

D3 LOCAL CENTRES

OBJECTIVES

- D3/a To provide Local Centres developed around Cambridge East's network of schools;**
- D3/b To locate the Local Centres at a stop on the dedicated local busway through the urban quarter;**
- D3/c To ensure that all residents of Cambridge East are within 400 metres (5 minute) walk of a Local Centre or the District Centre, or of a public transport link to such a centre;**
- D3/d To ensure that Local Centres provide for the day-to-day needs of local residents for convenience shopping and service provision;**
- D3/e To act as a focus for small-scale local employment;**
- D3/f To ensure the early provision of a Local Centre in Phase 1 north of Newmarket Road to help create community identity from the outset.**

POLICY CE/9 Local Centres

Cambridge East

- 1. The development of Cambridge East will make provision for Local Centres, the number being determined through a Local Centres Strategy. The Local Centres will all:**
 - (i) Be located on a dedicated local busway through the urban quarter to ensure that all of the residents of Cambridge East are within 400 metres walk of the District Centre or a Local Centre, or of a public transport link to such a centre;**
 - (ii) Include a primary school and provide for the day-to-day needs of local residents for convenience shopping and service provision;**
 - (iii) Provide small scale local employment in the Use Classes B1(a) offices and B1(b) research & development which would be appropriate within such a centre.**
- 2. The Local Centres will be the focus for neighbourhoods within Cambridge East. The development of each neighbourhood will coincide with the construction of its Local Centre to help create**

community identity from the outset of each phase of development.

- 3. The secondary school will be located at one of the Local Centres and will provide the opportunity for a “local plus” centre with a higher order of facilities, although not such that it would perform the role of a District Centre.**

Phase 1 North of Newmarket Road

- 4. A Local Centre will be provided as an early part of the development of Phase 1 north of Newmarket Road to provide a community focus and location for services and facilities, and local employment and help create community identity from the outset of development.**

Cambridge East

- D3.1 Local Centres will provide a community focus in the different neighbourhoods within the new urban quarter. They will normally be focused on a primary school which is a natural focus for a local community. However, it is not certain at this stage that the urban quarter will require, or be able to support, 6 to 7 Local Centres, which is the anticipated number of primary schools required to serve the development (see Community Services section). A Local Centres Strategy will be required at the time the wider Cambridge East development comes forward which assesses the appropriate level of local shopping provision for the area as a whole. Provision for the first phase of development north of Newmarket Road is addressed separately below.
- D3.2 The primary schools will be located at the heart of their local catchment areas and can provide the basis for small Local Centres which could include modest shopping facilities, with local shops meeting day-to-day needs such as a newsagent, post office, pharmacy, hot food takeaway or a small convenience store typical of many Local Centres in Cambridge. Whilst the main services and facilities for the urban quarter will be provided in the District Centre, Local Centres could contain local services and facilities such as some elements of health care and libraries which could be provided within the school complex or other community facilities. There may also be potential for small scale employment in these locations appropriate to a generally residential area.
- D3.3 The Local Centres will be located at stops on a dedicated local busway through Cambridge East which will generate trade for the centres, be safe places to wait for a bus and be accessible for the greatest number of people. In order to meet the daily needs of the local community, all residents should be within an easy 5 minute walk (400 metres) from a Local Centre or the District Centre or, if this cannot be achieved, from a stop on a high quality public transport link to such a centre. The development of each Local Centre will begin as soon as practicable after the first houses are available for

occupation and completed well in advance of the completion of development of each neighbourhood in the urban quarter in order to ensure from the early stages of development that local services and facilities are available within walking distance of all homes.

- D3.4 If it is determined through the Local Centres Strategy that there will not need to be Local Centres at each of the primary schools, it will be important for the Strategy to identify the most appropriate locations for the Local Centres. In addition to the provision of a Local Centre for Phase 1 north of Newmarket Road, it is likely that there will need to be one or two Local Centres north of Cherry Hinton (and south of the green corridor), with two or three Local Centres in the heart of the development on the Airport site. This distribution will be subject to further consideration through the Local Centres Strategy.
- D3.5 The secondary school will be located at one of these Local Centres, rather than the District Centre in view of potential management and security issues. The local education authority advises that this would provide a more appropriate environment for pupils, at lunchtimes and before / after school. It is likely that having this type of facility with its wider community role attached to a Local Centre would generate a higher order of facilities and a wider range than would be supported at other Local Centres. However, it is unlikely to have significantly wider range of retailing facilities. In this case it could be regarded as a "local plus" centre, and must be located on a dedicated local busway and with good cycling access.
- D3.6 In order to ensure that Cambridge East provides for a mix of uses which will ensure that services, facilities and some employment is locally at hand, the Local Centres will also provide an opportunity for small scale office and other employment uses appropriate to a generally residential area.

Phase 1 – North of Newmarket Road

- D3.7 In terms of Phase 1 of the development north of Newmarket Road, it is considered that this area of 1,500 to 2,000 dwellings would support a Local Centre focused on the single primary school. In view of the important role that a Local Centre can have in providing a community focus and location for services and facilities and local employment and that it can help create community identity from the outset of development, it is a requirement of Phase 1. Also, because this phase of development will be some years ahead of the wider development coming forward once the airport relocates, and on its own is not particularly well related to the rest of Cambridge it is particularly important that it is a vibrant centre and that it is developed early in the development.
- D3.8 The composition of the Local Centre will share many characteristics with Local Centres in the urban quarter generally and should include a small local foodstore, similar for example to the Budgen foodstore on the corner of Cherry Hinton Road and Perne Road, and associated local shopping facilities.

The foodstore should not be so large as to undermine the viability and vibrancy of the District Centre.

D3.9 However, as the Local Centre will be the only local facility for the early part of the development it will need to ensure that it meets some of the community's daily needs pending the development of the District Centre at a later date when the Airport site comes forward. For example, it is anticipated that there will need to be a health facility within this first phase of development. This may be provided by an existing practice, either as a branch surgery or by completely relocating from their present site.

D3.10 The location of the Local Centre will need to have regard to the needs of the first phase of development, but also take account of the potential for it to serve any later extension of development to the east of the Park & Ride site. This may suggest a location to the north west of the Park & Ride site. The Local Centre will also need to have good pedestrian and cycle links through to the adjacent housing in the Fison Road estate, to ensure that it can serve that area, and to assist with social integration.

Location of Services and Facilities

D3.11 The Local Centres are likely to offer different facilities, providing variety across the urban quarter. Co-location of facilities with other service providers will also be explored. Each Local Centre is anticipated to include:

- (i) Primary School, with community space associated mainly with pre and post school provision and also nurse practitioner services;
- (ii) Local commercial facilities, including convenience shopping, a nursery and café/takeaways;
- (iii) Flexible meeting space(s) probably adjacent to the primary school for a range of community activities;
- (iv) Children's play area;
- (v) Neighbourhood recycling point;
- (vi) Car and cycle parking;
- (vii) Information access point.

D3.12 Other facilities, which generally serve a wider area, will be located to serve the whole population of Cambridge East. This will generally be within the District Centre area, enabling interaction between the users of the different services.