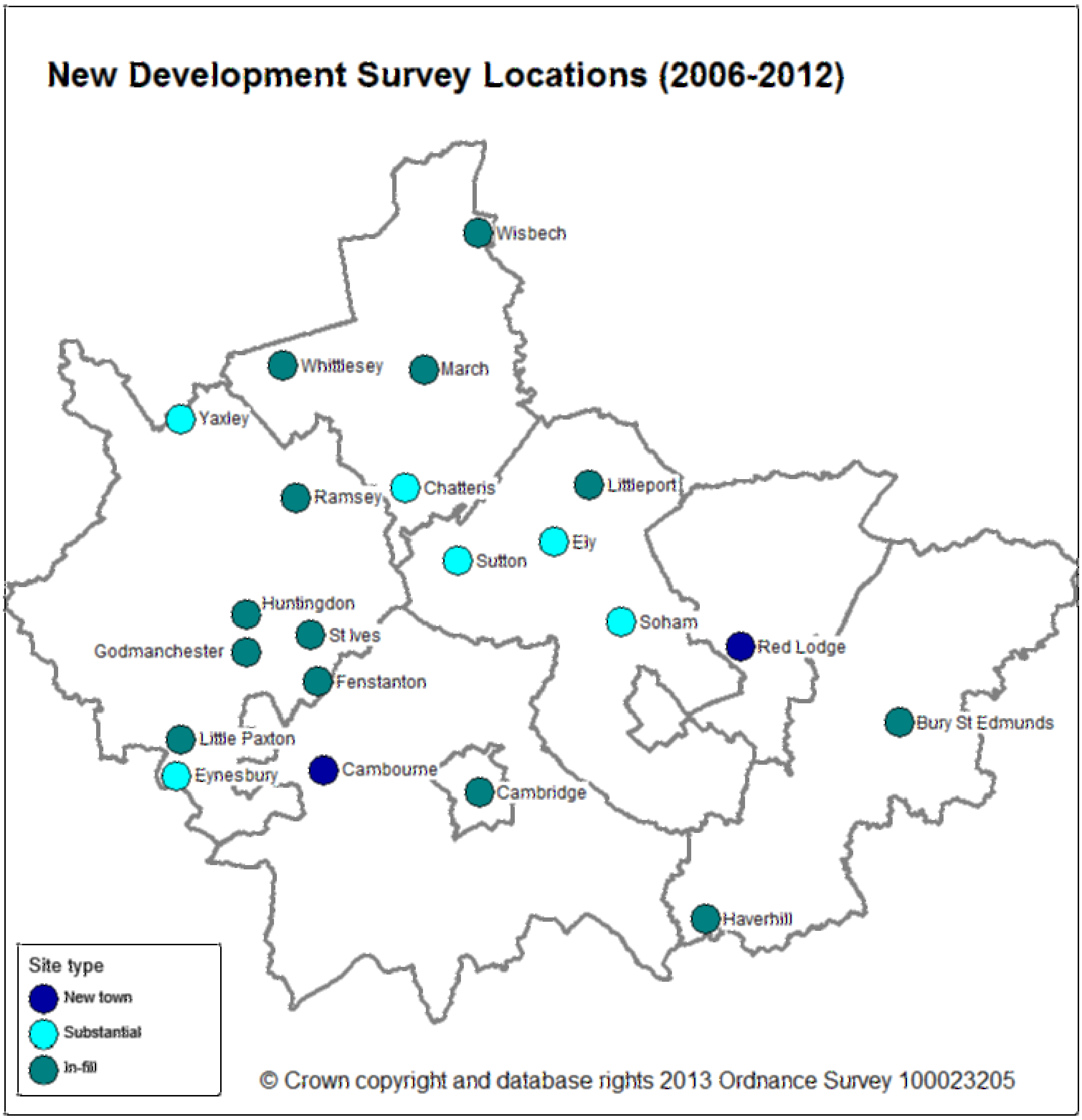
Cambridgeshire County Council

Cambridgeshire Research Group

CAMBRIDGE SUB-REGION NEW DEVELOPMENT SURVEYS 2006-2012: SUMMARY AND COMPARISON



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Title:	Cambridge Sub-Region New Developments Surveys 2006-2012: Summary and Comparison
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Description:	The purpose of this document is to bring together findings of the surveys of new development residents conducted between 2006 and 2012 in Cambridgeshire and West Suffolk. These surveys ask about household structure, where people have moved from, their current home, where they work and best/worst things about living on new developments.
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CAMBRIDGE SUB-REGION NEW DEVELOPMENTS SURVEYS 2006-2012

TABLE OF CONTENTS

INTRODUCTION

Between 2006 and 2012, the Cambridgeshire County Council Research Group conducted 7 postal surveys of new development in the Cambridge sub-region (Cambridgeshire and West Suffolk). Individual reports for the 7 surveys can be accessed at http://www.cambridgeshireinsight.org.uk/housing/housing-research/new-housing-development-surveys. This report draws together the main findings of these surveys.

The questionnaires asked about:

- Where people were moving from and their reasons for leaving.
- The homes people were moving into and how long they were intending to stay.
- The household structure of households in new developments to assess changes to population such as additional demand for school spaces.
- Where people work, study and shop and how they travel to these locations.
- Opinions about the area.

The period of these surveys and most of the development fell between the Census years 2001 and 2011, which provides a useful comparator dataset both over time and against the pre-existing population.

Sites surveyed varied considerably, as did response rates. For this reason we have broadly divided the sites surveyed into three groups for analysis in this work (see Table 19 for context):

- New settlements. Two of the sites surveyed more than doubled in size between 2001 and 2011.
- Substantial extensions to existing towns/villages, defined as parish areas where the dwelling stock increased by more than 20% between 2001 and 2011. Seven of the sites surveyed are in this category.
- Smaller in-fill sites where the parish dwelling stock increased by less than 20% between 2001 and 2011, describing the remaining 19 sites and includes all developments in Fenland "villages".

New towns are likely to be more different in terms of population structure etc. to in-fill sites which may more closely reflect characteristics of the existing population. It is also important to consider the time scale of these surveys; for example, the 2008/9 recession caused a decrease in house prices, but more importantly a decrease in the number of homes sold and the number being built.

SUMMARY OF SURVEY METHODOLOGY, RESPONSE RATES ETC.

The survey was conducted via a postal questionnaire. Broadly the same questionnaire was used in all seven surveys with some minor additions and revisions, such as adding a question about country of birth from the East Cambridgeshire survey (2009/10) onwards. Questions about satisfaction with space and storage added for the Cambridge survey were the largest revision, adding an extra half-page section to the form.

In each case, district councils identified the properties to be mailed, sent the forms and collated responses. The schedule for conducting the survey was approximately 9 weeks and included an initial questionnaire and cover letter with a 2 week response deadline and two subsequent reminders with a 2 week response deadline. In some cases this deadline was stretched due to other priorities and demands on staff resources in the districts involved.

In each case an incentive was offered in the form of a prize draw with a prize with the value of about £50. For surveys completed from 2011 onwards, people were offered the option of completing the survey via an online form. Where this was offered, very few people chose to submit the form in this way and most replies were received by mail.

Analysis of the results was undertaken by Cambridgeshire County Council Research Group.

A brief summary of response rates and survey methodology issues for each survey is shown below.

CAMBOURNE

Cambourne is a new settlement in South Cambridgeshire. Construction started in 1998 and when the survey was conducted in 2006 the population was around 5,000 and there were approximately 2,000 properties. In total 2,012 surveys were sent and 816 were returned (a response rate of 41%). It was the largest development surveyed and yielded the highest response rate.

Social tenants were under-represented in the initial wave of responses, so reminders were targeted at this tenure group.

HUNTINGDONSHIRE

The Huntingdonshire New Developments Survey took place in 2007 and questionnaires were sent to households on 8 sites around the district. Yaxley and Eynesbury (part of St Neots) both experienced dwelling stock change of more than 20% between 2001 and 2011 and therefore the responses from these areas are classed as substantial extension sites. All other areas surveyed (Huntingdon, Fenstanton, Little Paxton, Godmanchester, Ramsey and St Ives) grew by between 5% and 16% and are therefore categorised as “in-fill”.

In total 1,710 surveys were sent to 8 sites across Huntingdonshire and 702 responses were returned giving an overall response rate of 41%, however the response rates from individual sites varied from 20% to 50%.

EAST CAMBRIDGESHIRE

The East Cambridgeshire survey ran over Winter 2009/10 and was the first post-recession survey. There were 5 sites surveyed; two sites in Ely (which grew by 34% between 2001 and 2011) and 1 site each in Littleport, Soham and Sutton. Littleport is the only area which grew by less than 20%. In total 1,473 surveys were sent and 452 returned, a 31% response rate. Littleport had the lowest response rate (25%), with the other development response rates varying between 31% and 33%.

The survey period began in October 2009 and the final reminder was sent after new year 2010. Some form numbers for returned questionnaires, which helped the researcher to identify the site were missing in the second wave of returns. From looking at responses to other questions, especially relating to the GP practice people were registered with, it was possible to infer where these responses came from. In cases where there was insufficient information to make this inference these forms were not included in the analysis.

FENLAND

New developments in Fenland were surveyed in Spring 2010 and cover 5 areas: Chatteris, March, Whittlesey, Wisbech and several small in-fill sites in villages which were collated together. These villages are shown below

TABLE 1. FENLAND "VILLAGES" 2009/10 NEW DEVELOPMENT SURVEY

	Received	Sent	Response Rate
Benwick	3	40	8%
Christchurch	5	27	19%
Coates	0	5	0%
Doddington	3	3	100%
Friday Bridge	1	10	10%
Gorefield	14	50	28%
Guyhirn	0	10	0%
Leverington	4	29	14%
Manea	4	12	33%
Parson Drove	0	4	0%
Wisbech St Mary	5	64	8%

Fenland new developments survey

In total 851 questionnaires were sent and 169 (20%) were returned. Response rates for the different sites (all in-fill except Chatteris where the dwelling stock changed by more than 20%) varied from 15% to 26%. Historically response rates to postal surveys in Fenland are quite low.

ST EDMUNDSBURY

In 2011, 900 questionnaires were sent to 3 sites in Bury St Edmunds and 2 in Haverhill and 294 (33%) were returned. Response rate by site varied considerably from 17% to 46%. Residents were offered the opportunity to respond online as well as by post, but fewer than 10 online responses were received.

RED LODGE

Like Cambourne, this was a one site survey of a new settlement as the size of the village more than doubled between 2001 and 2011. In total, 1,850 questionnaires were sent to residents and 244 were returned giving the lowest overall response rate of 13%. The survey took place over Spring and Summer 2011.

Due to a change of personnel at the district, the survey period was stretched over a longer period than originally planned. The list of addresses originally identified for contact was lost in an IT transfer, so reminders may have been sent to people who did not receive a first contact survey and response to the length of residence question and phone contact from residents during the survey period suggest some questionnaires were sent to older homes in the parish as well as the newer properties.

CAMBRIDGE

The Cambridge questionnaire was sent to 447 residents on 3 in-fill sites across the City and 107 responses were returned making the overall response rate 24%. Because both the total sample size and the number of responses received was quite small, this survey has the largest survey error especially when broken down to individual site level.

This survey is the only one conducted entirely after the 2011 Census.

TABLE 2. NEW DEVELOPMENTS 2006-2012, RESPONSE RATES AND SURVEY ERROR – SUMMARY

Development	Development Type	Surveys Sent	Questionnaires Returned	Response Rate	Survey error
Cambourne (2006)	New town	2,012	816	41%	2.65%
Huntingdonshire (2007)		1,710	702	41%	2.84%
Co-op farm, Yaxley	Substantial	612	268	44%	4.49%
Barford Road, Eynesbury	Substantial	552	238	43%	4.70%
King's Ripton Road, Huntingdon	In-fill	194	56	29%	11.07%
Headlands, Fenstanton	In-fill	105	51	49%	9.89%
Mill Lane, Little Paxton	In-fill	90	18	20%	20.78%
Roman Way, Godmanchester	In-fill	60	30	50%	12.76%
Bury Road, Ramsey	In-fill	53	24	45%	14.94%
Pig Lane, St Ives	In-fill	44	17	39%	18.83%
East Cambridgeshire (2009/10)		1,473	452	31%	3.84%
Ely North	Substantial	351	111	32%	7.70%
Ely West	Substantial	247	79	32%	9.11%
Littleport	In-fill	232	58	25%	11.17%
Soham	Substantial	417	129	31%	7.18%
Sutton	Substantial	226	75	33%	9.27%
Fenland (2010)		851	169	20%	6.75%
Chatteris	Substantial	127	23	18%	18.56%
March	In-fill	263	69	26%	10.15%
Whittlesey	In-fill	85	19	22%	19.93%
Wisbech	In-fill	122	21	17%	19.54%
Villages	In-fill	254	37	15%	14.92%
St Edmundsbury (2011)		944	294	31%	4.75%
Cotton Lane, Bury St Edmunds	In-fill	114	53	46%	9.89%
Hardwick Gate, Bury St Edmunds	In-fill	163	38	23%	13.96%
Springfield Road, Bury St Edmunds	In-fill	163	53	33%	11.09%
Hales Barn, Haverhill	In-fill	393	131	33%	7.00%
Hanchett End, Haverhill	In-fill	111	19	17%	20.56%
Red Lodge (2011)	New town	1,850	244	13%	5.85%
Cambridge (2012)		447	107	24%	8.27%
Cromwell Road	In-fill	197	46	23%	12.68%
NIAB frontage	In-fill	83	14	17%	24.03%
George Nuttall Close	In-fill	167	47	28%	12.15%

