

# Waterbeach

**Newsletter** Autumn 2026

## **Community**

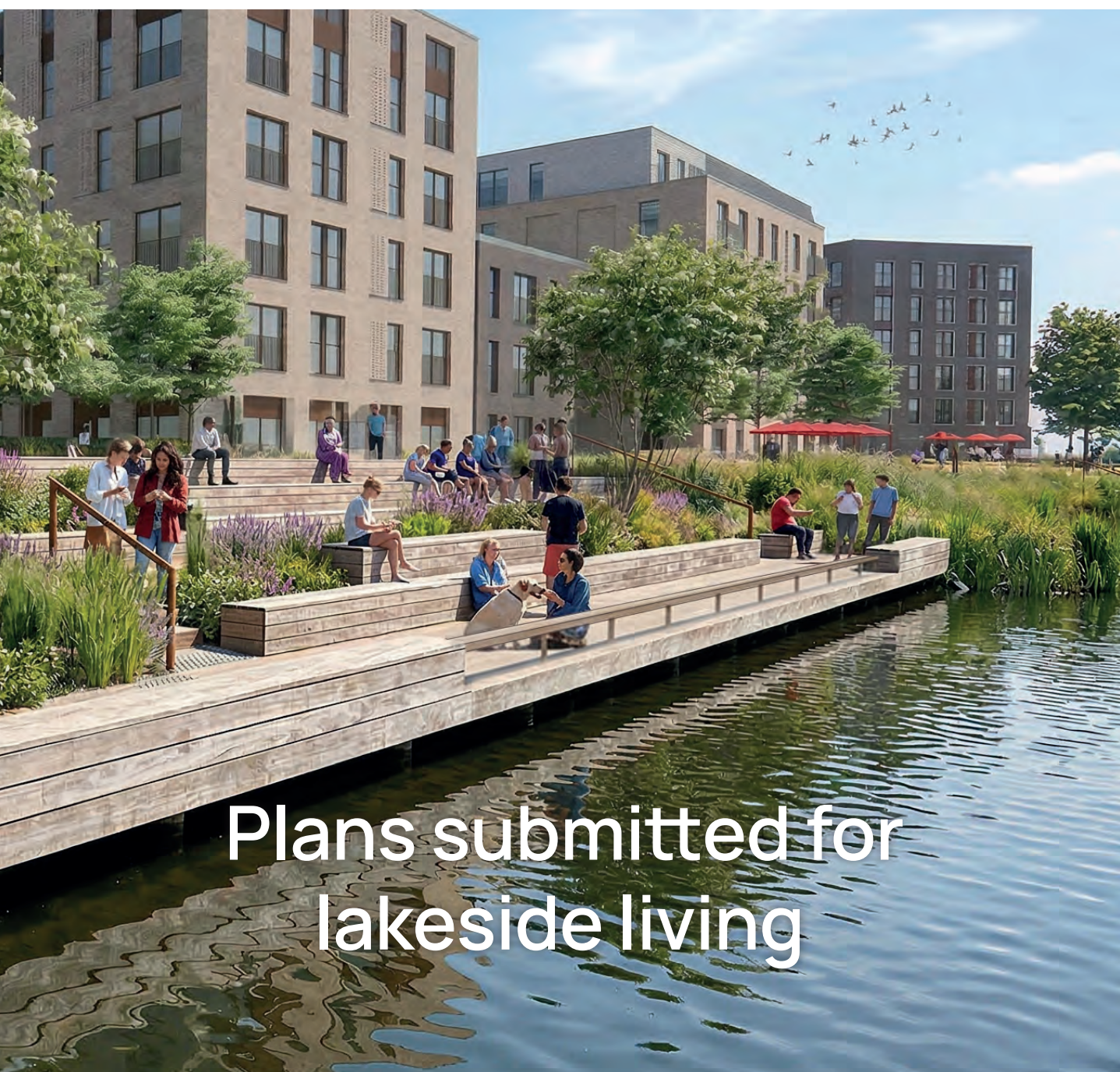
Healthcare update

## **Living**

Phase 2 plans submitted

## **Connections**

Supporting the growing community



Plans submitted for  
lakeside living



# Welcome to the latest Waterbeach newsletter

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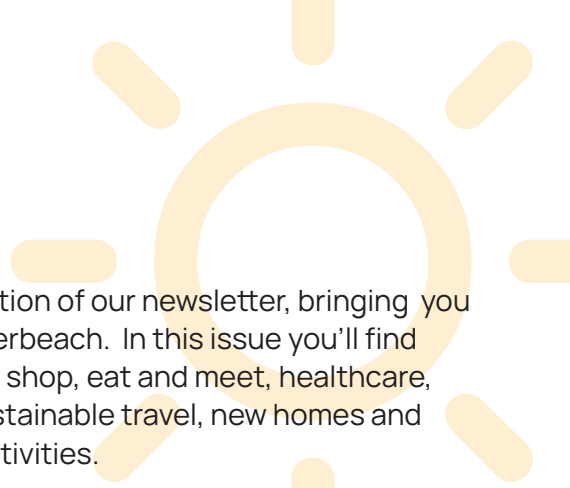
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# Hello



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Welcome to the latest edition of our newsletter, bringing you the latest news from Waterbeach. In this issue you'll find updates on new places to shop, eat and meet, healthcare, education, play areas, sustainable travel, new homes and community events and activities.

The first phase of Waterbeach continues to take shape, with new homes being delivered alongside the facilities and amenities that will support the growing community. Plans have also been submitted to transform the lakeside with a new boardwalk, creating opportunities for leisure, community activities and future commercial uses.

Looking ahead, framework plans for Phase 2 have been submitted, which will enable designs for the future Town Centre to come forward while continuing the vision of a sustainable, well connected and inclusive place. Phase 2 will begin at a new roundabout on the A10 and will include significant transport infrastructure linking the Waterbeach Park & Ride, the future town centre and the relocated rail station.

Sustainable travel remains a key priority. With the new A10 active travel bridge opening and the Number 100 bus providing regular and affordable journeys to local villages and Cambridge city centre, residents have many opportunities for active and sustainable travel. In this edition, the Greater Cambridge Partnership also provides an update on its Waterbeach station, greenway and bus/travel hub projects that will help improve connectivity across the wider area.

Alongside investment in homes and infrastructure, Urban&Civic continues to invest in people. Working with the Construction Industry Training Board (CITB) and Constructed Pathways, we are helping create a long-term pipeline of skilled workers, with events earlier this year encouraging more women to explore careers in construction.

Community life continues to flourish, with water sports, wildlife activities and family events bringing people together throughout the summer. Looking ahead, we're planning a Harvest Festival nature trail and enjoying the return of Summer at the Beach.

