

Waterbeach New Town East: A place with a pioneering spirit

LDA Design's masterplan for Waterbeach New Town East in Cambridgeshire is a first for UK housing at this scale. The plan, which will create 4,500 much needed new homes, re-imagines residential streets as sociable places that put people, not cars first.

A series of small neighbourhoods, steads, will draw down on the stretched fenland landscape to create a series of intimate, convivial places with cars pushed to the edges. Each stead will have its own character, landmarks and facilities. They will be fine-grained, nuanced and well linked and they will connect to a bigger landscape and story.

The patterns of the surrounding fens will inspire the character of Waterbeach. Linear causeways will be uncovered, and views framed. The subtle meander of an ancient Drove will connect the new town to a vast new fenland park in the north and a bustling new train station in the south.

Spanning 19 years, our work demonstrates the perseverance and skill needed to steer the largest, most complex projects through the planning system. We have led the vision, masterplanning and co-ordination of the EIA as well as forming part of a small strategic project leadership team.



Client
RLW Estates

Location
Waterbeach, Cambridgeshire

Partners
Boyer Planning, WSP, Clewlow Consulting, Concilio, Carter Jonas, Mott MacDonald, Headland Archaeology, BSG Ecology

Services Used
Masterplanning, EIA, Landscape Architecture, Planning, Ecology and Biodiversity.

Area
231 ha

Schedule
2013 - 2018

¹ Bannold Drive

² Station Quarter



- 1 Station entrance
- 2 A Waterbeach stead
- 3 Masterplan framework
- 4 The fenland park
- 5 Life within the steads