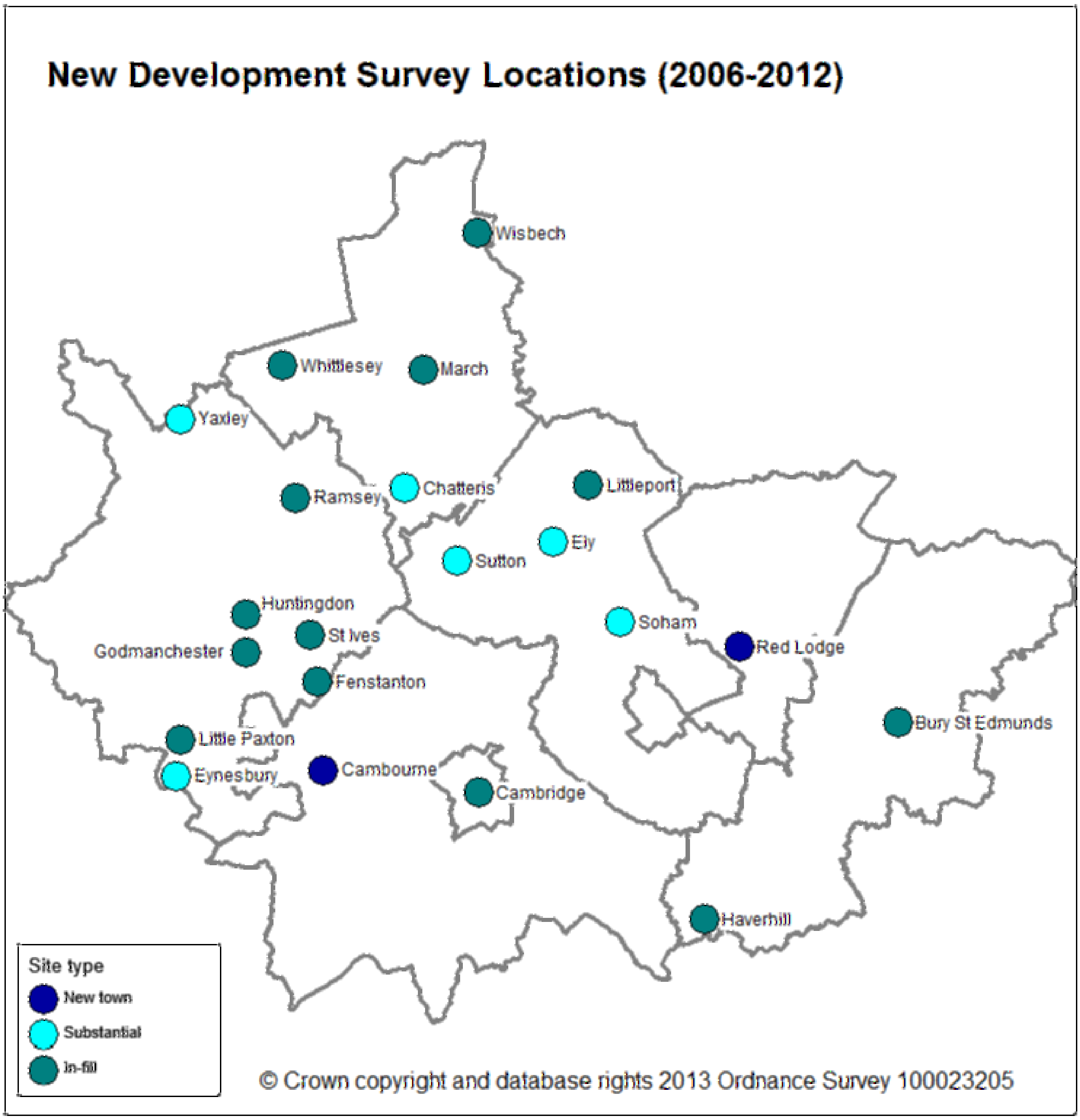
New towns	3,862	1,060	27%	2.56%
Substantial development	2,532	923	36%	2.51%
In-fill	2,893	801	28%	2.94%

New Development Surveys, 2006-2012

Plus or minus 4% at the 95% confidence interval is a common standard of error for this type of survey. Within each district, survey error is reasonably robust (varying from around 3% to 8%) but at individual site level margins of error are considerably higher. This is particularly true for smaller in-fill sites with a small population size and a low response rate.

When results are split into the three categories defined above (new town, substantial development and in-fill), the individual margins of error for each category is quite small (around plus or minus 3%).

FIG 1. NEW DEVELOPMENT SURVEY SITE LOCATIONS, 2006-2012



LESSONS FOR FUTURE SURVEYS

Overall, the questions are quite detailed but clear and tell us a lot about households moving into new developments. The section added by Cambridge City asking questions about space may be an interesting permanent addition to the questionnaire for future surveys. The homes surveyed in Cambridge City were smaller (flats and terraced homes) and it would be interesting to have comparator data for a larger substantial site or new town.

In terms of impact on an area, larger developments are likely to lead to more change in the population, in terms of household structure, age profile etc. Future surveys may therefore be better targeting developments with more than 200 new properties, or in smaller settlements, developments which substantially increase the dwelling stock, so areas like Alconbury and Northstowe would be interesting sites to consider, but some smaller in-fill sites where the people moving in area are likely to be quite similar to the people who already live there should maybe not be included.

Initially very few responses from social tenants were returned in the Cambourne survey, so when reminders were sent, they targeted this group. There was also a low response rate from Littleport in the East Cambridgeshire and this area was targeted in the reminder stage. Aside from these two instances, there was no targeting of groups with a low response rate. Had targeting taken place, that may have helped to boost response rates from these groups and provide a higher overall number of responses and more data about groups which are somewhat under-represented.

An online completion option was available for the St Edmundsbury, Red Lodge and Cambridge City surveys, but very few responses were returned this way. Cambridge City offered a slightly better incentive to households completing the survey online as this would have reduced the amount of time taken for data entry, and online returns as a percentage for the city were a little higher than for the Suffolk districts. This may be because of a better online infrastructure in the city (poor internet connection was mentioned as a thing people disliked about Red Lodge). It also had a more user-friendly URL, which is likely to have had some influence on the number of online completions.

The Research Group received a few phone calls from Red Lodge asking why Cambridgeshire County Council was sending surveys to a site in Suffolk (no similar queries were received from St Edmundsbury). In cases such as these, some re-branding with district logos may be more appropriate especially if it is a survey of a site outside Cambridgeshire.

PLANNING FOR FUTURE NEW DEVELOPMENTS

Facilities such as schools and shopping are important in deciding to move to a new development

Families moved into school catchment areas where the school has a good reputation, notably to Cambourne and Co-op Farm, Yaxley, and good quality local schools are mentioned by respondents from Cambourne, Ely, Soham, Hales Barn and Huntingdonshire new developments. Access to good quality facilities for shopping, entertainment, education and health care are all highlighted as attractions of new developments. People like the local shopping in Cambourne, Cambridge, Ely, March and Wisbech.

A lack of facilities is highlighted as a thing people dislike on new developments such as Cambourne having a poor range of shops besides Morrisons, the lack of a post office, pub and sporting facilities at the time of the survey. Similarly, a lack of local shopping facilities is the top dislike for Red Lodge residents and a lack of entertainment facilities is also highlighted.

Good links to other areas such as Cambridge, Peterborough and some of the market towns like Bury St Edmunds are important as these are the main centres for employment and for non-food shopping. Good public transport is also important. Generally people are more satisfied with public transport in areas with rail links such as East Cambridgeshire and Fenland (Ely, Littleport, March and Whittlesey) and less satisfied with public transport in areas only served by bus (Soham, Sutton, Chatteris, Wisbech and the Fenland villages).

The need for a mix of sizes of home

The most popular reasons of those presented for wanting to move included "to find a larger or smaller home", which suggests a mix of sizes may be most appropriate. The option which drew the lowest number of responses was "unhappy with environment/quality of life" in their previous home, though this was still cited as a reason by 399 respondents. It is not known whether this dissatisfaction relates primarily to older, newer or all properties.

The household size by number of bedrooms increases at a fairly consistent rate of 0.6 more persons per home for every additional bedroom, on average.

Owner occupier households tend to be larger and there are proportionately fewer single people in owner occupied homes than in other tenures. Owner occupied homes have the highest level of under-occupation.

Households who rent privately and households in intermediate tenures have a similar tenure profile of mostly single people and couples without children.

Social rented households have the highest proportion of households with children, with 58% of social rented households including at least one child. Social tenants have the lowest level of under-occupation of all tenures on new developments. Most under-occupation in all tenures involves a single extra bedroom. There is very little overcrowding across all tenures.

The need for a mix of tenures

Intermediate tenures (shared ownership etc.) are increasingly popular. Between 2001 and 2011, the number of households in shared ownership more than doubled and a lot of these homes were built on new developments. Owner occupation is still important for newly forming households on new developments, with about half of newly forming households having moved into owner occupation.

While some people were positive about the mix of social groups and tenures on their development, this was usually mentioned as being disliked. Typically this was people complaining about the amount of social housing developed, but in areas such as Red Lodge and Cambridge City some people felt there were too many privately rented properties. In other areas such as Cambourne some people said the completed development was larger than they originally anticipated.

Design of homes and development

Overall, the most popular reason respondents gave for choosing a new home was the design or appearance of the home or development. The second most popular reason (and the most popular reason in Soham, Chatteris and Red Lodge) was price or affordability. The idea of living in a new development was also attractive for a lot of households.

The quality of the development and how it is laid out, landscaped and maintained is important for satisfaction, as are some factors around new homes being cheaper to run, such as energy efficiency and maintenance. People's dislikes include a lack of privacy due to being overlooked, having a small garden or no garden and living on a partially finished development with building work still going on around them. Anti-social and youth behaviour is high on the list of things people dislike for Littleport, Cambourne, Barford Road, Roman Way and Kings Ripton Road, though it is not clear whether design is a contributory factor.

In nearly every area, terms such as "friendly" and had "good community spirit" were mentioned more than the negative terms such as "unfriendly" and "no community spirit". However, some people in areas such as

Wisbech, Red Lodge, Sutton, Bury St Edmunds and Cambourne said that they felt isolated. Again, it is not clear whether design is a contributory factor in this isolation.

The population of new developments

New towns and substantial developments show a higher number of under-16s than in the relevant district as a whole. They also show a higher proportion of 30-44 year olds and a lower proportion of older people. In contrast, in-fill sites have a slightly older population with more people aged 60, though still lower than in the population as a whole. This may be influenced by the size of homes built as properties on in-fill sites tend to be slightly smaller and more attractive to households looking to downsize, which tends to happen later in life.

Travel

Overall across the sub-region new development residents have a slightly higher number of cars per household, compared to all residents, although new development residents in Cambridge, East Cambridgeshire and Fenland have fewer cars per household compared to all residents. 77% of new development residents in the sub-region travel to work/study by car.

RESULTS

Detailed comparisons for each survey are shown below. The source shows the question number from the 2012 (Cambridge) questionnaire form, as this was the most comprehensive. A copy of this questionnaire form is shown in Annex 3: Survey correspondence

MOVING TO NEW HOMES

The first section of the questionnaire asks about where people moved from prior to moving to their new home in the Cambridge sub-region. This is useful for establishing local movement (movement within a district) compared to in-migration (moving from elsewhere in the country or from abroad).

Due to some problems with corrupted files with geographical data for Fenland and Huntingdonshire, it is not possible to precisely replicate the previous district of residence analysis in great detail. Results as far as analysis is possible are presented below:

TABLE 3. LOCATION OF PREVIOUS ADDRESS, HOUSEHOLDS ON NEW DEVELOPMENTS BY DISTRICT

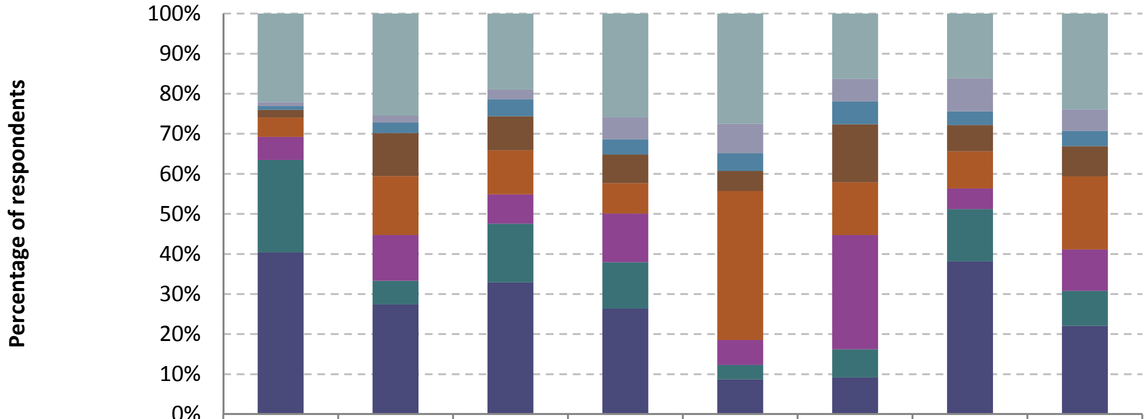
	Within the same district	Elsewhere in the same county	East of England (other)	Rest of UK	Overseas	Respondents
Cambridge	63%	13%	3%	16%	6%	104
East Cambridgeshire	54%	17%	13%	16%	0%	323
Fenland	59%	8%	17%	14%	1%	169
Huntingdonshire	44%	6%	24%	23%	2%	696
South Cambridgeshire	33%	25%	17%	22%	4%	804
Forest Heath	39%	14%	33%	9%	5%	237
St Edmundsbury	57%	11%	20%	11%	2%	291
All new developments	45%	15%	19%	18%	3%	2,624

Cambridge sub-region new developments 2006-2012 (Q1)

Across the sub-region 45% of the households who responded to this question moved to a new home from within the same district. The proportion is lower in South Cambridgeshire and Forest Heath as these are both new town developments, but the largest proportion of moves still occur within the same district. In Cambourne, 33% of households moved from elsewhere in South Cambridgeshire and 15% of households moved from Cambridge. In Red Lodge 39% moved from elsewhere in Forest Heath, with 11% moving from St Edmundsbury, 9% moving from East Cambridgeshire and 7% moving from South Cambridgeshire.