As always, if you have any questions or ideas for future editions of the newsletter, please let us know.

With best wishes from  
Rebecca, Fiona and Caroline

# Around Waterbeach

## Waterbeach: The big picture

The former Waterbeach barracks is being transformed into a sustainable new community with a wide range of facilities and amenities on the doorstep, and the city of Cambridge within easy reach.

### Phase 1

Phase 1 will deliver the first 1,600 homes, with over 200 of those homes built and being lived in now, and the remainder coming forward including rental opportunities. These will sit alongside the new lakeside broadwalk, first primary school, a local centre with a shop and a community centre, play spaces, a network of footpaths and cycleways, and transport links including a Sustainable Travel Hub and offsite cycle connections to Cambridge (along Mere Way).

### Phase 2

Phase 2 will include up to 2,700 new homes, the second primary school, a secondary school, land for a SEND school, sports pitches, parks and play areas. It will also provide the southern access to the development, with a new roundabout that connects Waterbeach to the new park and ride on the A10, along with the road, bus and cycle connections to the relocated railway station.

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 it will also be the focus for the health centre, second community centre, library, faith space and other services.

Following stakeholder and community engagement on the Phase 2 plans in late 2025, the team engaged with technical stakeholders to finalise the high-level technical framework that will support the delivery of this second phase of Waterbeach.

The Framework Plan and Design Code have now been submitted to Greater Cambridge Shared Planning and are available to view on the Planning Portal (ref: S/0559/17/OL). They are going through consultation and review by the local planning authority before being determined.

Subject to planning consent, detailed designs will then be developed and submitted for phased delivery 2028-2035.

Plans have also been submitted for a new link road that will extend from the new A10 southern roundabout junction into the development. The proposals include new pedestrian and cycle connections, public transport only connections and traffic-calming measures to support safe and sustainable movement throughout the new community.

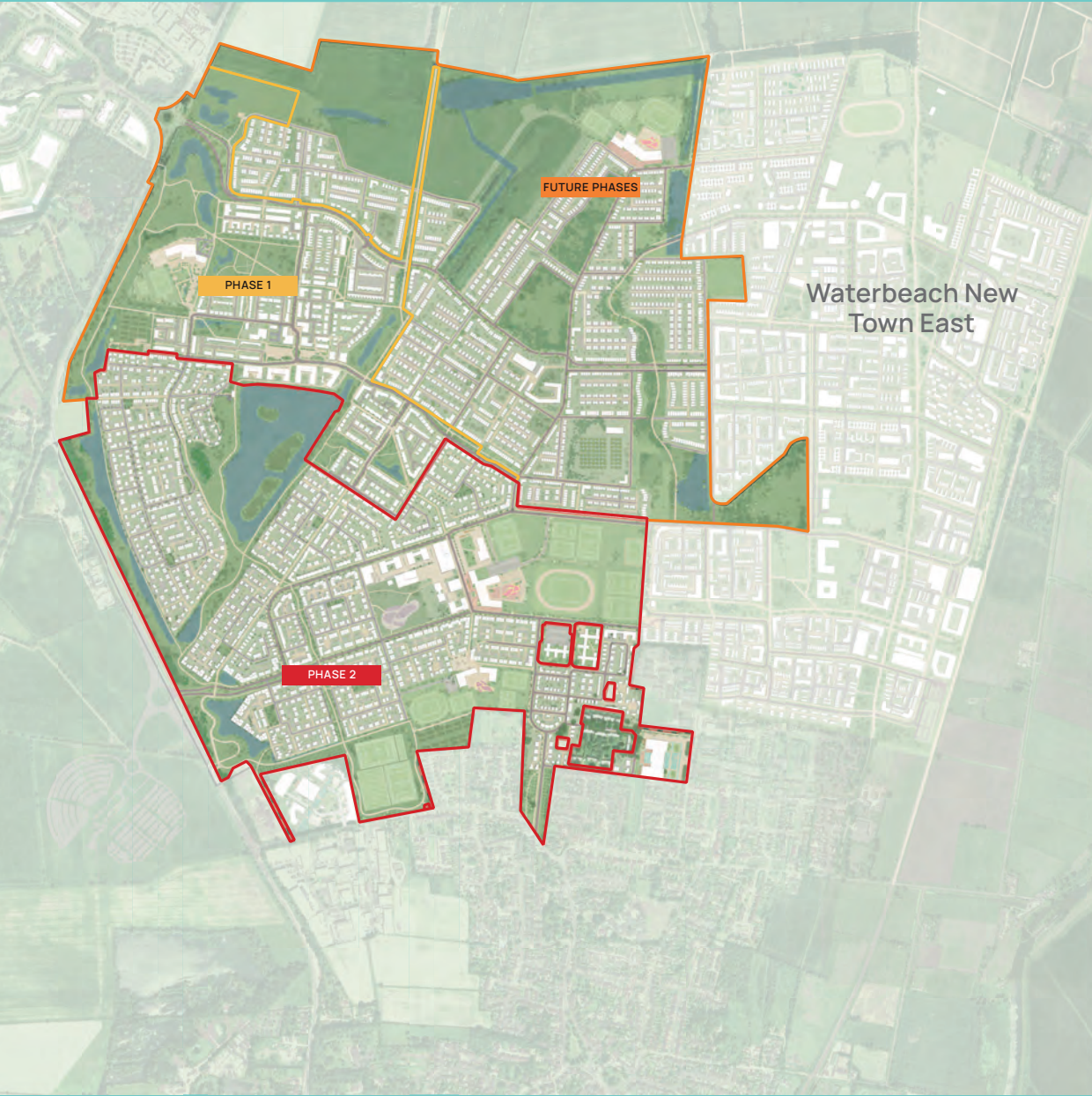
As the detailed plans emerge for key homes, amenities and key spaces, further consultation will take place. To keep informed on the progress of these plans, please sign up to our e-newsletter at [waterbeachwb.co.uk/get-in-touch/](https://waterbeachwb.co.uk/get-in-touch/)

### Future phases

Future phases will bring forward the remaining 2,400 of the 6,500 new homes on this part of the Waterbeach New Town development, alongside the parks, play areas, transport links and additional primary school provision.

If you would like to talk to the team about any of the plans, then please get in touch with us by emailing [hello@waterbeachwb.co.uk](mailto:hello@waterbeachwb.co.uk).

Indicative phasing plan



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



# Around Waterbeach

## New places to shop, eat and meet

Waterbeach is being thoughtfully designed to support modern living, creating a vibrant and well-connected new community with high-quality amenities for residents and visitors.



