

D3 LOCAL CENTRES

OBJECTIVES

- D3/a To provide 5 local centres developed around Northstowe's network of schools;**
- D3/b To locate the local centres at a stop on the dedicated local busway through the town;**
- D3/c To ensure that all residents of Northstowe are within 400 metres (5 minute) walk of a local centre or the town 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 that early provision of at least one local centre is achieved to help create community identity from the outset.**

POLICY NS/9 Local Centres

- a) The development of Northstowe will make provision for 5 local centres which will all:**
 - (i) Be located on the dedicated local busway through the town at spacings of approximately 800 metres to ensure that all of the residents of Northstowe are within 600 metres walk of the town centre or a local centre and that the majority are within 400 metres distance;**
 - (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;**
- b) The local centres will be the focus for 5 neighbourhoods within Northstowe. 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.**
- c) 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.

- D3.1 Local centres will have only modest shopping facilities and will be developed around the primary schools which will be developed across the town. A town of 8,000 dwellings will need 5 primary schools. These primary schools will be located at the heart of their local catchment areas and provide the basis for small local centres which will include local shops meeting day-to-day needs such as a newsagent, hot food takeaway or a small convenience store typical of many local centres in Cambridgeshire's market towns. Some will also contain local services and facilities such as health care. These local centres will be located at stops on the dedicated local busway through Northstowe which will generate trade for the centres, be safe places to wait for a bus and be accessible for the greatest number of people. 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 town in order to ensure from the early stages of development that local services and facilities are available within walking distance of all homes. It will be especially important for community development to provide a local centre for the first neighbourhood (or each neighbourhood if the first phase of development covers two neighbourhoods).
- D3.2 The secondary school will be located at one of these local centres. 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, and would not take on the role of a typical district centre. In this case it could be regarded as a "local plus" centre.
- D3.3 In order to ensure that Northstowe 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.

Location of Services and Facilities

- D3.4 Local centres should be located within walking distance of all homes. Each Local Centre is likely to offer different facilities and co-location with other service providers will also be explored. Each local centre is anticipated to include:
- Primary School, with community space associated mainly with pre and post school provision and also nurse practitioner services;
 - Local commercial facilities, including convenience shopping, a nursery and café/takeaways;

- Flexible meeting space(s) probably adjacent to the primary school for a range of community activities;
- Children's play area;
- Neighbourhood recycling point;
- Car and cycle parking;
- Information access point.

D3.5 The other facilities will be located to serve the whole population of Northstowe, generally within the town centre area, enabling interaction between the users of the different services. The secondary school may need to be located away from the majority of the town centre services, to provide a more appropriate environment for pupils, at lunchtimes and before / after school, and better access to playing field and sports provision.