In all areas most households moved from elsewhere in the same district or from elsewhere in the sub-region. The distance moved from previous address is summarised below:

FIG 2. DISTANCE MOVED FROM PREVIOUS ADDRESS, HOUSEHOLDS ON NEW DEVELOPMENTS BY DISTRICT



	CCC	ECDC	FDC	HDC	SCDC	FHDC	SEBC	All
More than 60km*	22%	25%	19%	26%	27%	16%	16%	24%
40-60km	1%	2%	2%	6%	7%	6%	8%	5%
30-40km	1%	3%	4%	4%	4%	6%	3%	4%
20-30km	2%	11%	9%	7%	5%	14%	7%	8%
10-20km	5%	15%	11%	8%	37%	13%	9%	18%
5-10km	6%	11%	7%	12%	6%	29%	5%	10%
2-5km	23%	6%	15%	12%	4%	7%	13%	9%
Less than 2km	40%	27%	33%	26%	9%	9%	38%	22%

*includes moves from overseas

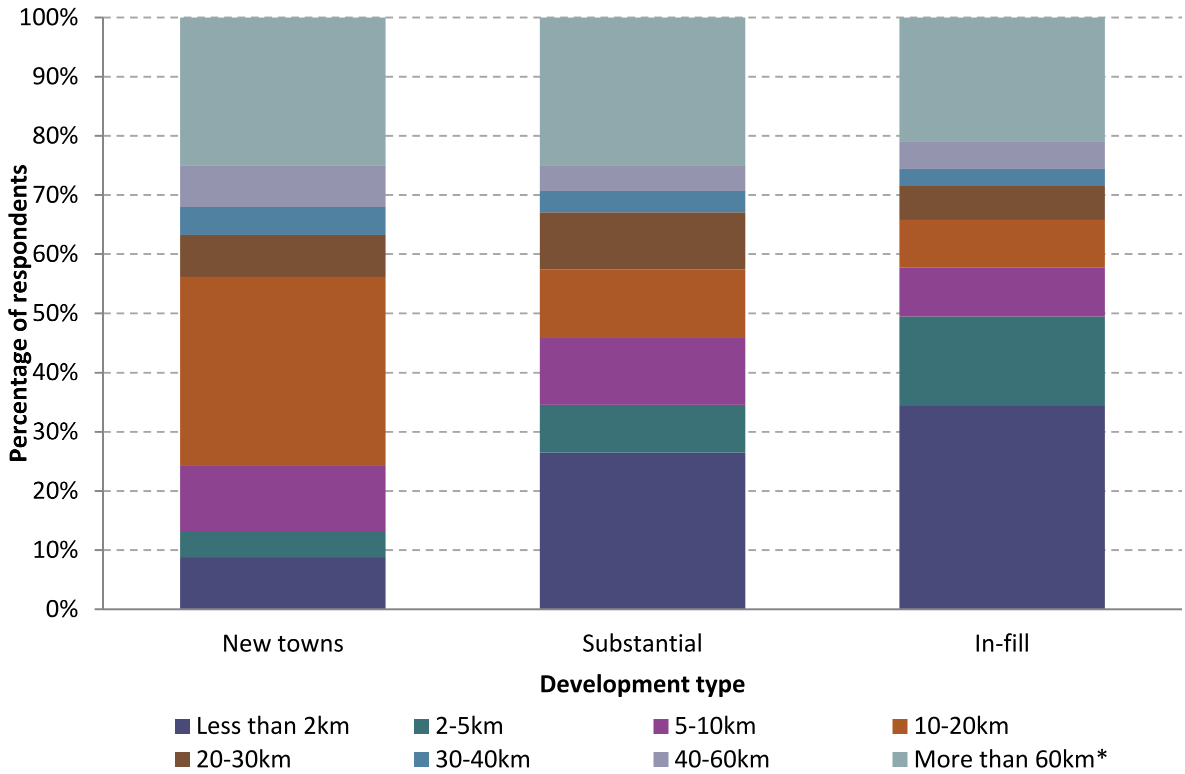
Cambridge sub-region new developments 2006-2012 (Q1)

Fig 2 shows the distance moved from previous address by new development survey respondents. In the sub-region as a whole, around 41% of respondents to this question moved less than 10km from their previous home. Almost a quarter of respondents moved from 60km away or further (including overseas). Respondents from Cambridge City moved the shortest distances overall followed by St Edmundsbury and Fenland. South Cambridgeshire, Huntingdonshire and East Cambridgeshire had the highest proportion of long distance moves.

When viewed together, Table 3 and Fig 2 suggest most households moved from elsewhere in the Cambridge sub-region (see Fig 1). Even at Co-op Farm, Yaxley (on the edge of the sub-region), more households moved to this location from elsewhere in Cambridgeshire (40%) than moved from Peterborough (25%)

Fig 3 summarises the same data by development type:

FIG 3. DISTANCE MOVED FROM PREVIOUS ADDRESS, HOUSEHOLDS ON NEW DEVELOPMENTS BY DEVELOPMENT TYPE

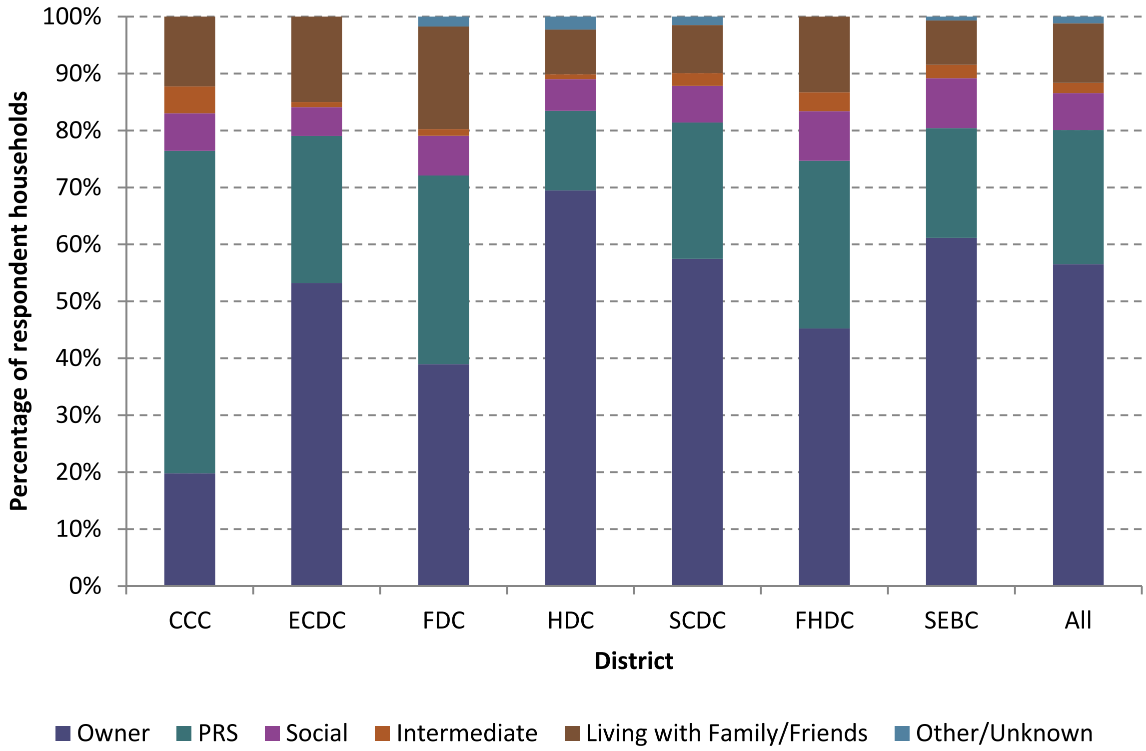


Cambridge sub-region new developments 2006-2012 (Q1)

*Includes moves from overseas

When the distance moved is compared by type of development, new town residents tended to move furthest. However, on all types of development, most moves still occur within 20km even for new developments, while the proportion of long distance moves is quite similar. This suggests most moves are occurring within the same district or county.

FIG 4. PREVIOUS TENURE OF HOUSEHOLDS ON NEW DEVELOPMENTS BY DISTRICT



Cambridge sub-region new developments 2006-2012 (Q2)

Fig 4 shows the previous tenure of new development households by district. Most moves occur within the same tenure and over relatively small distances. Cambridge has a high proportion of private renters and most of the respondents from this area moved from within 5km of their previous address, so a high proportion of private tenants would be expected in this area. Based on these assumptions the proportion of households previously living in the private rented sector in Fenland is higher than expected. This may be because of the relative cheapness of the district compared to its neighbours, especially for smaller homes.

Question 3 asked people about reasons for wanting to move from their previous home ("push" factors). The top three most popular answers from the choices presented are

- To find a larger or smaller home
- Wanting to set up home
- To be nearer work/ new job

The table below shows the most popular answers by development/district (highlighted cells).

TABLE 4. MAIN REASON FOR HOUSEHOLDS ON NEW DEVELOPMENTS LEAVING LAST ADDRESS BY DEVELOPMENT

	To find a larger/ smaller home	Wanting to set up own home	To be nearer job/ new job	Unhappy with aspects of previous home	To be nearer family/ friends	Unhappy with env./ quality of life
Cambridge	15	50	26	10	9	14
Cromwell Road	5	21	12	6	2	6
George Nuttall Close	9	28	9	3	5	4
NIAB	1	1	5	1	2	4
East Cambridgeshire	141	139	86	58	76	67
Ely North	37	31	25	16	21	20
Ely West	20	24	19	9	12	12
Littleport	13	18	13	8	14	10
Soham	45	50	17	13	11	13
Sutton	26	16	12	12	18	12
Fenland	37	49	23	33	37	27
Chatteris	2	11	8		7	1
March	16	14	9	17	10	10
Villages	9	7	4	9	12	6
Whittlesey	5	5	1	2	8	5
Wisbech	5	12	1	5		5
Huntingdonshire	287	117	137	129	125	105
Barford Road	88	54	40	43	35	39
Bury Road	11	2	6	5	5	6
Co-op Farm	125	25	47	49	52	33
Headlands	29	4	10	15	10	10
Kings Ripton Road	16	18	17	10	10	8
Mill Lane	5	1	5	2	4	4
Pig Lane	2	6	4		5	2
Roman Way	11	7	8	5	4	3
Cambourne	246	192	196	140	107	127
Red Lodge	58	88	42	35	41	25
St Edmundsbury	111	53	35	42	41	34
Cotton Lane	17	6	9	13	8	7
Hales Barn	53	33	11	15	10	21
Hanchett End	5	5	2	3	5	1
Hardwick Gate	19	3	3	4	7	
Springfield Road	17	6	10	7	11	5
All new developments	895	688	545	447	436	399

Cambridge sub-region new developments 2006-2012 (Q3)

To find a smaller or larger home was the most common reason for leaving for new development households in Huntingdonshire, St. Edmundsbury and Cambourne; wanting to set up home was the main reason for leaving the previous address in Cambridge and Red Lodge. This was the main reason overall in Fenland, but between individual sites in the district there was quite a lot of variation. Other options included moving to be nearer children's school or moving into a school catchment area. In Cambourne there were 53 households who wanted to move because of the school catchment. There were also some households in Huntingdonshire (mostly moving to Co-op Farm, Yaxley) who moved for this reason.

People were also able to list other reasons for leaving their previous home. These mostly included personal reasons and lifestyle changes such as divorce or retirement.

HOMES AND TENURES

The second section asked about the type of home people moved into on new developments in the sub-region.

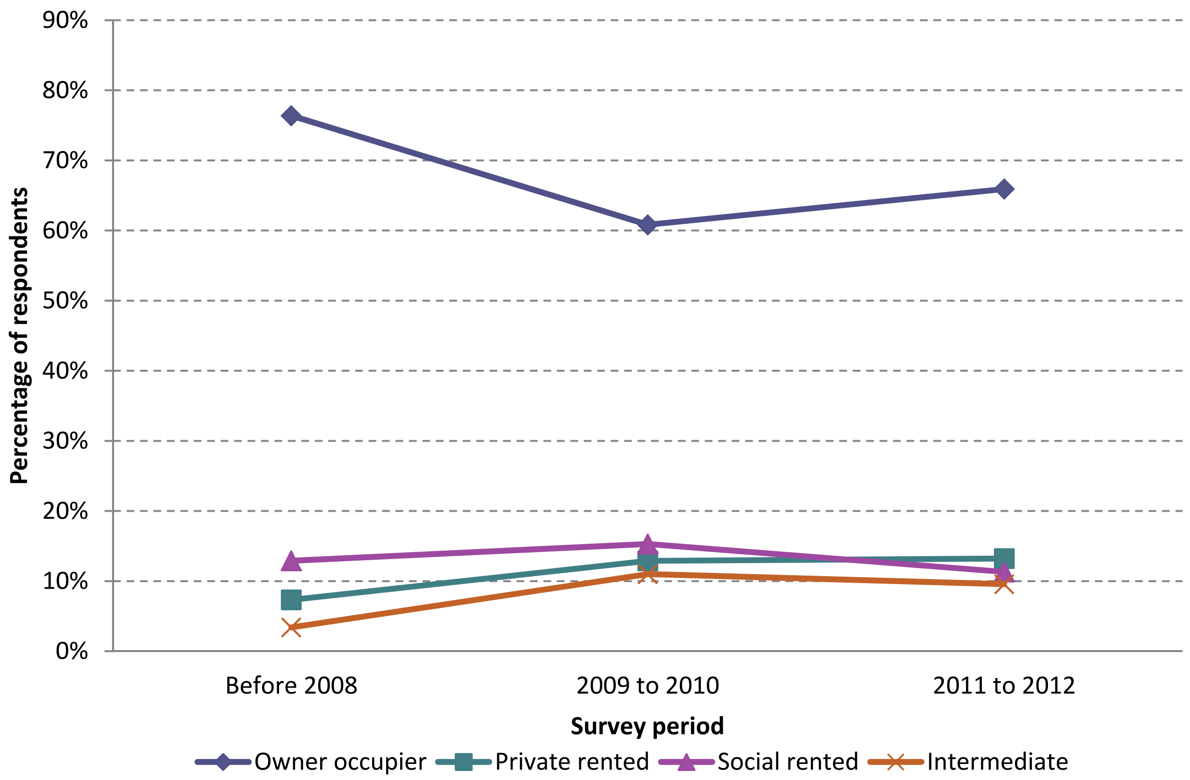
TABLE 5. TENURE BY DISTRICT, HOUSEHOLDS ON NEW DEVELOPMENTS BY DISTRICT

	Owner occupied	Private rented	Social Rented	Intermediate tenures	All
Cambridge	47%	24%	7%	21%	107
East Cambridgeshire	66%	9%	12%	12%	460
Fenland	46%	23%	24%	7%	168
Huntingdonshire	81%	6%	11%	2%	692
Cambourne	72%	9%	15%	4%	781
Red Lodge	69%	9%	12%	10%	235
St Edmundsbury	71%	13%	12%	5%	286
All new developments	70%	10%	13%	7%	2,729

Cambridge sub-region new developments 2006-2012 (Q5)

Table 5 looks at the tenure by district of new development residents. For comparison Table 20 and 21 show the tenure by district from the 2001 and 2011 Census. A high proportion of responses from new development residents were from households in intermediate tenures (shared ownership etc.). Between 2001 and 2011, the number of households in shared ownership more than doubled (see Table 22) and a lot of these homes were built on new developments.

FIG 5. CURRENT TENURE OF HOUSEHOLDS ON NEW DEVELOPMENTS BY YEAR OF SURVEY



Cambridge sub-region new developments 2006-2012 (Q5)

When areas are grouped by year of survey, (see Fig 5), it shows a decrease in the percentage of responses from owner occupiers and social tenants from 2009 onwards and an increase in responses from households in the private rented sector and intermediate tenures. A similar trend in tenures also occurred nationally, local and regionally between the 2001 and 2011 Census.