### Early provision

To support the first new residents moving into the development, master developer Urban&Civic has introduced a range of interim facilities ahead of the permanent amenities that will be delivered as the community grows.

#### Brew by the Lake

Since spring 2024, a pop-up café by the lake has provided a welcoming space serving a range of refreshments and hosting a variety of community events including BBQs, games and live music throughout the spring and summer months.

With outdoor seating and a large canopy providing shelter from both sun and rain, Brew by the Lake has become a popular destination with visitors stopping by during a walk or cycle around the lake loop, taking part in organised water sports or simply relaxing and watching the local wildlife.

Brew by the Lake will remain in place until autumn 2026, when it will be relocated to the west of the lake, while new homes, public amenities and a lakeside walkway are delivered by the lake edge (see page 11).



These initial community spaces bring high-quality amenities to the community and set the standard for what's to come. They also provide vital spaces for new neighbours to meet each other. All of these experiences help shape the permanent facilities that will come forward over the next couple of years and in future phases.

**Fiona Reardon-Rose**

### Brew & Basket

Located by the Sustainable Transport Hub at the gateway to the development, Brew & Basket provides a flexible community space. This includes:

- A one-stop shop selling daily essentials.
- A café offering hot and cold drinks alongside sweet and savoury snacks.
- A flexible community space suitable for meetings, presentations and activities such as book groups, quiz nights and yoga classes.
- InPost for convenient online collections, deliveries and returns.
- Regular food trucks featuring a diverse range of independent traders.

Brew & Basket provides a focal point for residents and visitors to catch up, connect with neighbours and find out about the latest news, events and activities taking place across the development.

Open daily from 8am to 5pm, it is also a great place to grab a cuppa or snacks for an onward bus journey or the walk home.

Brew by the Lake and Brew & Basket are both run by local company, Urban Brew. Follow 'Urban Brew' on Facebook and Instagram for updates, events and special offers.

This interim provision comes ahead of the main retail and amenities coming forward in the Phase 1 local centre (currently in planning/delivery) and in the town centre in Phase 2 (in early design).



## Local centre

Urban&Civic has been working with housebuilder partners to bring forward the main buildings within the first local centre at the Waterbeach development. The convenience store and community centre will sit around a public square, creating a sense of focus and amenity for residents.

## Food store

Urban&Civic is working closely with a retailer, and once the building is available, will work with them to fit out the new food store. The store will be around 225sqm – four times the size of Brew & Basket's shop space. Subject to planning consent and further agreements, the new convenience store is expected to open by the end of 2027.

## Community centre

The Stonebond parcel will contain the first new community centre, which will be designed and fitted out by Urban&Civic. It will include:

- Space for community events and activities, groups and classes.
- Meeting rooms, main hall and space for drop-in events including interim library provision and kitchen.

Next to the community centre, there will be space for the first health provision at the development, which will provide clinical space for GPs and other health services to be delivered in this first phase, ahead of the further health provision coming in the town centre.

Urban&Civic is working with partners and the community on the detailed design for the community space, and with Malling Health and local health partners on the development's first health provision (see page 8).

## Town Centre

The future Town Centre in Phase 2 is in the early stages of design and will include community space, a library, faith space, shops, cafés/eateries and the development's main health centre. Other health services and uses will be within or clustered around the main GP provision of the health centre, including community services, dentist, pharmacy and opticians.

# Around Waterbeach

## Healthcare update

In January 2023, Malling Health was appointed as the provider of services for the existing villages served by Waterbeach Surgery, and as the provider for Waterbeach New Town.

Urban&Civic is working with Malling Health, alongside other health and planning partners, to support the design and delivery of the health and wellbeing space in both the community building (Phase 1) and the long term new permanent health centre in the Town Centre (Phase 2).

### Early provision

Waterbeach has been designed to encourage active and healthy lifestyles, with an extensive network of walking and cycling routes alongside organised water sports activities that support fitness, wellbeing and community connection.

In advance of new healthcare facilities being provided at the development, Urban&Civic worked with the Integrated Care Board (ICB) and the surgery partners to provide two additional clinical rooms, and to rework the space to support staff working there.

Some of the former Barrack blocks were also refurbished to provide accommodation for key workers at Papworth Hospital.

This additional capacity addressed an existing issue and provided capacity for the nurses and for the first residents within the development.



### Interim healthcare provision (Phase 1)

Early provision will be enhanced within the development by interim health provision coming forward in the new community building (late 2027/ early 2028). Designs have been finalised with the surgery and ICB and will include space for three clinical rooms to be used by the local GP practice for doctors, nurses and other healthcare professionals such as antenatal care, physiotherapy and mental health services.

Services will be kept under review to respond to patient requirements, and work with the provision in the main surgery in the village.



CGI of local centre, which will incorporate space for the development's first health provision





**Main health facilities (Phase 2)**

The permanent Waterbeach Health Centre will be a foundation block of the Town Centre coming forward.

Design work on the main health centre will be subject to extensive consultation and has the opportunity to provide a range of cutting-edge features that reflect the shared aspiration of all partners to deliver not just a GP surgery, but a health and wellbeing hub.

The vision includes clustering a new surgery with other health services such as dentist, physiotherapy, pharmacy, diet and nutrition advice, counselling and mental health services and other health clinics. It will also provide a focus for the management of long-term conditions, with social prescribing connected to the parks and growing spaces within the Town Centre.

The opportunity to include diagnostics and other services that provide more doorstep services and less travel to Addenbrooke’s Hospital will also be investigated as the designs progress.

The exact size and proposed layout of this facility will be progressed by Urban&Civic with health partners and the local surgery, and detailed plans will be finalised through consultation with residents, local communities and other stakeholders.



We will continue to work with Waterbeach residents and the Waterbeach Patient Participation Group to update everyone on the plans for healthcare and there will be opportunities to get involved in shaping the facilities coming forward.

Fiona Reardon-Rose



# Around Waterbeach

## Work on new primary school underway

Work has started on Waterbeach new town's first primary school, which will grow with the new community coming forward. Deneia Primary Academy has been designed with capacity for three forms in each year group, with a total of 630 places and will be run by Anglian Learning, who will also oversee nursery provision within the school building.

The school building is targeted for completion in June 2027, after which it will be transferred to Anglian Learning allowing for the early years provision to open in response to local demand, ahead of the school's opening. Current pupil forecasting data suggests the new school will be needed from September 2028, with construction expected to be complete well before the school is required to open.

Rachael Johnston, Director of Primary Education of Anglian Learning, said: "We are tremendously excited to have reached this stage and look forward to seeing the fantastic new school building take shape over the next year. We expect to be offering nursery places to local families from September 2027, with the primary school opening its doors to pupils from September 2028. Over the coming months, we look forward to meeting parents and local families to share more information about how they can apply for a place."

