Bomber Command Centre (IBCC) on 26 March 2025.

Eddie, who is 103 years old was presented the medal by the French Air and Space Attaché, Col Emmanuel Emond Ld'H, in recognition of his efforts to free France from Nazi tyranny. Group Captain Dutch Holland OBE, Station Commander at RAF Waddington and Senior Warrant Officer Mrs Michelle Rees-Martin MBE represented the RAF.

Members of the 514 Association and the nephews of the Flight Engineer from Eddie's crew who was killed on 11 April 1944, also attended.

Eddie was the sole survivor of the crash. He managed to parachute from the plane before it crashed and landed in Belgium with a severely broken leg. He was captured by the Germans and spent the next 18 months as a prisoner of war.

Eddie accepted the medal for his entire crew, which is why he chose the IBCC as the location for the ceremony.



### The Museum

The museum is open 10am to 4pm on the first Wednesday and Sunday from March to October. It is also open 10am to 3pm on the third Sunday of each month, so you can combine a trip to Waterbeach Community Market with a visit to the museum.

It has a fascinating collection of artefacts and memorabilia on Waterbeach Barracks and Airfield – and the men and women who served there, many of which have been donated by family and friends of those stationed at the former airfield.

### Volunteers needed

The museum team is looking for volunteer stewards for the days it is open and to help generally. Training and support will be provided. If you are interested, available and would like to find out more, pop in when the museum is open or send them an email.

### Find out more

Much of the history of Waterbeach RAF Station and RE Barracks can be found in Copies of 'Sappers At The Beach' and the RAF version 'At The Beach', which can be purchased from Waterbeach Military Heritage Museum or Rosemary News, or by ordering from the museum's website. The booklets are £10 each (plus postage).

E [waterbeachmilitarymuseum@waterbeach.org](mailto:waterbeachmilitarymuseum@waterbeach.org)  
W [waterbeachmilitarymuseum.org.uk](http://waterbeachmilitarymuseum.org.uk)  
Follow on Facebook



---

Urban&Civic is the Master Developer 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 get in touch:

T 01223 622533

E [hello@waterbeachwb.co.uk](mailto:hello@waterbeachwb.co.uk)

W [waterbeachwb.co.uk](http://waterbeachwb.co.uk)

Urban&Civic