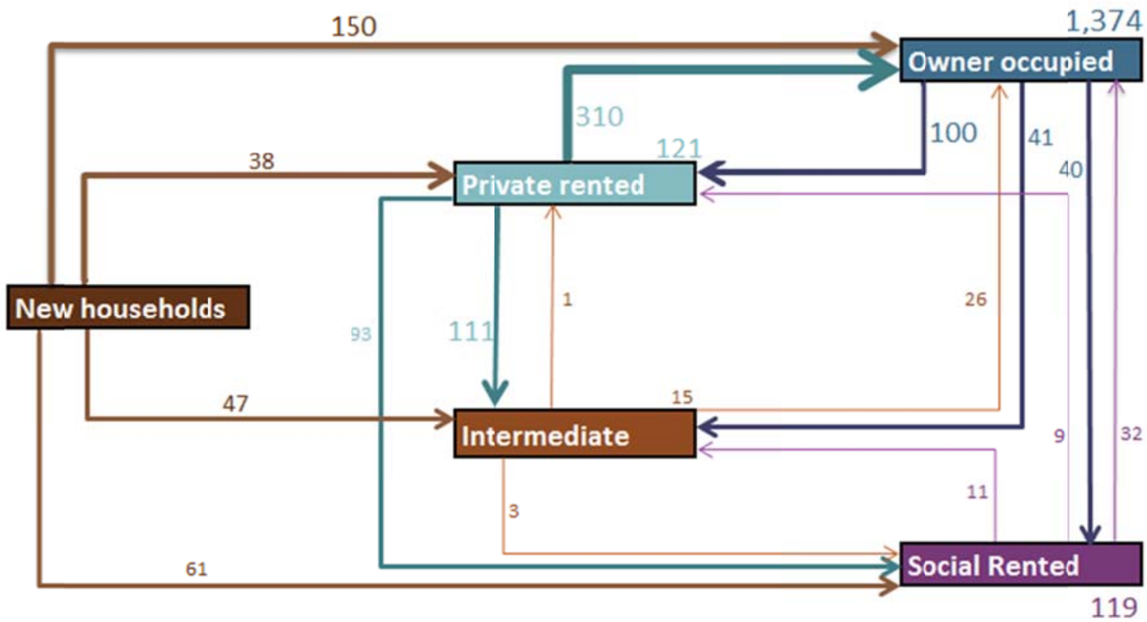
The table and graph below looks at movements between tenures:

TABLE 6. CURRENT TENURE OF HOUSEHOLDS ON NEW DEVELOPMENTS BY PREVIOUS TENURE

	Current tenure				
Previous tenure	Owner occupier	Private rented	Social rented	Intermediate	Total
Owner occupier	1,374	100	40	41	1,555
Private rented	310	121	93	111	635
Social rented	32	9	119	11	171
Intermediate	26	1	3	15	45
Living with family/friends	150	38	61	47	295
Total	1,892	269	315	225	2,701

Cambridge sub-region new developments 2006-2012 (Q2 and Q5)

FIG 6. CURRENT TENURE OF HOUSEHOLDS ON NEW DEVELOPMENTS BY PREVIOUS TENURE



Cambridge sub-region new developments 2006-2012 (Q2 and Q5)

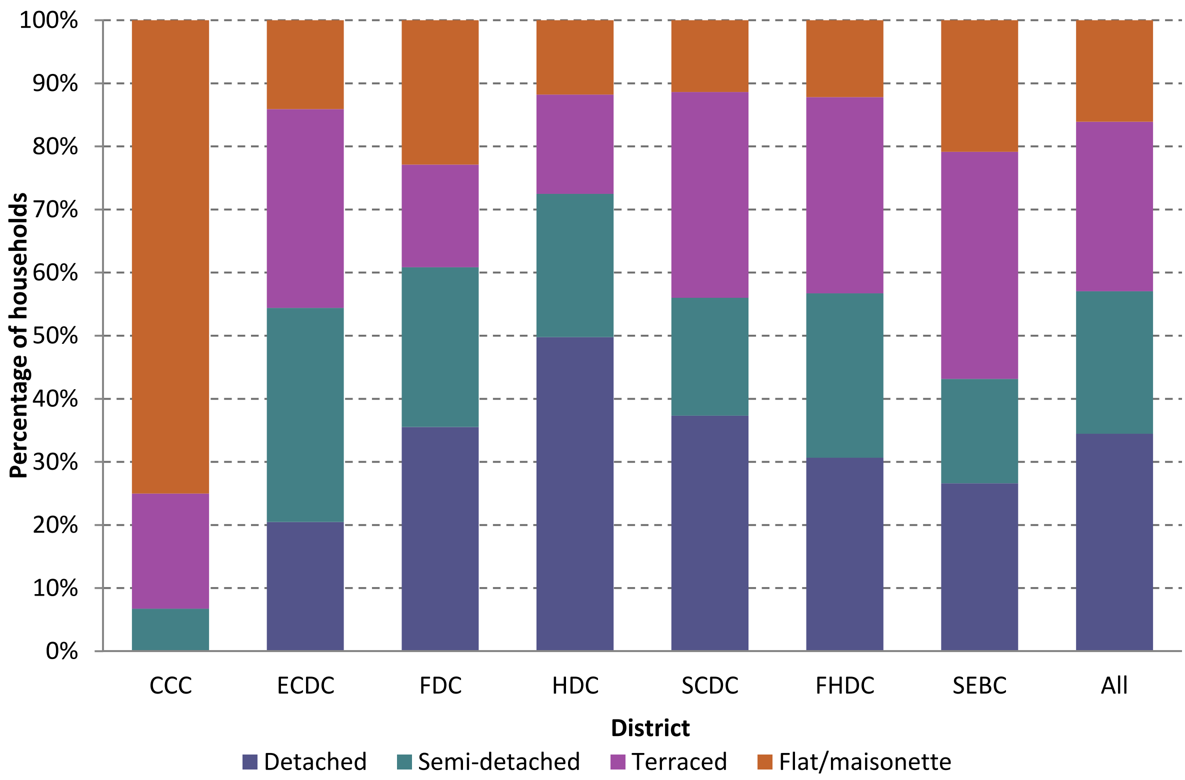
Table 6 and Fig 6 show movements with and between tenures. Most moves were from one owner occupied property to another. There were also a large number of moves from the private rented sector and by newly forming households into owner occupation.

Most of households moving into the social rented sector were moving from a different social rented property.

Around half of the newly forming households (150) moved into owner occupation and nearly half of the moves out of the private rented sector were also into owner occupation. Most of the households moving into intermediate tenures were from the private rented sector.

Table 23 shows comparable results from the most recent English Housing Survey. Data is not shown for intermediate households (included in owner–occupiers). This also shows a high number of moves within owner occupation and the social rented sector. However, it suggests that nationally more households move into private rented homes when they first form, and that there are more moves within the private rented sector.

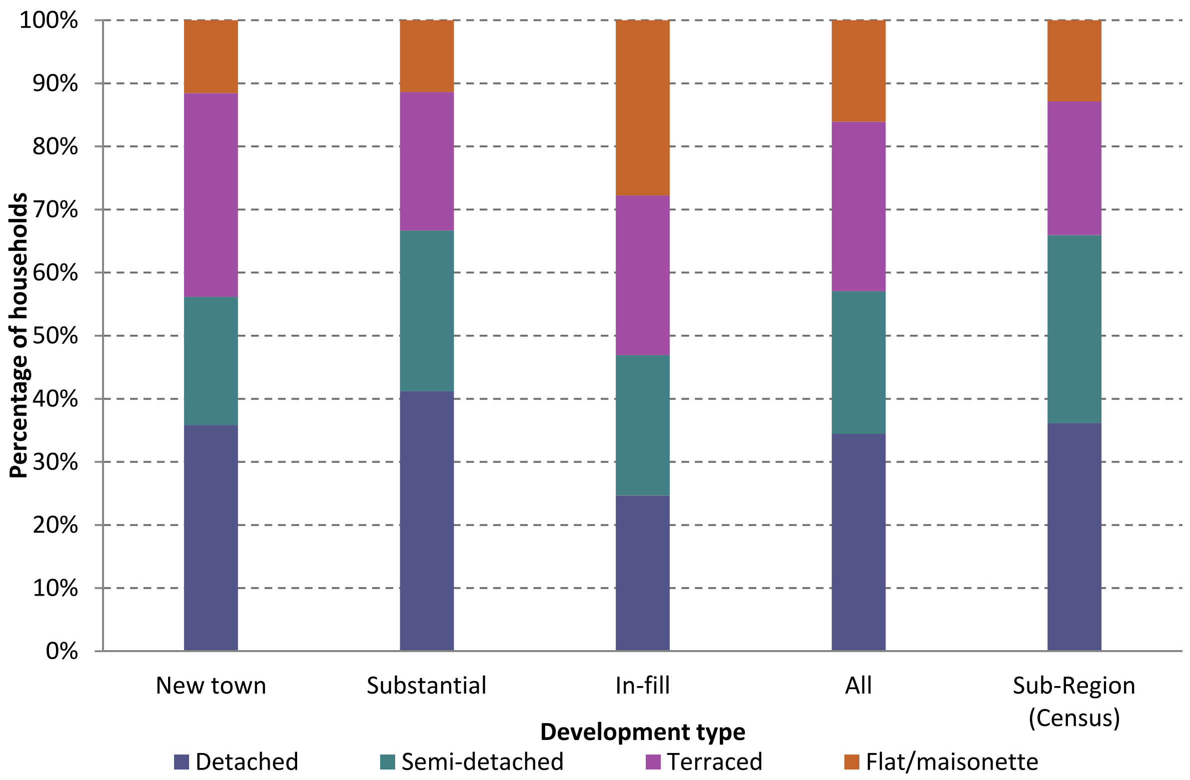
FIG 7. PROPERTY TYPE OF HOUSEHOLDS ON NEW DEVELOPMENTS BY DISTRICT



Cambridge sub-region new developments 2006-2012 (Q7)

The property type for respondents is shown in the graph above. Cambridge has a different profile by property type compared to all other new developments – there was a high proportion of responses from households in flats and none from people in detached homes. Generally, there are fewer large detached and semi-detached homes in Cambridge than in the more rural districts of the sub-region (see Table 24)

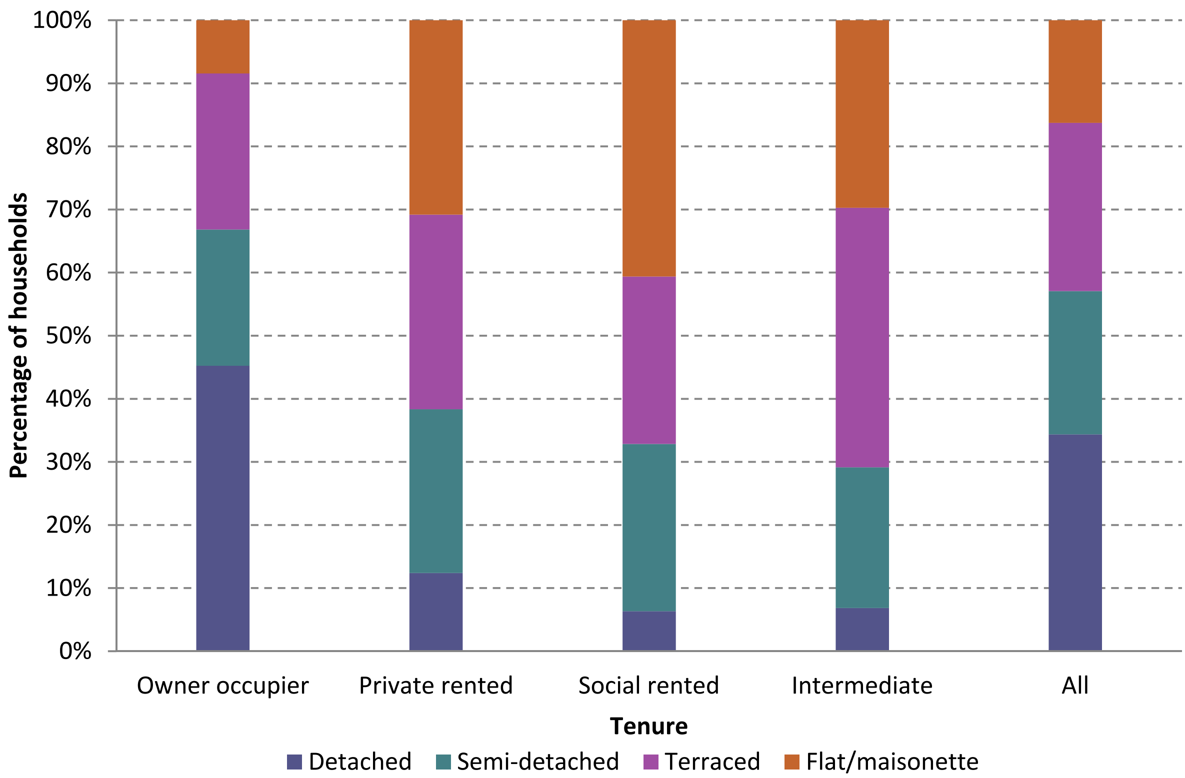
FIG 8. PROPERTY TYPE OF HOUSEHOLDS ON NEW DEVELOPMENTS BY DEVELOPMENT TYPE



Cambridge sub-region new developments 2006-2012 (Q7)

Overall the profile of households on new developments is similar to the profile for the sub-region as a whole at the time of the 2011 Census (the Sub-Region bar in the graph above), especially for new towns and substantial extension sites. For the in-fill sites (mostly in market towns) there was a higher proportion of responses from households in flats and terraced homes.