Working with the County Council and contractor Kier, Urban&Civic is delivering a plaza setting for the school. This will provide an attractive, landscaped approach to the new school, with accessible seating, play spaces and communal areas for gathering and small events; so, the whole community can meet and enjoy time together in a natural setting. The school plaza will be a car-free zone and provide safe and seamless links for those walking, cycling and scooting to school.

Fiona Reardon Rose, Communications and Partnerships Manager for Urban&Civic, said: "It's fantastic to see work start on the development's first primary school, which will sit at the heart of the new community. We're looking forward to seeing the school and plaza come forward alongside other facilities and amenities to support existing and new residents."

Parents who would like to register their interest in Deneia Primary Academy to receive updates can do so via [deneiaprimary.org/register-an-interest/](https://deneiaprimary.org/register-an-interest/)







# Plans for a new lakeside boardwalk area

Plans for a new lakeside boardwalk have been submitted alongside new rental homes being brought forward in partnership with Greystar. The lakeside proposals will open up new, accessible public space, improve connections around the lake and create opportunities for leisure, community use and future shops and cafes.

At the heart of the plans is a continuous boardwalk that will enhance access to the water's edge, making it easier for people to walk, cycle and enjoy the lake at the heart of the development.

The existing lakeside activities including wild swimming, paddleboarding and Brew by the Lake will move to the western side of the lake during the construction period. This location will be home for the permanent water sports focus, and will further

evolve during phase 2 of the development to include a sports pavilion, helping to strengthen the area as a hub for activity and recreation.

Harriet Nicholls, Senior Development Manager for Urban&Civic, said: "This application represents an important step in delivering the long-established vision for the Waterbeach lakeside. The boardwalk has always been an integral part of the masterplan, providing a high-quality route along the lakeside and creating places where people can pause, enjoy the views and experience the unique setting. It will be an attractive and accessible public space for residents and visitors alike.

"Together with Greystar's proposals for new lakeside homes and commercial space, the boardwalk will help establish a vibrant lakeside neighbourhood, bringing together new homes and businesses and high-quality public spaces. This mix of uses has always been central to the vision for the lakeside and will create an important focal point for both new and existing Waterbeach residents."

Subject to planning consent, work is expected to start in autumn 2026.





# Around Waterbeach

## Phase 2 plans submitted

Situated to the south of the homes and amenities currently being built, Phase 2 will provide up to 2,700 new homes, alongside schools, sports pitches, parks, play areas and key town centre facilities, including shops, cafés, a health centre and community space, building on the foundations already established in Phase 1.

The proposals enable designs for a future Town Centre to come forward and will continue the focus on creating a sustainable, well connected and inclusive place, with energy efficient homes, high quality green spaces and strong walking, cycling and public transport connections.

Phase 2 will begin at a new roundabout on the A10, which recently secured planning permission, and will include significant transport infrastructure linking the Waterbeach Park & Ride, the future town centre and the relocated rail station. This will include a segregated public transport and active travel route, extensive cycle connections and new walking routes, including the reinstatement of the historic Causeway through the heart of the development.

Together, these connections are designed to support sustainable travel patterns from the outset, improving access to jobs, education and services across Greater Cambridge while reducing reliance on private cars.

Planning for Phase 2 has been informed by ongoing engagement with local authority teams, key partners from wildlife, access and heritage sectors, as well as the local community and the new residents already making Waterbeach their home.

Phase 2 will also support the continued growth of community life at Waterbeach, complementing facilities in Phase 1. This includes a permanent health facility, a community centre, the land for three schools – a secondary school, a primary school, and a Special Educational Needs school. These core components will sit at the heart of Waterbeach, in the future Town Centre, providing essential services for new residents and surrounding communities.



Green link that will mark the line of the old Runway



West of the lake



Southern gateway entrance from the A10



Homes planned for the former Barracks area, drawing on the historic grid pattern





Harriet Nicholls, Senior Development Manager for Urban&Civic, said: ‘The submission of Phase 2 is a major milestone for Waterbeach New Town and for the wider Cambridge area. We’re excited not just about the delivery of the next homes in this phase, but also some really important amenities from schools and health in and around the new Town Centre, to the parks and play spaces for residents and neighbours to enjoy.

“This phase will also see further major investment in connections, from the bus only main link through the heart of Phase 2, to the reimagined historic Causeway prioritising walking and cycling. We will continue to work closely with our partners and the local community as these plans progress through the planning process.”

Waterbeach is being delivered in phases that reflect the original Outline Planning Consent for the development. The Phase 2 planning application sets out key principles, spatial layout and Design Codes, which will ensure a consistent vision for the design of homes, amenities, infrastructure such as 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 amenities being delivered in Phase 1.

Subject to planning approval, Phase 2 will play an important role in meeting housing needs across Greater Cambridge, while supporting sustainable growth through the delivery of infrastructure, services and community facilities alongside new homes.



Lakeside East



# Living 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 an exclusive collection of 3 & 4 bedroom houses at Waterbeach. Visit Stonebond's show home to find out more about the new homes available and the range of incentives to help potential buyers.\*

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

12 Gillyflower Lane, Waterbeach CB25 9QN

T: 01223 901907

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

### Cala

Cala is offering first-time buyers or those with a local connection to Waterbeach, Cambridge or South Cambridgeshire the opportunity to step onto the property ladder with ease. Through the Discount Market Sale Scheme, a limited collection of one- and two-bedroom apartments is available at just 80% of market value.

Only five of these sought-after homes are remaining – at prices range from £230,000 to £280,000 - making this a rare chance to secure a high-quality home at a reduced cost.

Cala also has a selection of one and two-bedroom Hale apartments, priced from £290,000 - £350,000. Designed with modern living in mind, these apartments offer an array of financial incentives\* including, Stamp Duty paid, Deposit Contribution or Mortgage Pay to help make your move happen this year.

In addition, with Cala's 'Refer a Friend' scheme, both you and your friend could receive up to £2,500 when they go on to purchase a Cala home.\*

Open Thursday to Monday from 10.30am–5pm.

1 Kendale Road, Waterbeach CB25 9QS

T: 01223 080687

E: [waterbeach@cala.co.uk](mailto:waterbeach@cala.co.uk)

\*Terms and conditions apply. Visit the housebuilder's website or speak to a sales consultant for full details.

