



6.1 Introduction

This section of the Design Code refers specifically to the area identified as the Principal Centre in the Regulatory Plan.

The development at Waterbeach will include a Principal Centre alongside several local centres, one of which is being developed as part of KP1, on the lakeside edge. The Principal Centre will serve all the existing and future community, a population the size of that of Ely, and will come forward and evolve over time, potentially beyond the area identified in the KP1 Regulatory Plan, as the development is completed through a number of phases.

The exact type and quantity of non-residential uses in Principal Centre is unknown at this stage. This section therefore focuses on establishing a high level framework for the Principal Centre, without coding it to the same precision as the rest of KP1. This intends to set broad guidelines which capture key structural elements of the Principal Centre, but allowing sufficient flexibility.

This section is included in the Design Code because of the need to establish strategic design principles for the Principal Centre in terms of its movement and landscape structure and its relationship to the rest of KP1 and the wider site and Policy SS/6 allocation.

Condition 12 of the OPA requires approval of a Town Centre Development Framework (TCDF) and Town Centre Economic Development Plan (TCDP) prior to or concurrent with the approval of any Reserved Matters Application for new development to be located within the Principal Centre.

The TCDF and TCDP will establish a strategy for the successful delivery of the Principal Centre ensuring an appropriate mix of uses. These documents will reflect and expand upon the development principles for the Principle Centre established in this Design Code. Development within the Principal Centre will be delivered in accordance with the TCDF and TCDP.

The TCDF and TCDP will provide the detailed coding and further guidance necessary to bring forward development within the Principal Centre. The character and precise position of the key streets and public realm components indicated on the Regulatory Plan may be adjusted accordingly. No development can be brought forward until the TCDF and TCDP have been approved by the Local Planning Authority.

6.2 Spatial framework

Waterbeach Principal Centre is to be a vibrant mixed-use area at the heart of the settlement, around the convergence of the Causeway and the primary road running east towards the new station. The secondary school, which technically sits outside KP1, will form a strong component of the Principal Centre with the public frontage of the school as a strong generator of footfall and activity.

The key organising principles for the Principal Centre are captured on the Regulatory Plan. This includes:

- Location to the north of the Barracks, at the intersection of the Causeway and the primary road leading to the new relocated station
- A Town Square at the intersection of the north-south primary road and the Causeway
- A Town Park adjacent to the Causeway in the area where the existing sports hall is located
- A southern 'gateway' into the Principal Centre, on the intersection of the east-west Primary road and the street leading north from the Barracks
- A formal edge to the east-west primary road leading to the relocated station

6.3 Uses

The Schedule of Uses and Quantum of development is included with the Framework Submission for KP1. This allows the potential for the following key civic and community facilities to be located at the Principal Centre (in line with the agreed triggers within the Section 106 agreement) alongside other commercial and leisure uses including:

- A community building with a small library
- Health facilities
- Sports and leisure facilities
- Retail (which could include a supermarket no larger than 4,000 sqm), services and food and beverages uses (A1-A5) such as cafés, dry cleaners, bike repair, hairdressers, deli etc.
- Offices and employment uses
- Residential uses (mostly flatted development as part of mixed-use blocks i.e. above ground floor retail and town houses)

An appropriate level of car parking will be provided to support the function of the Principal Centre whilst also encouraging local access by public transport, walking and cycling.

The Parameter Plan identifies that a secondary school will be located to the east of the Principal Centre outside of KP1. This will be a key element of the Principal Centre, when delivered. The design of the Principal Centre will secure the integration of the secondary school as a key principle.

In line with Spatial Principle SP19 within the approved Development Specification (October 2018), the large majority of the non-residential uses included within the Schedule of Uses and Quantum of development will be located within the Principal Centre.