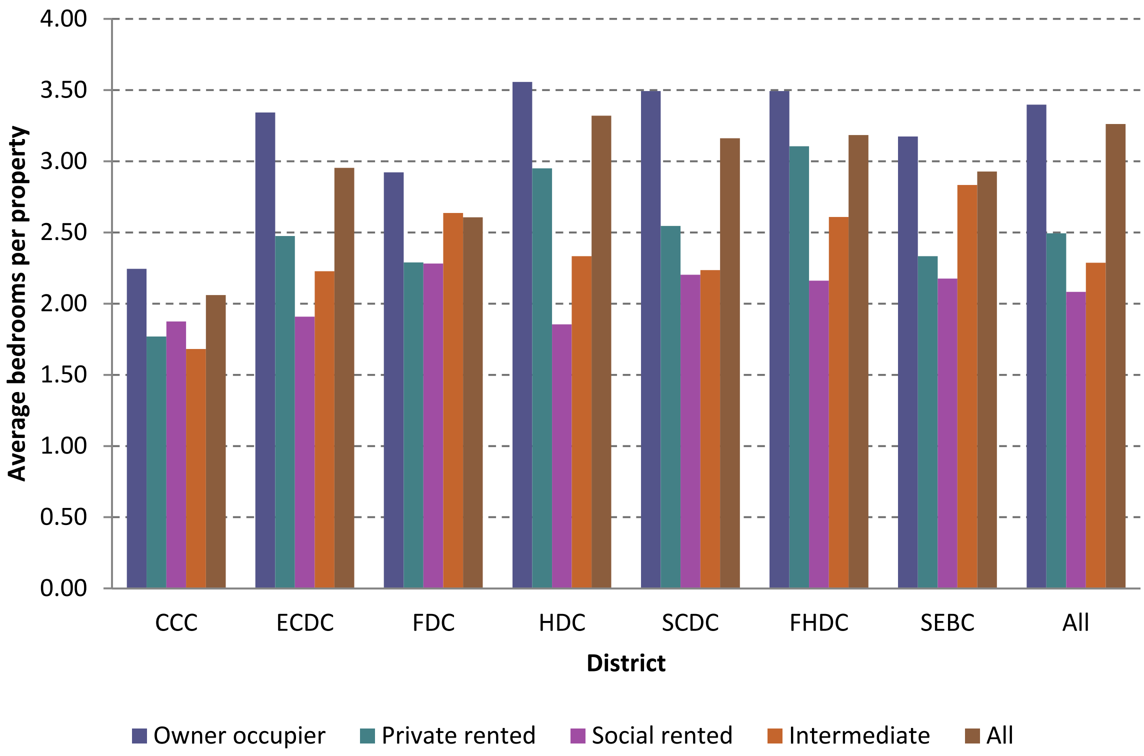
FIG 9. PROPERTY TYPE OF HOUSEHOLDS ON NEW DEVELOPMENTS BY TENURE



Cambridge sub-region new developments 2006-2012 (Q5 and Q7)

The above graph shows the property profile by tenure for all new developments in the sub-region. Owner-occupiers are more likely to live in detached homes and private tenants, social tenants and households in intermediate tenures are more likely to live in flats and terraced homes. Table 26 shows the same profile for England as a whole from the English Housing Survey and there is a similar split of houses and flats by tenure on new developments in the sub-region as there is for the country as a whole.

FIG 10. AVERAGE NUMBER OF BEDROOMS OF HOUSEHOLDS ON NEW DEVELOPMENTS BY TENURE AND DISTRICT



Cambridge sub-region new developments 2006-2012 (Q5 and Q8)

The average number of bedrooms per district by tenure is shown in Fig 10. Owner occupied properties have more bedrooms on average than homes in other tenures and social rented homes are much smaller.

Homes on new developments in Cambridge have fewer bedrooms on average than elsewhere in the sub-region for all tenures except social rent where homes in Huntingdonshire were slightly smaller. Fenland was the only other district where owner occupiers had fewer than 3 bedrooms per property on average. Private rented properties at Red Lodge in Forest Heath had more bedrooms on average than private rented homes on other developments. This area is within a reasonable commuting distance for the USAAF bases and landlords here may choose to buy larger properties to cater for this market whereas areas with a more typical UK rental market may choose smaller properties as more attractive for UK renters.

Fig 23 compares the overall average number of bedrooms for each district with results from the 2011 Census. In most areas homes on new developments in the sub-region are slightly larger by number of bedrooms.

TABLE 7. REASONS FOR HOUSEHOLDS ON NEW DEVELOPMENTS CHOOSING TO MOVE TO THEIR CURRENT ADDRESS

	Design of home/ development	Price/ affordability	Idea of new development living	Easy to buy from developer	To be near family/ friends	To be near job	To be near shops/ services	Public transport links	Move into school catchment	To be near school	Other
CCC	**48**	**28**	**32**	**19**	**13**	**27**	**24**	**7**	**1**	**1**	**11**
Cromwell Road	17	10	9	1	6	15	20	3		1	4
George Nuttall Close	25	17	19	15	6	9	3	2			3
NIAB	6	1	4	3	1	3	1	2	1		4
ECDC	**175**	**142**	**117**	**94**	**99**	**70**	**57**	**52**	**12**	**24**	**53**
Ely North	52	25	29	30	23	22	27	21	5	11	9
Ely West	40	17	22	18	13	14	18	13	2	7	7
Littleport	22	18	16	10	19	7	5	12		3	6
Soham	41	52	29	18	24	17	4	3	4	1	24
Sutton	20	30	21	18	20	10	3	3	1	2	7
FDC	**59**	**37**	**53**	**25**	**49**	**28**	**26**	**8**	**4**	**10**	**20**
Chatteris	8	9	8	5	8	5				1	1
March	26	10	26	10	15	13	16	7	2	3	10
Villages	12	11	7	3	12	4	1		2	1	6
Whittlesey	7	4	5	5	9	1	3				1
Wisbech	6	3	7	2	5	5	6	1		5	2
HDC	**381**	**168**	**70**	**126**	**156**	**120**	**85**	**65**	**13**	**27**	**81**
Barford Road	121	53	14	40	45	26	20	18	4	7	25
Bury Road	11	8	1	1	5	4	2	2		2	1
Co-op Farm	161	77	39	46	70	47	35	28	5	13	28
Headlands	28	7	6	9	11	12	11	9	1	3	13
Kings Ripton Road	32	16	2	18	13	15	5	5	1	2	7
Mill Lane	7	1			2	3	1		1		3
Pig Lane	9	2	1	5	5	4	9				1
Roman Way	12	4	7	7	5	9	2	3	1		3
Cambourne	**329**	**215**	**299**	**161**	**111**	**161**	**67**	**47**	**94**	**38**	**73**
Red Lodge	**77**	**98**	**70**	**59**	**48**	**49**	**1**	**4**		**3**	**10**
SEBC	**129**	**46**	**93**	**48**	**37**	**35**	**78**	**17**	**2**	**8**	**33**
Cotton Lane	23	12	15	7	10	9	18	6		1	6
Hales Barn	57	18	44	27	16	12	32	8	2	6	16
Hanchett End	14	2	5	1	2	2	3	1			2
Hardwick Gate	13	6	17	6	1	6	12	1			1
Springfield Road	22	8	12	7	8	6	13	1		1	8
All new developments	1,198	734	734	532	513	490	338	200	126	111	281

Cambridge sub-region new developments 2006-2012 (Q9)

Table 7 shows the reasons respondents gave for choosing a new home by site with the most popular reason highlighted. Across all sites, the most popular reason was the design or appearance of the home or development.

The second most popular reason (and the most popular reason in Soham, Chatteris and Red Lodge) was price or affordability (see Table 25 for house price data) Compared to Fenland as a whole, Chatteris is one of the more expensive areas but is cheap compared to South Cambridgeshire and Huntingdonshire which is where 44% of respondents living in Chatteris worked. There is a similar issue with Red Lodge – it is one of the more expensive villages in Forest Heath, but compared to St Edmundsbury, South Cambridgeshire and Cambridge, where a large number of residents are employed, it is relatively affordable.

The idea of living in a new development was also attractive for a lot of households.

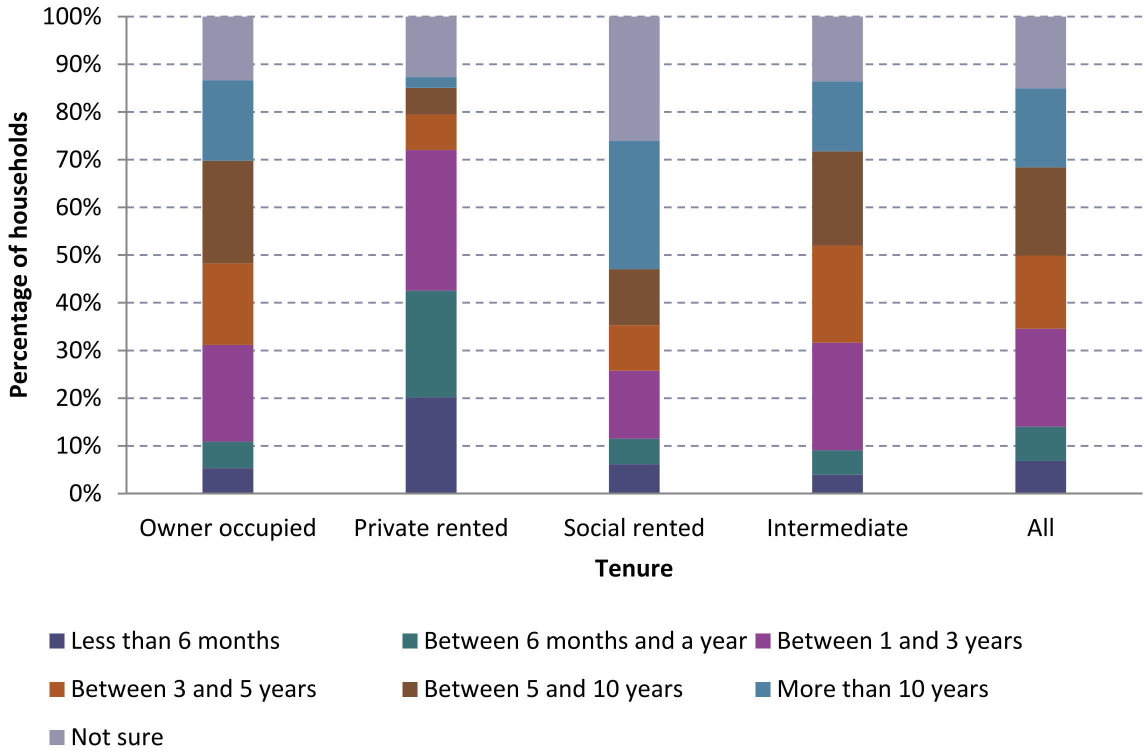
TABLE 8. INTENDED LENGTH OF STAY AT CURRENT RESIDENCE BY HOUSEHOLDS ON NEW DEVELOPMENTS

	Less than 6 months	6 months to 1 year	Between 1 and 3 years	Between 3 and 5 years	Between 5 and 10 years	More than 10 years	Not sure
Cambridge	6%	10%	33%	18%	10%	11%	13%
East Cambridgeshire	4%	6%	22%	15%	22%	13%	18%
Fenland	2%	10%	14%	12%	13%	29%	19%
Huntingdonshire	6%	5%	17%	18%	23%	17%	14%
Cambourne	7%	9%	24%	16%	18%	13%	13%
Red Lodge	5%	4%	17%	18%	26%	15%	13%
St Edmundsbury	5%	5%	15%	10%	21%	26%	18%
All new developments	6%	7%	20%	16%	20%	17%	15%

Cambridge sub-region new developments 2006-2012 (Q10)

The questionnaire asked about how long people thought they would stay at the property for. Cambridge and Cambourne had the highest proportion of people intending to stay for less than 1 year (16%). Fenland had the highest proportion of households expecting to stay for more than 10 years (29%) followed by St Edmundsbury (26%). These two areas along with East Cambridgeshire had a high proportion of households who were not sure how long they expected to live at the same property.

FIG 11. INTENDED LENGTH OF STAY BY HOUSEHOLDS ON NEW DEVELOPMENTS BY TENURE

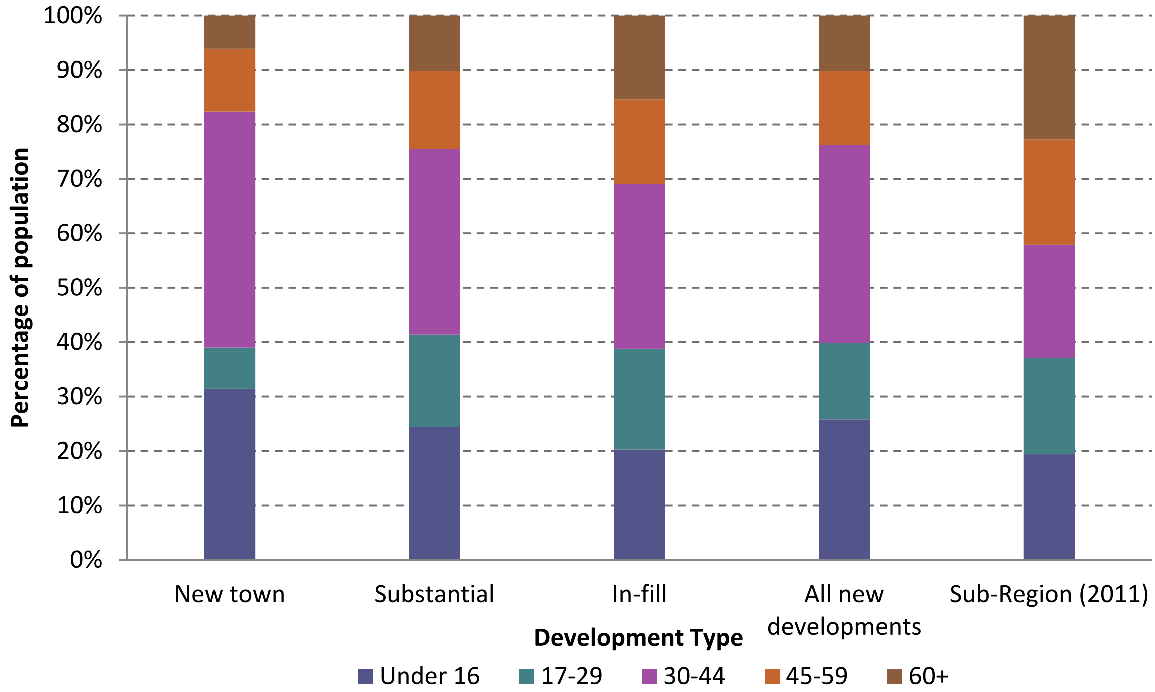


Cambridge sub-region new developments 2006-2012 (Q10)

Fig 11 shows the same data by tenure. Owner occupiers and households in intermediate tenures have very similar expectations about the length of time they will stay at the same property. 72% of private tenants do not expect to be resident in the same home beyond three years. A large proportion of social tenants expect to stay for more than 10 years, but they also have the highest percentage of people who are unsure about how long they expect to stay at the same address.

Average length of residence at current address for the country as a whole by tenure is shown in Table 27. On average, private tenants move more frequently than households in other tenures.