### Shared Ownership

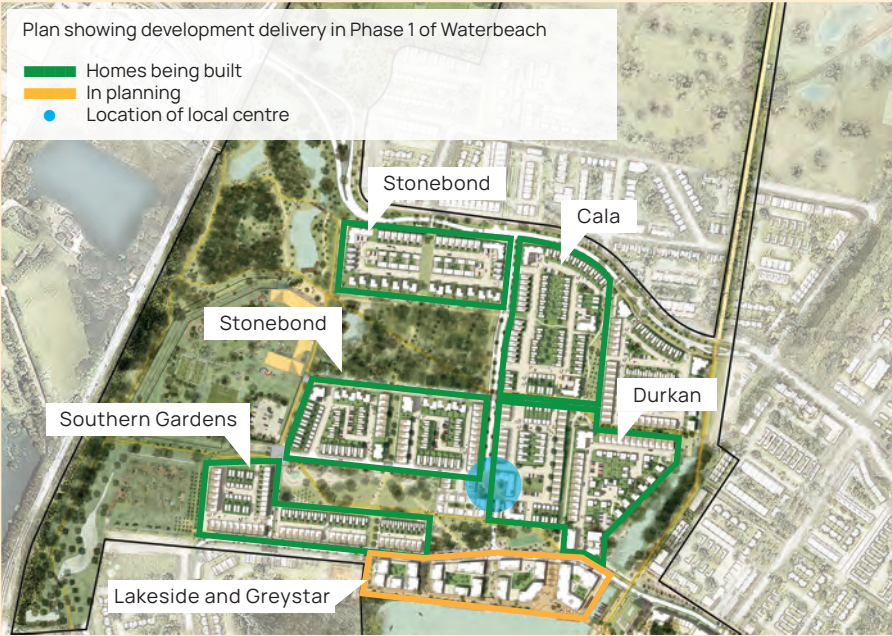
Amplius is working with Stonebond and housebuilders' to offer affordable homes in the new Waterbeach development. These properties can be purchased on a Shared Ownership basis, with shares ranging from 25% to 75%. The scheme is aimed primarily at first-time buyers, but others can be considered if they meet certain eligibility criteria.

Find out more at:

[www.amplius.uk/waterbeach-homes](http://www.amplius.uk/waterbeach-homes)



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).



# Next new homes

Plans continue to progress for the next new homes coming forward alongside the local centre in the first phase of the development.

## Next Stonebond homes

Stonebond will build an additional 176 new homes to the south of Waterbeach Woods. The homes will provide a mix of apartments and houses, with 56 affordable homes (to be offered in a mix of Shared Ownership and Affordable Rent tenures) and 120 homes for open market sale, helping to meet local housing need.

All homes will feature electric heating systems, including air source heat pumps and EV charging points, supporting the transition to low-carbon living.

Construction work started in July 2026, with first homes expected to be available in summer 2028.

[www.stonebondproperties.com](http://www.stonebondproperties.com)

## Southern Gardens: rental opportunities

A thoughtfully designed new neighbourhood of rental homes is coming to Waterbeach. Featuring a mix of energy-efficient two and three-bedroom houses, Southern Gardens will offer an attractive option for people looking to enjoy the benefits of living in Waterbeach without the commitment of buying. Southern Gardens will provide 107 two and three bedroom rental homes, including 32 affordable homes and six M4 (2)-compliant properties designed for people with reduced mobility.

These homes will support a greener and more sustainable way of life, with excellent insulation and intelligent energy-saving features such as solar PV panels and air source heat pumps, helping ensure year-round comfort and lower energy bills. Fiona Reardon-Rose said: "Southern Gardens will be our first new-build neighbourhood designed specifically to meet the growing demand for high-quality rental properties within the new community."

"Whether renting with a partner, friends or family, residents will benefit from thoughtfully designed homes with a range of sustainability features that make living at Waterbeach both comfortable and cost-effective."

These rental homes will be managed by Allsop, and are expected to be available from early 2027. To be added to the mailing list for updates, please email [hello@waterbeachwb.co.uk](mailto:hello@waterbeachwb.co.uk)





# Living at Waterbeach

## Street naming

Waterbeach has a rich history spanning from the Iron Age through to its more recent military past. One way this heritage is being reflected is through the street naming strategy for the new development. This approach was developed in consultation with the district and parish councils and formed part of a formal consultation in spring/summer 2021.

Based on historic research and community feedback, the development has been divided into a series of themed zones (see plan below), with street names chosen to reflect different influences across the centuries.

Within the first phase of the development, the influence of medieval Denny Abbey is prominent, with streets named after Abbesses of Denny Abbey. For example, Assheby Drive takes its name from Margaret Assheby, Kendale Road from Isabel Kendale, and Throckmorton Road from Elizabeth Throckmorton, the last Abbess of Poor Clares at Denny.

To find out more about the abbesses and history of Denny Abbey, visit [dennyfarmlandmuseum.org.uk](http://dennyfarmlandmuseum.org.uk)

### Plan showing historic zones for future street naming



#### KEY

- |                                 |                                                                                                         |
|---------------------------------|---------------------------------------------------------------------------------------------------------|
| <b>1</b> Denny Abbey            | <b>4a</b> Royal Air Force                                                                               |
| <b>2</b> Landowning and farming | <b>4b</b> Royal Engineers                                                                               |
| <b>3</b> Historic field names   | <b>5</b> Iron Age, Roman and Saxon influences to reflect the findings of archaeological investigations. |

# New play areas and community gardens

The next new play areas and community gardens are well underway and are due to open soon. They include play areas for younger children with bike tracks and games areas, and hangout space for older children and teens.

**Waterbeach Gardens East** contains a grassed area for play, relaxation and informal exercise such as outdoor yoga as well as creative play opportunities integrated into wooded areas that will include discovery discs to explore the development's heritage and ecology, and a range of games to encourage intergenerational play. A Tots Track with small undulations, tight turns and an impact absorbing surface will also help little ones develop their cycling skills.

Alongside the existing **Wild Woods** play area, a new space for imaginative play is being created within a newly planted section of woodland. This area of discovery and exploration will include playhouses, timber snail and stone rabbit sculptures and a low-level climbing structure. Sensory elements will also encourage children of all abilities to explore, including rotating disc spirals and distorting mirrors. Seating and picnic tables will also be installed.

Overlooking a pond that will become a haven for wildlife, **Waterbeach Central Gardens** will incorporate play equipment for school aged children, with some play features for younger children so that there is something for the whole family to enjoy. Inclusivity and accessibility are at the heart of the design, with elements such as a wheelchair see-saw, a cradle nest swing and a hut with multiple levels for imaginative and role-playing games.

A playful trail with balancing beams, jumping discs and stepping logs will also weave through the planting, leading to a rope nest that acts as a focal and social point overlooking the water.