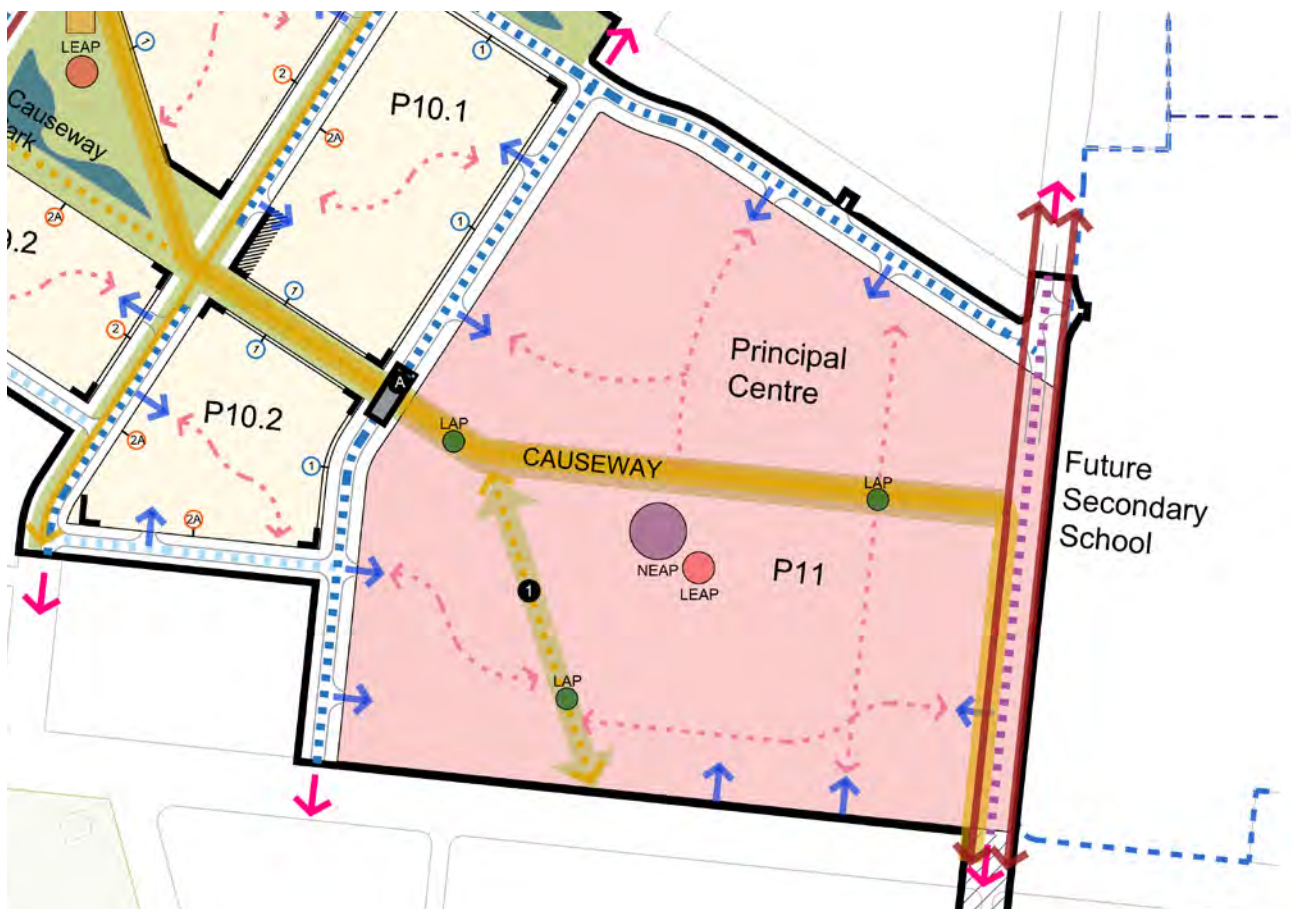


Figure 6.1: Extract from the Regulatory Plan

Mandatory and overarching guidance for the Principal Centre

The proposals **must**:

- Create a contemporary, vibrant Principal Centre that becomes the heart of the development at Waterbeach
- Include the majority of retail and services to serve the settlement
- Create a series of public open spaces with active frontages, including a modern Town Square and a Town Park, which encompass the highest design ambition
- Ensure the Principal Centre is highly accessible by all means of transport, particularly by public transport, on bike and on foot to encourage sustainable movement
- Create high quality and high density residential buildings appropriate to town centre living, providing a mix of tenures and typologies
- Create a permeable centre that incorporates a range of non-residential uses and complements the Lakeside centre and Waterbeach village through its offer
- Include a modest amount of visitor parking in proximity to public facilities - these spaces will be on-street, integrated into the landscape and public realm design and managed to ensure that they are used for short-stay visits
- **Not** include large surface car parking areas and 'out of town' type retail uses
- Any car parking associated with food stores **must** be screened within an urban block and wrapped with other uses facing onto the public realm
- Concentrate footfall in locations to support commercial and retail uses

6.4 Spatial components

6.4.1 Town Square

The Town Square will form the heart of the Principal Centre. It is a key civic space and should be of notable quality and designed to accommodate a range of uses throughout the year including markets, concerts, community events and festivals. The public frontages to the secondary school should define one edge of the square and act as a strong generator of footfall and activity.

Location

The exact location of the Town Square will be determined as the Principal Centre area is being brought forward. The following should be considered in determining the location:

- The Town Square location **should** respond to movement through the area, including public transport, cycle and pedestrian routes and the Causeway
- It **should** sit at or near the intersection of the two primary movement routes through the Principal Centre; the Primary road leading to the future station and the Secondary street leading north from the Barracks Area
- It **should** be considered as an ensemble with the Town Park, with easy pedestrian access between the two

Scale, height and massing

- The size of the Town Square **must** respond to the uses and activities on and around it
- Sun path studies **must** be undertaken at the detailed design stage to ensure that the Town Square provides dwelling space and is not constantly overshadowed

Frontages

- Buildings **should** form a strong edge and sense of enclosure to the Town Square
- The buildings around the Town Square **must** have their primary frontage onto the square
- The ground floors **should** be occupied by active on-residential uses, such as local retail, community, leisure, educational and employment uses

- The Secondary school **should** form the eastern edge of the Town Square and address the space positively through elevational treatment and location of entrances
- Buildings heights and facades **must** respond to the key vistas from the Town Square and the Causeway

Landscape and public realm

- The Town Square should be designed as a simple and sophisticated square with a central and open flexible space
- It **must** include soft and hard landscaped areas to support a range of activities such as markets, concerts and community activities and festivals
- It should be designed as a focal space of high visual interest

Access and Parking

- Car parking **should** be away from the square, in either podiums or landscaped parking courts
- Podiums **must** provide active frontage around all sides of the block at ground floor
- Vehicular access to the car parking **must** be away from the Town Square



Figure 6.2: Precedent image



Figure 6.3: Precedent image