FIG 12. POPULATION STRUCTURE OF NEW DEVELOPMENT RESIDENTS BY AGE AND DEVELOPMENT TYPE



Cambridge sub-region new developments 2006-2012 (Q11) and Census 2011 Table KS103EW

Fig 12 shows the population structure by age for new development surveys by type of development and compares with the population structure for the sub-region from the 2011 Census. New towns have a much higher proportion of children (under 16) compared to the population for the sub-region as a whole. Substantial extension sites also have a slightly higher proportion of children. Both new towns and substantial extension types tend to have slightly larger properties in terms of the number of bedrooms (see Fig 23), which are likely to attract larger households.

When compared at a district level, all districts except Cambridge show a higher number of under-16s (there were a low number of responses from Cambridge and responses may not be representative). All districts show a higher proportion of 30-44 year olds and a lower proportion of older people (see Table 28).

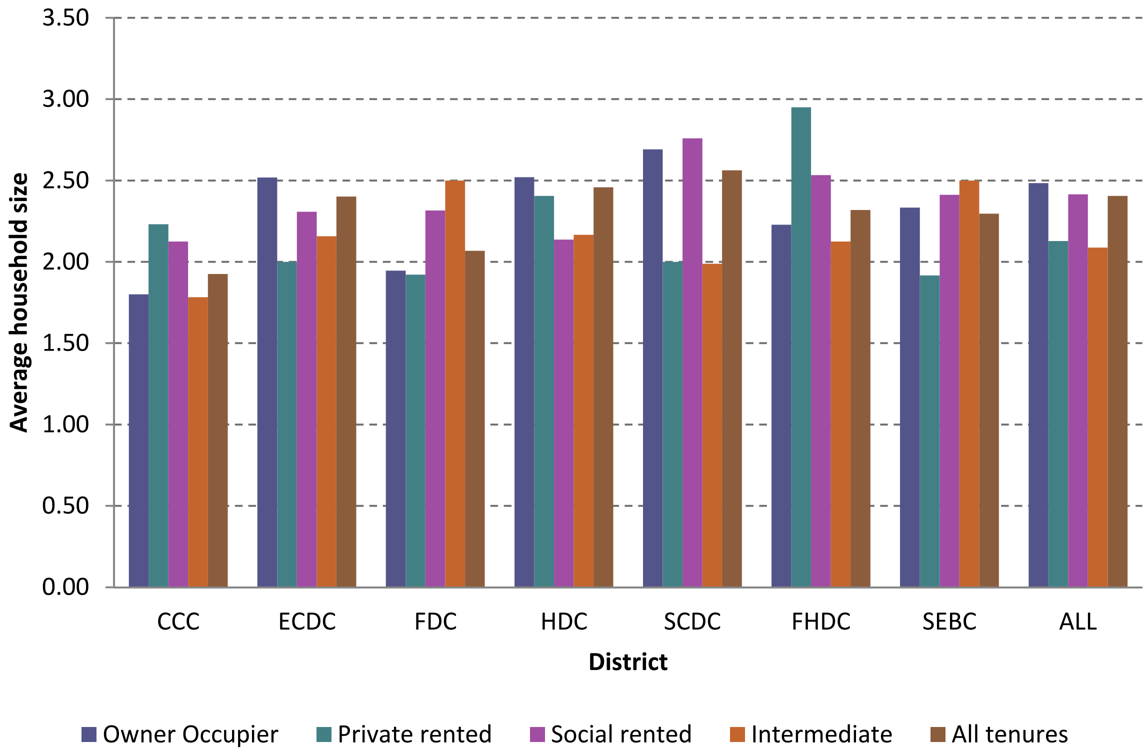
In-fill sites have a slightly older population with more people aged 60 and over than the population as a whole. This may also be influenced by the size of homes built as properties on in-fill sites tend to be slightly smaller and more attractive to households looking to downsize, which tends to happen later in life.

TABLE 9. AVERAGE SIZE OF HOUSEHOLDS ON NEW DEVELOPMENTS BY DEVELOPMENT TYPE

	Adults per household	Children per household
New town	1.79	0.69
Substantial	1.85	0.61
In-fill	1.76	0.43
All new developments	1.80	0.59

Cambridge sub-region new developments 2006-2012 (Q11)

FIG 13. AVERAGE SIZE OF HOUSEHOLDS ON NEW DEVELOPMENTS BY TENURE AND DISTRICT



Cambridge sub-region new developments 2006-2012 (Q5 and Q11)

Fig 13 shows the average household size by tenure and district. Households in the Cambridge new developments tend to be smaller than elsewhere in the sub-region. Private rented households on new developments in Cambridge and Red Lodge tend to be larger than owner occupier households, which is different to elsewhere in the sub-region and the country as a whole (see Table 10).

Fig 24 shows the average number of persons per household by district compared with the 2011 Census. The Census suggests a slightly smaller average household size in Cambridge, Fenland and Forest Heath. While the average size of household in Red Lodge is broadly similar to the district as a whole, the average household size for new developments in Cambridge and Fenland is smaller than for the district as a whole especially in Cambridge. There was a low response rate for the Cambridge survey and a high proportion of responses from households in smaller homes.

TABLE 10. HOUSEHOLD SIZE AND NUMBER OF CHILDREN AND ADULTS BY TENURE, ALL NEW DEVELOPMENT RESIDENTS 2006-2012

	Owner Occupier	Private rented	Social rented	Intermediate	All tenures
Adults per household					
One	16%	34%	37%	40%	23%
Two	54%	53%	47%	51%	53%
Three	25%	10%	13%	6%	20%
Four	3%	1%	3%	3%	3%
Five	1%	1%	1%	0%	1%
Six	0%	1%	0%	0%	0%
Seven	0%	0%	0%	0%	0%
Average	2.20	1.86	1.83	1.73	2.08
Children per household					
None	65%	74%	51%	72%	64%
One	16%	14%	25%	16%	17%
Two	15%	8%	15%	11%	14%
Three	4%	4%	6%	1%	4%
Four	0%	0%	2%	0%	1%
Five	0%	0%	0%	0%	0%
Six	0%	0%	0%	0%	0%
Average	0.59	0.42	0.85	0.43	0.59
Total household size					
One	19%	34%	30%	37%	23%
Two	42%	38%	31%	35%	40%
Three	17%	15%	17%	14%	17%
Four	15%	9%	14%	11%	14%
Five	5%	2%	6%	3%	5%
Six	1%	1%	2%	0%	1%
Seven	0%	1%	1%	0%	0%
Eight	0%	0%	0%	0%	0%
Average household size	2.48	2.13	2.42	2.09	2.40
Average household size England	2.4	2.2	2.4	No data	2.3

Cambridge sub-region new developments 2006-2012 (Q5 and Q11) and English Housing Survey 2011/12 (Table 1)

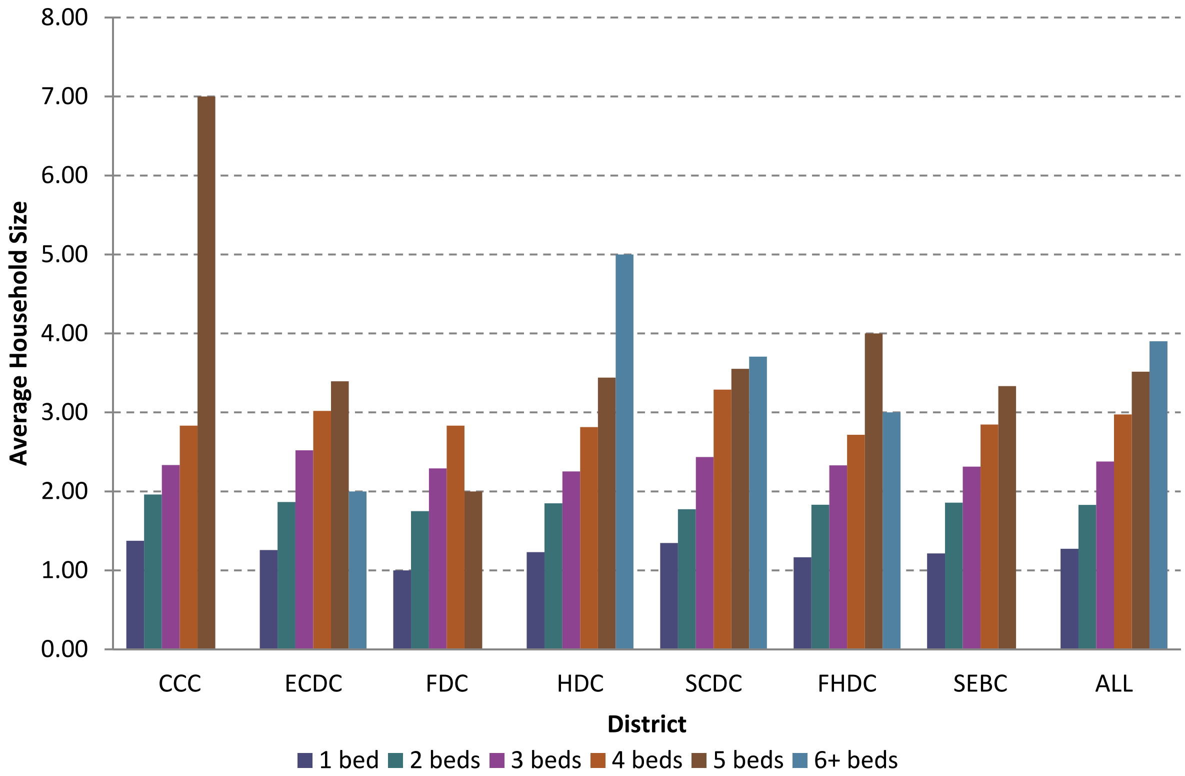
Table 10 shows household size by tenure across new development in the sub-region is quite similar to the country as a whole. While the overall household size for social rented and owner occupier households is quite similar, this table suggests more children in social rented homes and more adults in owner occupied homes. The English Housing Survey from which the comparator is taken does not include data on intermediate tenure households, but the above table and figure suggest a similar size profile to privately rented homes. A lot of moves into this tenure are from privately rented homes (see Table 6/Fig 6).

TABLE 11. AVERAGE SIZE OF HOUSEHOLDS ON NEW DEVELOPMENTS BY PROPERTY SIZE

	1 bed	2 beds	3 beds	4 beds	5 beds	6+ beds	All
Adults per household							
One	76%	47%	24%	10%	7%	3%	28%
Two	24%	50%	70%	77%	70%	72%	63%
Three	0%	3%	5%	10%	13%	9%	6%
Four	0%	0%	1%	3%	8%	9%	2%
Five	0%	0%	0%	0%	1%	6%	0%
Six	0%	0%	0%	0%	0%	0%	0%
Seven	0%	0%	0%	0%	1%	0%	0%
Adults per household	1.24	1.57	1.84	2.09	2.28	2.44	1.83
Children per household							
None	98%	79%	65%	49%	34%	27%	64%
One	2%	16%	19%	21%	19%	24%	17%
Two	0%	5%	12%	23%	36%	33%	14%
Three	0%	0%	3%	6%	10%	12%	4%
Four	0%	0%	1%	1%	1%	3%	1%
Five	0%	0%	0%	0%	0%	0%	0%
Six	0%	0%	0%	0%	0%	0%	0%
Children per household	0.02	0.27	0.55	0.91	1.24	1.39	0.60
Total household size							
One	74%	39%	17%	7%	4%	3%	23%
Two	25%	46%	47%	37%	23%	17%	40%
Three	1%	11%	21%	21%	17%	13%	17%
Four	0%	4%	11%	25%	35%	33%	14%
Five	0%	0%	3%	8%	18%	23%	5%
Six	0%	0%	1%	2%	3%	7%	1%
Seven	0%	0%	0%	0%	1%	3%	0%
Eight	0%	0%	0%	0%	0%	0%	0%
Average household size	1.27	1.83	2.38	2.97	3.52	3.90	2.40

Cambridge sub-region new developments 2006-2012 (Q8 and Q11)

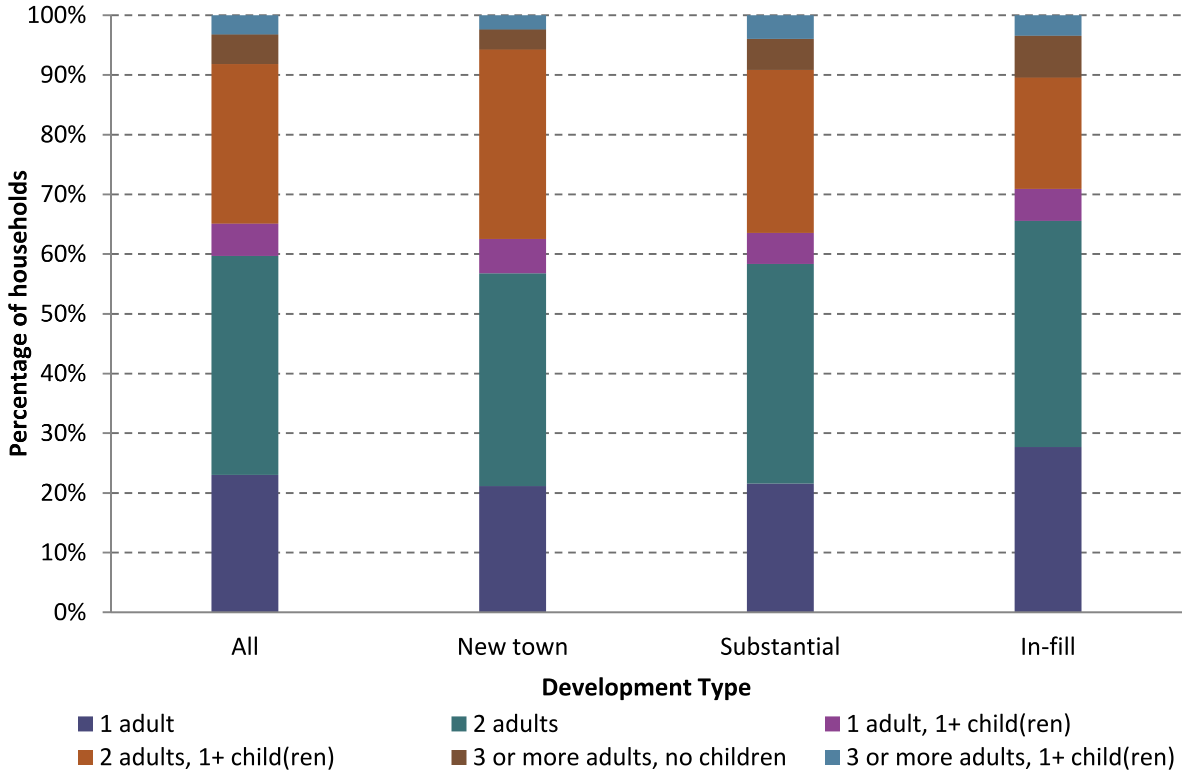
FIG 14. AVERAGE SIZE OF HOUSEHOLDS ON NEW DEVELOPMENTS BY NUMBER OF BEDROOMS AND DISTRICT



Cambridge sub-region new developments 2006-2012 (Q8 and Q11)

The household size by number of bedrooms increases at a fairly consistent rate, i.e. for every additional bedroom there are 0.6 more persons per home on average. There is not much variation in household size by district for 1 to 4 bedroom properties. There were very few properties with 5 or more bedrooms and this data should therefore be treated with caution. For example, the data for 5 bedroom properties in Cambridge is based on one respondent and comparison with elsewhere suggests it may not be representative.