Situated at **Lakeside East**, an imaginative play trail will run parallel with the lake's shoreline. To the north of the trail, children can pretend to sail the high seas of Waterbeach lake on two play sailing boats while accompanying adults can relax in a hammock overlooking over the lake

Fiona Reardon-Rose said: "The new play areas and gardens provide space for families and the community to gather together and form the bonds that make a strong, connected community. We look forward to delivering more new play spaces as the community at Waterbeach continues to grow."





# Connections

## New A10 bridge opens

The new active travel bridge over the A10 is now open, connecting the new Waterbeach development to Cambridge via the upgraded Mere Way. Waterbeach residents were among the first to walk and cycle over the bridge ahead of its official opening.

Designed and delivered as part of Waterbeach's wider sustainable transport strategy, the bridge significantly improves safety by removing the need for pedestrians, cyclists and equestrians to cross the busy A10 at road level. It also supports healthier, low carbon journeys for both existing and future residents.

Developed in consultation with transport partners and user groups, the bridge has been designed to accommodate a wide range of users, including cyclists, pedestrians, wheelchair users, families with pushchairs and horse riders.

Its striking design draws inspiration from Waterbeach's military heritage and natural environment, combining references to the winged badge of an RAF officer and the sweeping form of a bird's wing across the fenland landscape.

The bridge was officially opened on 15 May by Charlotte Cane MP, who was joined by key delivery partners and representatives from local user groups including Cambridge Cycling Campaign (Camcycle) and the British Horse Society.

Charlotte Cane, Member of Parliament for Ely and East Cambridgeshire, said: "I was delighted to officially open this new bridge today. By providing a safe, traffic-free crossing over the A10, it creates new opportunities for active travel, strengthens connections between Waterbeach and Cambridge, and makes it easier for residents to access jobs, services, and the wider community."

The bridge enables residents to cycle between Waterbeach and Cambridge in approximately 25 minutes, encouraging the growing community to choose active and sustainable travel for both commuting and leisure.

Joe Dawson, Project Director for Waterbeach, said: "The opening of the A10 bridge marks an important milestone for the development and reflects our



commitment to delivering high-quality infrastructure for both residents and the wider community. By making walking, cycling and horse riding safer and more accessible, the bridge will support healthier lifestyles and encourage more sustainable ways to travel."





# Plans submitted for link road to support the next phase of development

Urban&Civic has submitted a planning application for a link road that will extend around 2km into the development from the recently approved southern roundabout junction on the A10 to support the delivery of the second phase of homes and strengthen connections across the growing community.

The proposals include options for pedestrians, bikes, and buses, with traffic-calming measures designed to support safe and sustainable movement throughout the new community. This, alongside landscaping and drainage, will create a new southern connection from the A10 into Waterbeach and provide a key infrastructure for the next phase of the new town.

Harriet Nicholls, Senior Development Manager at Urban&Civic, said: “Building on the approval of the southern roundabout, these proposals will provide the first phase of the link road for the next stage of development, including an initial section of the future bus route. Together, they demonstrate continued progress in delivering the infrastructure needed to unlock new communities, improve connectivity and support sustainable growth across Cambridgeshire.”

As well as enabling the next phase of development at Waterbeach, the route will provide connections to the future Town Centre, secondary school, Waterbeach New Town East and the relocated Waterbeach Railway Station, helping to create an integrated and well-connected new community.



# Connections

## An update from the Greater Cambridge Partnership

We're the Greater Cambridge Partnership, a local delivery body set up by national government to bring investment to transport, housing and skills in greater Cambridge.

We have three projects in Waterbeach, each at different stages, but all designed to make sustainable travel easier. All three projects are designed to give residents of the new town freedom of choice, and they are interlinked to ensure you get where you need to go.

So, whether you want to park at the new travel hub and get a bus along the new busway into Cambridge, catch a train or use the new greenway to make your journey by bike, we are designing our projects to make your journey seamless – however you travel.

### Waterbeach station – builders appointed

We're delivering the new Waterbeach station, a project jointly funded by Greater Cambridge Partnership and Homes England. In September last year, we reached a significant project milestone – the appointment of Spencer Rail Engineering to design and build the new station. Construction is set to start in autumn 2026 and the station is planned to open in 2028.

A temporary haul road has been under construction. This will take construction traffic direct from the A10 to the new station work site, avoiding Waterbeach village to minimise disruption to residents.

The new station will have wider platforms, an accessible footbridge and lifts, electric vehicle charging points and 100 cycle spaces. Following local feedback, we're also looking at options to include additional facilities at the station such as a waiting room and toilets, and dedicated space for a mobile café, subject to approval and further funding.

### Waterbeach Greenway – first phase complete

Part of a network of 150 kilometres of Greenways, the Waterbeach Greenway will provide walking and cycling links between Waterbeach and Cambridge North and the Chisholm Trail.

Our works on Cowley Road, as part of the Waterbeach Greenway, are already complete. The shared path has been widened to create a new 4-metre-wide cycleway, with space for people to walk and cycle in both directions. Walkers and cyclists are given priority at a new raised crossing opposite the entrance to St John's Innovation Park.



### Busway and travel hub – going through planning

We also have plans for a new busway to connect Waterbeach and Cambridge, including a new travel hub with park and ride facilities. The travel hub is planned to be west of the A10 in Waterbeach, north of Denny End Road, accessed via a new junction on the A10.

The planned new busway will provide links to the new station, Cambridge Research Park and to the city's existing busway serving Cambridge Regional College, the Science Park, Cambridge North station, and the city centre. The busway is designed to provide a quick and easy off-road journey from the new town into the centre of Cambridge.

We are currently preparing all the plans and documents that are required before submission of the planning application following which, we would expect a public inquiry prior to a planning decision.

Together these projects will help to relieve pressure on the transport network and allow more people to travel sustainably.

To find out more, visit [www.greatercambridge.org.uk](http://www.greatercambridge.org.uk)





## Making Journeys Count



The Urban&Civic team is working to deliver a place that puts active and sustainable travel first and encourages people to leave their car at home.

Waterbeach has been designed with an extensive network of footpaths and cycleways throughout the development and connecting into the wider area. To encourage active travel to get out and about, residents can access a range of incentives and initiatives, including bike hire and 1-2-1 cycle training.

App Bikes are available at the Sustainable Travel Hub, at the gateway to the development, by the Studio outside the squash courts and in the village (at Greenside). Further locations and bikes will be added as the development rolls out.

The bikes are available for anyone over-18 to use: download the free App, register (with proof of age and address\*) and ride away. 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.

App Bike hire at Waterbeach rentals exceeded 1,000 trips in the first six months!

\*Please note it can take up to 48 hours for your account to be verified, so make sure you download and sign up to the App before your first ride.



Residents and visitors can catch the Number 100 bus 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.

It 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.

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.

Up to date information on the route and fares can be found at [www.central-connect.co.uk/east-of-england-all-aboard-the-hundred](http://www.central-connect.co.uk/east-of-england-all-aboard-the-hundred)

Real bus time tracking can be found on the **Central Connect App**.





## Lift sharing

This is a great way to save money, reduce CO<sub>2</sub> emissions and reduce stress – as a driver, passenger or both. The 'Mobilityways' App helps residents find potential lift-sharing matches and tracks personal financial and carbon savings. If you haven't already joined, simply follow the steps below:

- 1 Download the Mobilityways App

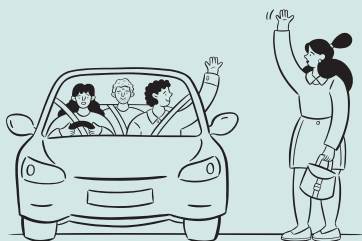


- 2 Open the App and 'Search for a community to join'
- 3 Search for 'Urban&Civic' and click to join 'Waterbeach Liftshare'
- 4 Join with your email or sign in with Apple or Facebook
- 5 Add in your details, i.e. your journey, if you are a driver or passenger (or both)
- 6 Let the App do the rest and find potential matches!

Once you've found someone suitable, introduce yourself and arrange how and when to meet. Please do not share your home address; meet at the end of a road or at a local landmark.

For more information, visit:

[liftshare.com/uk/community/Waterbeach](http://liftshare.com/uk/community/Waterbeach)



## Car Club

Urban&Civic has partnered with Enterprise to provide an electric hire car at Waterbeach to support the development's goals to reduce car trips, while still supporting residents and the wider community to access a car when needed.

Your membership, rental rates and mileage fees include fuel, servicing, MOTs, breakdown cover and damage protection meaning you only pay for a vehicle when you need it, not when you don't. Why own a vehicle when you can share one?

For more information, visit

[www.enterpriseclub.co.uk](http://www.enterpriseclub.co.uk)

## LocalGO exclusive

Residents at the new town can 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 Hurricane 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)

## Waterbeach on Wheels

Active travel events at the Sustainable Travel Hub are held to encourage residents to make active and sustainable travel choices. This included travel planning advice, free bike servicing and discussions about creating a resident-led 'bike bus' to the primary school and lift sharing opportunities.





# Jobs & Skills

## Celebrating Women in Construction Week

The Waterbeach development marked this year's Women in Construction Week with a programme of events designed to inspire the next generation and celebrate the contribution of women across the industry.

Hosted by Urban&Civic, the week brought together girls, residents and female staff to highlight the wide variety of careers available in construction and development - from design and planning through to delivery and long-term maintenance.

Women in Construction Week is a nationwide initiative that recognises and celebrates women working in the construction and development sectors. This year's theme 'Level Up. Build Strong' is raising awareness of the growing opportunities for women in the industry, challenging gender stereotypes and promoting diversity, from skilled trades to site management roles.

### Waterbeach Guides

Over 20 girls from Waterbeach Guides visited the Constructed Pathways compound to gain an insight into the construction industry. The session explored some of the different disciplines required to create a new town, alongside information about career opportunities within Urban&Civic and its delivery partners.



The Guides also had the opportunity to ask questions about future phases of Waterbeach before trying their hand at bricklaying, one of the industry's core trades. Under supervision from Constructed Pathways, the girls mixed and applied mortar before laying a level row of bricks.

Kath Temple, 1st Waterbeach Guide Leader, said: "Partnering with Constructed Pathways and Urban&Civic gave our Guides the chance to build real skills, grow in confidence and see firsthand the diverse opportunities available to them through their new village development. The Guides enjoyed getting stuck in, trying something completely new - putting on safety gear and learning how to use mortar and lay bricks. By connecting Girlguiding with industry in this practical way, they were not only just laying bricks but laying foundations for future careers."



## Urban&Civic role models

Female colleagues from Urban&Civic were joined by residents and members of the local community for a Wellness Walk around the Waterbeach development. Taking in the lake loop and Wild Woods area, the walk provided an opportunity for staff to share their personal experiences of working in the construction industry. The walk ended at Brew & Basket, the recently opened shop, café and community space, where attendees heard more about plans for this new community facility.



## Action for Youth

Girls attending Waterbeach and Landbeach Action for Youth were able to find out about the different disciplines within the development sector through a series of inspirational videos from Urban&Civic's female employees, produced especially for Women in Construction Week and International Women's Day. This included what they enjoy most about their careers, the challenges and opportunities, and the advice they would give to their younger selves.

## Dress for success

Throughout the week, Urban&Civic staff also donated workwear to Dress for Success, a charity that helps women achieve economic independence by providing the professional attire, tools and support they need to secure employment and progress in their careers.



# Jobs & Skills

## Building skills for the future at Waterbeach

As work continues to progress at Waterbeach, Urban&Civic is investing not only in new homes, amenities and infrastructure, but also in the people who will help build them.



Working in partnership with the Construction Industry Training Board (CITB) and Constructed Pathways, Urban&Civic is helping to create a long-term pipeline of skilled local workers to support its strategic developments across Cambridgeshire.

With Waterbeach set to be delivered in phases over the next 10–15 years, creating lasting employment opportunities is a key part of Urban&Civic's commitment to delivering sustainable communities. By working with industry partners through the National Skills Academy for Construction (NSaFC), training is aligned with the skills employers need, helping local people gain recognised qualifications and move into real job opportunities on site.

The partnership is focused on widening access to careers in construction, supporting people who may be out of work or looking for a new direction to develop the skills and confidence needed to enter the industry. Through collaboration with the Department for Work and Pensions (DWP), Sodexo/ HMP Service, local authorities and the Council Youth

Impact Team, Constructed Pathways has already delivered a range of targeted training programmes, including bricklaying taster sessions, six-week bricklaying bootcamps, and Plant Operative and Class 2 HGV bootcamps.

Urban&Civic's long-term approach to stewardship means the focus extends beyond meeting today's workforce needs. By supporting apprenticeships, creating clear progression routes and embedding social value throughout the construction programme, the aim is to leave a lasting skills legacy that benefits both the development and the wider region.

Nathan Wilkins, CITB Customer Engagement Manager, said: "This is just the beginning. The long-term vision is to create a sustainable pipeline of new entrants ready to start meaningful careers in construction, supported by systems that allow them to continue developing their technical skills in line with regional demand. This is a strong start, and now we build momentum."

# Constructed Pathways in action

With a training centre at Waterbeach, the Constructed Pathways team has been delivering a range of initiatives to help people looking for work in the built environment.