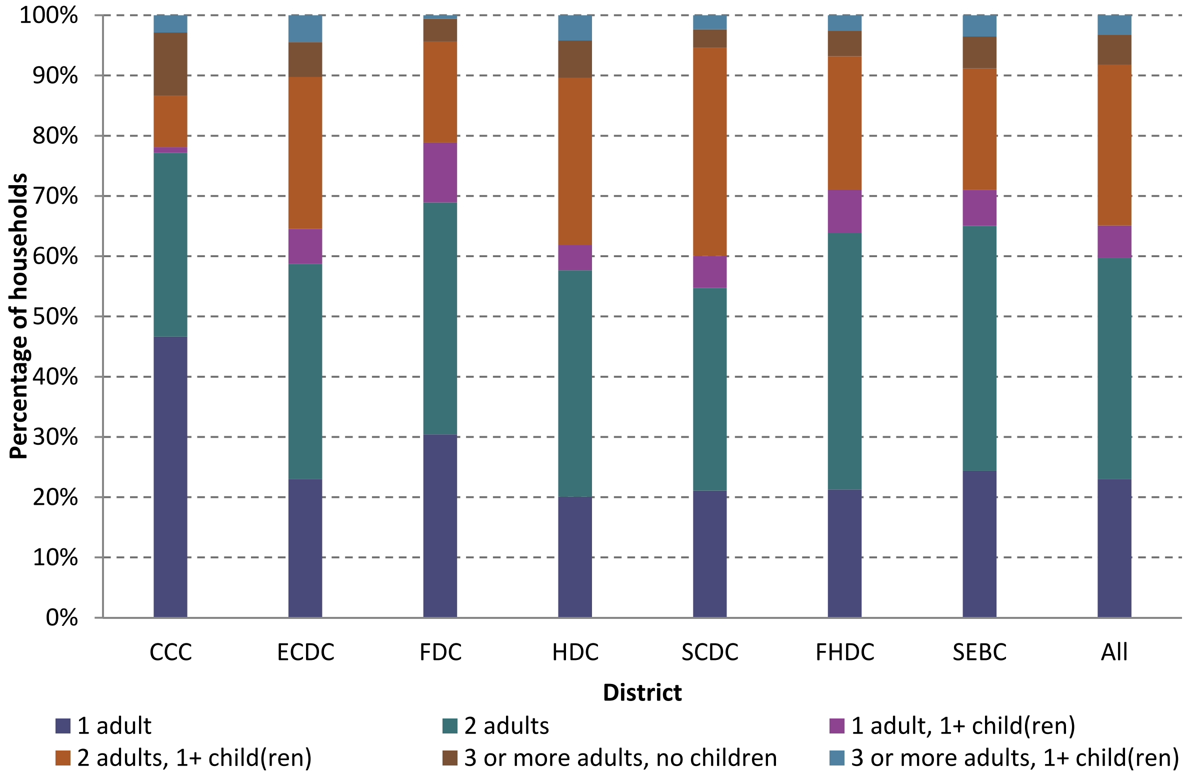
FIG 15. STRUCTURE OF HOUSEHOLDS ON NEW DEVELOPMENTS BY DEVELOPMENT TYPE



Cambridge sub-region new developments 2006-2012 (Q11)

Analysis of household composition by new development type suggests new towns include more households with children. However, while this is true of Cambourne, the household composition profile of Red Lodge is most similar to the household composition profile of new development sites in St Edmundsbury (all in-fill). The Cambourne survey shows a number of households choosing to live in Cambourne because of the reputation of local schools (see Table 7) and the town generally being seen as a good place for children. This was not a pull factor for households moving to Red Lodge.

FIG 16. STRUCTURE OF HOUSEHOLDS ON NEW DEVELOPMENTS BY DISTRICT



Cambridge sub-region new developments 2006-2012 (Q11)

New developments in East Cambridgeshire and Huntingdonshire have a similar population profile to Cambourne. The Suffolk districts are most similar to each other. Cambridge and Fenland new developments (mostly in-fill) have the highest proportions of households without children.

TABLE 12. DETAILED STRUCTURE OF HOUSEHOLDS ON NEW DEVELOPMENTS BY TENURE AND NUMBER OF BEDROOMS

	1 bed	2 bed	3 bed	4 bed	5 bed	6 bed	Total
Owner occupied	**62**	**286**	**626**	**684**	**164**	**32**	**1,854**
Single	47	122	121	45	5	1	341
Couple	14	141	310	249	33	5	752
1-2 adults, 1-2 children	1	18	150	266	71	14	520
1-2 adults, 3-4 children			8	39	17	4	68
1-2 adults, 5 or more children				1			1
3 or more adults		5	32	49	16	2	104
3 or more adults, 1-2 children			5	32	21	5	63
3 or more adults, 3 or more children				3	1	1	5
Private rented	**34**	**110**	**83**	**30**	**6**	**0**	**263**
Single	23	42	19	7	1		92
Couple	11	46	30	5	1		93
1-2 adults, 1-2 children		17	26	8	1		52
1-2 adults, 3-4 children			4	4	1		9

	1 bed	2 bed	3 bed	4 bed	5 bed	6 bed	Total
3 or more adults		3	2	3	2		10
3 or more adults, 1-2 children		2	2	3			7
Social rented	**95**	**128**	**71**	**17**	**2**	**0**	**313**
Single	72	19					91
Couple	20	27	4	1	2		54
1-2 adults, 1-2 children	3	76	42	3			124
1-2 adults, 3-4 children		1	17	7			25
1-2 adults, 5 or more children				1			1
3 or more adults		4	6	1			11
3 or more adults, 1-2 children		1	2	3			6
3 or more adults, 3 or more children				1			1
Intermediate	**21**	**124**	**72**	**6**			**223**
Single	16	62	6				84
Couple	4	35	28	1			68
1-2 adults, 1-2 children	1	21	31				53
1-2 adults, 3-4 children		1	3				4
3 or more adults		4	3	1			8
3 or more adults, 1-2 children		1	1	4			6
All tenures	**212**	**648**	**852**	**737**	**172**	**32**	**2,653**
Single	158	245	146	52	6	1	608
Couple	49	249	372	256	36	5	967
1-2 adults, 1-2 children	5	132	249	277	72	14	749
1-2 adults, 3-4 children	0	2	32	50	18	4	106
1-2 adults, 5 or more children	0	0	0	2	0	0	2
3 or more adults	0	16	43	54	18	2	133
3 or more adults, 1-2 children	0	4	10	42	21	5	82
3 or more adults, 3 or more children	0	0	0	4	1	1	6

Cambridge sub-region new developments 2006-2012 (Q5, Q8 and Q11)

Owner occupier households tend to be larger. There also tends to be more smaller households in larger homes. There are proportionately fewer single people in owner occupied homes than in other tenures. Households who rent privately and households in intermediate tenures have a fairly similar tenure profile (mostly single people and couples without children). 58% of social rented households include at least child, which is considerably higher than for other tenures.

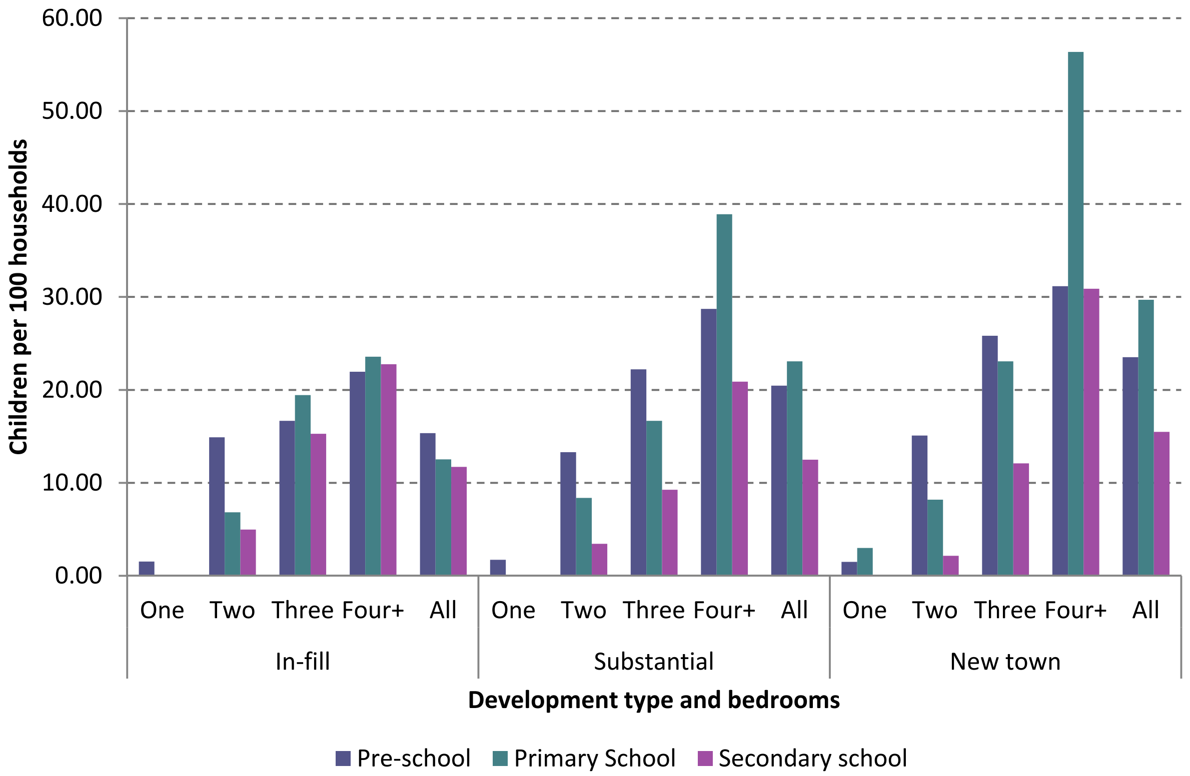
TABLE 13. APPROXIMATE OVERCROWDING AND UNDER-OCCUPATION OF HOUSEHOLDS ON NEW DEVELOPMENTS BY TENURE

	1 or more bedroom less than minimum requirement (Over-crowding)	1 or more bedrooms more than maximum requirement (Under-occupation)	1 or more bedrooms more than maximum requirement + 1 (Under-occupation allowing for 1 spare bedroom)
Intermediate	0.9%	32.7%	3.1%
Owner occupier	0.0%	51.8%	25.6%
Private rented	0.8%	41.1%	12.5%
Social rented	1.3%	9.6%	1.0%

Cambridge sub-region new developments 2006-2012 (Q5, Q8 and Q11)

Table 13 shows approximate over-crowding and under-occupation by tenure for new development residents. There is very little overcrowding. Around 1% of households lack a bedroom. There is some level of under-occupation in all tenures, with the least in social rented and the most in owner occupied homes. Most of these households have only 1 spare bedroom.

FIG 17. CHILDREN PER 100 HOUSEHOLDS ON NEW DEVELOPMENTS BY SCHOOL AGE, NUMBER OF BEDROOMS AND DEVELOPMENT TYPE



Cambridge sub-region new developments 2006-2012 (Q8 and Q12)

Fig 17 shows the number of children per 100 households by development type and property size by number of bedrooms. Similar data is shown for development type and tenure, and tenure and number of bedrooms in Table 28 and Table 30. These show a higher number of children per households in new towns, for larger properties and for social rented homes.

TABLE 14. ETHNICITY OF NEW DEVELOPMENT RESIDENTS BY DISTRICT

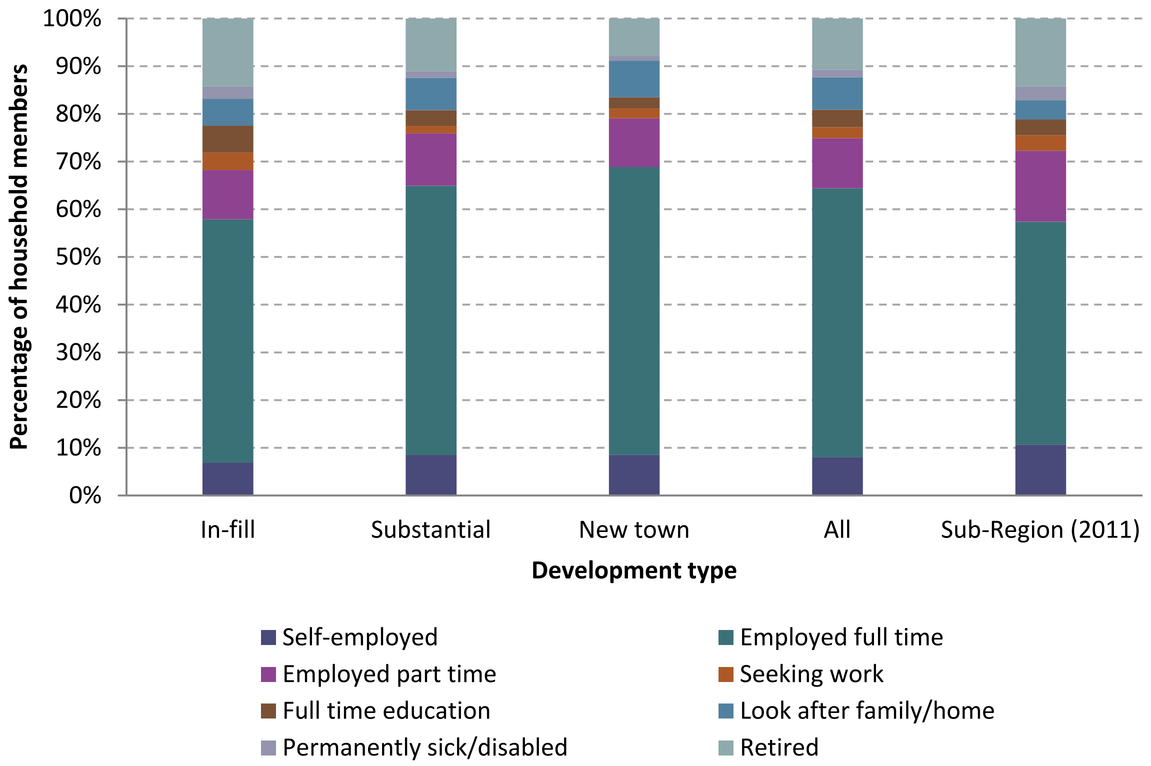
	Asian or Asian British	Black or Black British	Chinese/ other	Mixed	White British	White Irish	White Other
Cambridge	5%	1%	12%	3%	56%	1%	23%
East Cambridgeshire	1%	1%	0%	2%	86%	1%	9%
Fenland	0%	1%	1%	0%	86%	0%	12%
Huntingdonshire	2%	1%	1%	1%	92%	1%	3%
South Cambridgeshire	4%	1%	2%	2%	74%	12%	6%
Forest Heath	1%	0%	2%	2%	87%	1%	7%
St Edmundsbury	0%	0%	1%	1%	92%	1%	4%
All new developments	2%	1%	2%	2%	83%	5%	6%

Cambridge sub-region new developments 2006-2012 (Q17)

The ethnicity of new development residents is shown in Table 14. Data from the 2011 Census is shown in Table 31. It shows very little difference in ethnicity between new development residents and the wider local area.