## Bricklaying Bootcamp

Bootcamps are a great way for people to gain skills quickly, test out a new career, and meet potential future employers. Constructed Pathways has been building on the pilots run at Waterbeach to refine the support for young people going through the process, and building employer engagement to improve their job prospects at the end of the training.

The project involved extensive work with the County Council Youth Impact Programmes Team to identify a group of people in need of (and close to being ready for) employment. The young people then undertook a two day taster session, which was supported through Youth Guarantee Funding, provided by the CPCA.

Following the taster sessions, they took part in a six-week bootcamp with their employer partner GSQ Brickwork. Those who completed the programme but are yet to receive a job offer and want to work in the construction industry will continue to be supported into further work experience and employment by the Constructed Pathways team.

## Working with military leavers

Work with Building Heroes continues to explore ways to support the cohorts being trained at their facilities to gain on-site construction experience at Waterbeach, and opportunities to work at the development.

In the meantime, direct work with military leavers has also been progressed to support the early trade focus on brickwork, through involvement with a new collaboration Military to Masonry.

The programme was launched at Waterbeach Skills Hub in March 2026, and brings together GSQ, G&B Brickwork, Grayson Building Materials and the National Masonry Academy. The first cohort of forces leavers are going into training at other locations, with future cohorts planned for Waterbeach.

To find out more about the work of Constructed Pathways and the support for people to access careers in construction please visit: <https://waterbeachwb.co.uk/jobs-and-skills/>





# Community

As well as regular sports, clubs and activities – and the monthly community market – Waterbeach's thriving community enjoys a range of events and activities throughout the year, with some highlights included in this edition.

## Heritage Day

In May, residents and visitors were invited to explore displays and experience hands-on activities to discover more about Waterbeach's fascinating history – from archaeology through to its more recent military past – with representatives from Denny Abbey, Landbeach Tithe Barn and Waterbeach Military Heritage Museum.

A highlight of the event was a flypast by the Battle of Britain Memorial Flight organised by Urban&Civic, with the attendees surprised and delighted to see a Spitfire soaring overhead.



Copyright: Richard Youell

## Waterbeach Feast

Waterbeach Community Association (in Waterbeach Village) organises Waterbeach Feast each year to celebrate the local community and showcase local groups, clubs and activities. The day began with a colourful parade of floats through the village to the Village Green, where the entertainment continued with families enjoying a variety of stalls and side shows, arena displays and activities.

Caroline Ward, Community Development Lead at Waterbeach for Urban&Civic, said: "Waterbeach New Town has strong links with the village, and we were delighted to be one of the main sponsors for Waterbeach Feast again this year. It was wonderful to see so many local groups, volunteers and residents coming together to create such a memorable day.

"Events like Waterbeach Feast celebrate community spirit, showcase local talent and help raise funds for important local organisations and charities. I was delighted to be part of the judging panel and to see the creativity and enthusiasm that went into the floats and costumes in this year's parade."



Crown copyright



## Health and Wellness Day

Residents and visitors enjoyed a day of activity, connection and relaxation at Waterbeach's recent Health and Wellbeing Day, with every session fully booked and participants making the most of the sunny weather.

Focused on the lake and wider natural environment, the event brought people together to experience some of the outdoor, leisure and wellbeing opportunities available at the development.

The programme featured a range of activities including lakeside yoga, open water swimming, paddleboarding, a community bike ride along Mere Way and a restorative sound bath in The Studio.



## Pond dipping

Waterbeach is creating homes for nature as well as people, with an abundance of natural habitats supporting a wide range of wildlife.

During the summer holidays, Urban&Civic teamed up with The Wildlife Trust for Bedfordshire, Cambridgeshire and Northamptonshire (BCN) to help local families discover the hidden world beneath the surface of Waterbeach lake.

Around 40 children took part in pond dipping sessions, discovering some of the fascinating creatures living beneath the surface and in the aquatic plants of Waterbeach lake.

The Wildlife Trust experts shared their knowledge and enthusiasm, helping budding conservationists identify their finds and examine them under a microscope before safely returning them to the lake.





# Community

## Water sports on the lake

Following feedback from last year's activities, Cambridge Sports Lake Trust (CSLT) enhanced its 2026 programme to include more options for different levels of experience.

Open water swimming sessions took place on Wednesday evenings and Sunday mornings. Additions for this season include induction during the summer sessions, taster sessions and a two-week course to build the confidence of those new to open water swimming. A highlight of this year's programme was a full moon swim at the end of August.

Paddleboarding sessions ran on Sundays, including beginner tasters, Ready to Ride courses offering BSUPA accreditation, and open sessions for qualified paddlers.

Please be advised that water sports at Waterbeach are only available during organised sessions with CSLT. Access to the lake is strictly prohibited at all other times.

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

“

Our water sports programme was hugely popular with both residents and the wider community again this year, and it was fantastic to see so many people enjoying life by the lake.

Fiona Reardon-Rose



# Summer at the Beach

10am-5pm on Saturday/Sunday 29/30 August,  
5/6 and 12/13 September at The Terraces

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

This year's Summer at the Beach exhibition is the biggest yet, with over 35 artists participating, including painters, potters, printmakers, poets, sculptors, illustrators, milliners, film makers, photographers, puppeteers, textile designers and jewellers.

The Sound Lab is back with its unique blend of music, performance and experimentation curated by Tom Rouse, Tom Hatfield and Nye Jones. The Landbeach Bell Ringers also returned to perform and encourage budding campanologists.

The popular Pop-up Café is a great place to stop and soak up the atmosphere while enjoying savoury and sweet treats to suit all tastes. Other highlights included the ever-popular Repair Café and the Nepalese Book Swap, which last year broke all records in money raised and books rehomed.

For budding artists and musicians, there were opportunities for attendees to put their creative talents to the test. This year's workshops included ceramics, graffiti/spray painting, observational drawing, printmaking, creature crafting, puppet making, percussion, drumming and bell ringing.

This year also had a focus on wellbeing, with a meditation and relaxation workshop expertly guided by Penelope Aldis - with attendees taken through a guided relaxation followed by an immersive sound bath.

Find out more about this family-friendly event, art exhibition and activities at [www.summeratthebeach.art](http://www.summeratthebeach.art)



# Harvest Festival

2-4pm on Sunday, 13 September

Join Urban&Civic, St John's and Waterbeach Community Collective for a fun-filled family afternoon with crafts, face painting and an ecology trail around the site of imaginative play.

Free of charge. All welcome. Register at the Sustainable Travel Hub on arrival.



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Urban&Civic is the Master Developer for the Waterbeach Barracks and Airfield site; one of the largest brownfield sites in the country.

Urban&Civic

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)