The questionnaire asked about the languages spoken in resident households and 94% of households spoke English as their first language. The 3 most common languages after English were Spanish (15), Chinese (12) and Polish (12). Although Spanish is the second most common language, it is only spoken on developments in 4 of the 7 districts (Cambridge, East Cambridgeshire, South Cambridgeshire and St Edmundsbury), whereas Polish is spoken on 6 out of 7 of the districts, the exception being Forest Heath/Red Lodge which was the least linguistically diverse of the sites surveyed.

FIG 18. ECONOMIC ACTIVITY OF NEW DEVELOPMENT RESIDENTS AGED 17+ BY DEVELOPMENT TYPE



Cambridge sub-region new developments 2006-2012 (Q18) and 2011 Census (QS601EW)

The graph above shows economic activity by development type. There was a slightly higher rate of people in full time employment living in new development than in the sub-region as a whole. This is especially the case for new towns. The economic activity profile for in-fill sites is similar to the profile for the sub-region as a whole from the 2011 Census, with similar proportions of retired people and people in full time employment. New towns (with a younger age profile) have proportionately fewer retired people and a higher percentage of household members in full time employment. Fig 25 and 21 show the economic activity by district for new development residents and the population as a whole from the 2011 and they are generally similar.

TABLE 15. INDUSTRY OF EMPLOYMENT BY DISTRICT – TOTAL WORKING POPULATION AND WORKING NEW DEVELOPMENT RESIDENTS

	Cambridge	East Cambs	Fenland	Hunts	South Cambs	Forest Heath	St Eds	Sub-Region
Employed population (2011 Census)								
Agriculture, forestry and fishing	0%	3%	3%	1%	1%	2%	2%	2%
Energy and water supply	0%	1%	1%	1%	1%	1%	1%	1%
Manufacturing	19%	19%	20%	19%	21%	15%	19%	19%
Construction	4%	9%	10%	8%	7%	8%	8%	7%
Distribution, hotels and restaurants	17%	18%	21%	20%	17%	19%	21%	19%
Transport and communications	10%	9%	8%	8%	9%	7%	7%	8%
Banking, finance and business services	6%	7%	10%	9%	8%	7%	8%	8%
Public administration, education and health	38%	26%	24%	28%	32%	21%	29%	29%
Other	5%	6%	4%	5%	5%	19%	5%	6%
Total	59,437	43,919	44,514	88,991	79,139	31,540	56,483	404,023
Employed new development residents (New development surveys)								
Agriculture, forestry and fishing	0%	1%	2%	0%	1%	3%	0%	1%
Energy and water supply	1%	1%	1%	2%	1%	2%	1%	1%
Manufacturing	9%	17%	20%	18%	11%	9%	15%	14%
Construction	0%	3%	5%	6%	3%	4%	7%	4%
Distribution, hotels and restaurants	13%	12%	14%	13%	13%	17%	13%	13%
Transport and communications	2%	5%	7%	6%	5%	5%	6%	5%
Banking, finance and business services	9%	16%	10%	21%	26%	11%	13%	19%
Public administration, education and health	66%	45%	42%	30%	37%	43%	44%	39%
Other	1%	1%	0%	4%	4%	5%	1%	3%
Total	112	500	130	798	980	275	287	3,082

Cambridge sub-region new developments 2006-2012 (Q19) and 2011 Census (KS605 to 607EW)

TABLE 16. OCCUPATIONS OF EMPLOYMENT, TOTAL WORKING POPULATION AND EMPLOYED NEW DEVELOPMENT RESIDENTS 2006-2012

	Cambridge	East Cambs	Fenland	Hunts	South Cambs	Forest Heath	St Eds	Sub-Region
Working population (Census 2011)								
Managers and senior officials	9%	12%	9%	10%	12%	12%	11%	11%
Professional occupations	38%	18%	9%	10%	17%	27%	15%	20%
Associate professional and technical occupations	11%	12%	10%	17%	14%	13%	13%	13%
Administrative and secretarial occupations	8%	11%	10%	10%	12%	11%	11%	10%
Skilled trades occupations	7%	13%	14%	14%	12%	10%	13%	11%
Personal service occupations	7%	10%	11%	12%	9%	8%	10%	9%
Sales and customer service occupations	7%	7%	8%	7%	7%	6%	8%	7%
Process, plant and machine operatives	3%	8%	14%	9%	8%	5%	8%	7%
Elementary occupations	11%	9%	15%	12%	10%	8%	12%	10%
Total	59,437	43,919	44,514	31,540	88,991	79,139	56,483	404,023
Employed new development residents (New development surveys)								
Managers and senior officials	15%	20%	17%	27%	25%	18%	22%	23%
Professional occupations	47%	22%	16%	17%	24%	10%	14%	20%
Associate professional and technical occupations	17%	18%	14%	18%	22%	22%	21%	19%
Administrative and secretarial occupations	4%	12%	10%	13%	10%	16%	14%	12%
Skilled trades occupations	5%	8%	9%	7%	7%	12%	8%	8%
Personal service occupations	4%	7%	6%	6%	4%	5%	6%	5%
Sales and customer service occupations	4%	5%	5%	5%	4%	7%	5%	5%
Process, plant and machine operatives	2%	4%	14%	4%	2%	3%	3%	4%
Elementary occupations	4%	5%	9%	3%	3%	7%	7%	4%
Total	108	585	147	864	1,090	307	297	3,398

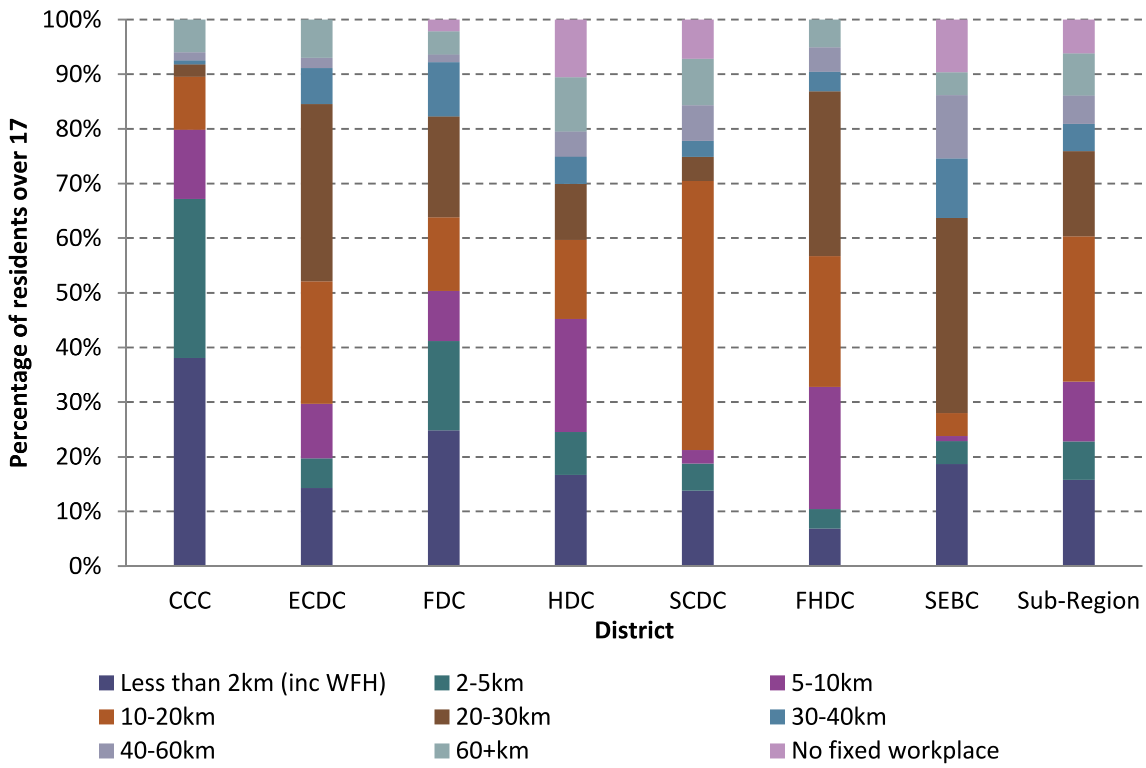
Cambridge sub-region new developments 2006-2012 (Q20) and 2011 Census (KS608 to 610EW)

Table 15 and 16 show industry and occupation groups by district for new development residents compared to the total working population. They show a high level of responses from people working in the public sector and banking, finance and business sectors, and a high response rate from managers and senior officials and professional occupations. There may be some response bias, with people employed in the public sector more likely to respond to a public sector survey, but there may also some reasons why new developments in these districts would have a different employment profile such as:

- There are proportionately more intermediate tenure properties on new developments than in other areas and one of the target markets for these types of home in recent years have been key workers, who are generally employed in the public sector.
- Analysis of the output area classification (OAC) data suggested different types of development attract different classification groups. So when the OAC was originally developed from the 2001 Census data, Bourn ward was classified as “Countryside”, but the type of development in Cambourne is

"Prospering Suburbs" which may include more people employed in the financial sector and in senior management and professional occupations. See http://www.cambridgeshireinsight.org.uk/interactive-maps/oac for more information.

FIG 19. DISTANCE TRAVELLED TO WORK/STUDY BY NEW DEVELOPMENT RESIDENTS AGED 17+ BY DISTRICT



Cambridge sub-region new developments 2006-2012 (Q19)

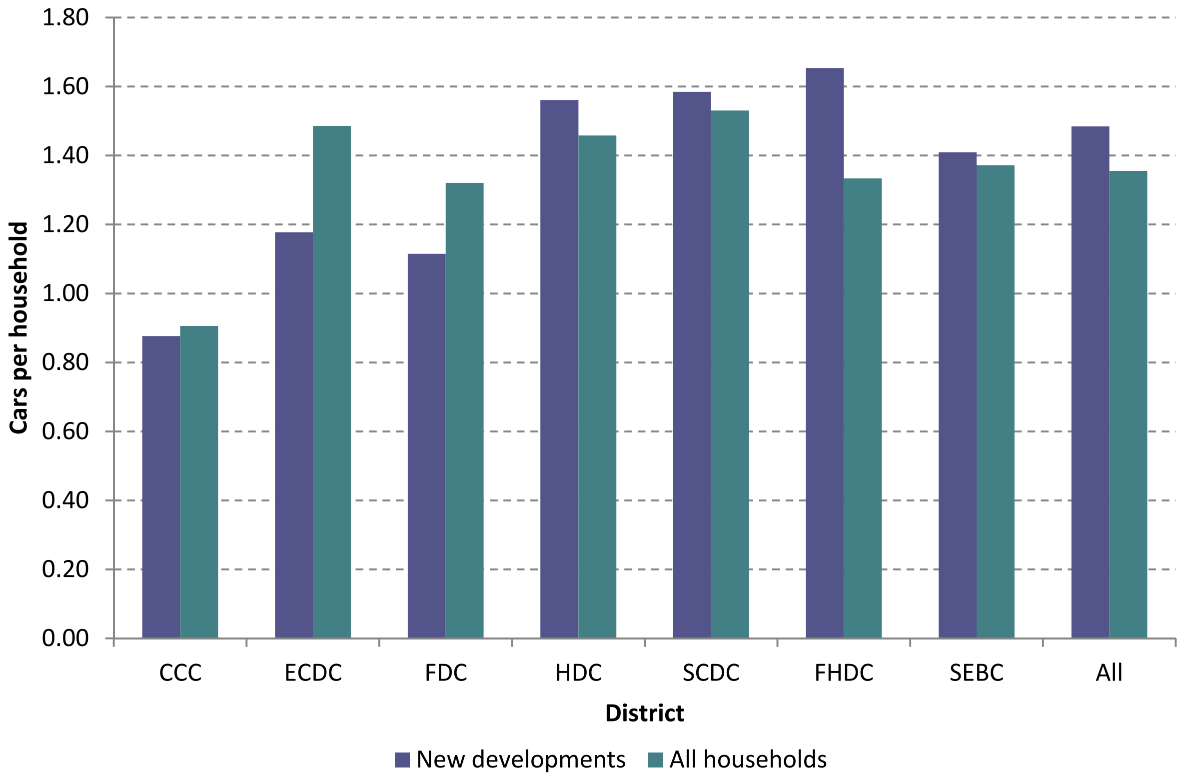
Around 61% of new development residents work or study within 20km of where they live in the sub-region as a whole, although there is considerable variation by district. Only 24% of residents in St Edmundsbury live within this radius whereas in Cambridge nearly 90% do so. Red Lodge has the smallest proportion of households working within 2 miles of home followed by Cambourne.

Exact analysis by district is not available for all area due to data corruption issues. In most areas, the district of residence is also the main district of work. Cambridge and South Cambridgeshire is a main employment centre, especially for the southern and eastern districts of the sub-region. For the West Suffolk new developments there are more people employed in Cambridgeshire than in other districts in Suffolk.

Peterborough is more of an employment centre for residents on new developments in Fenland and Huntingdonshire.

Recent analysis from the Census shows the workday population of Cambridge increases by 35%, which is the highest increase outside of London. The workday population of all the other Cambridgeshire districts decreases by between 4% and 21% (see Table 32). The workday population for Suffolk districts and Peterborough also increases.

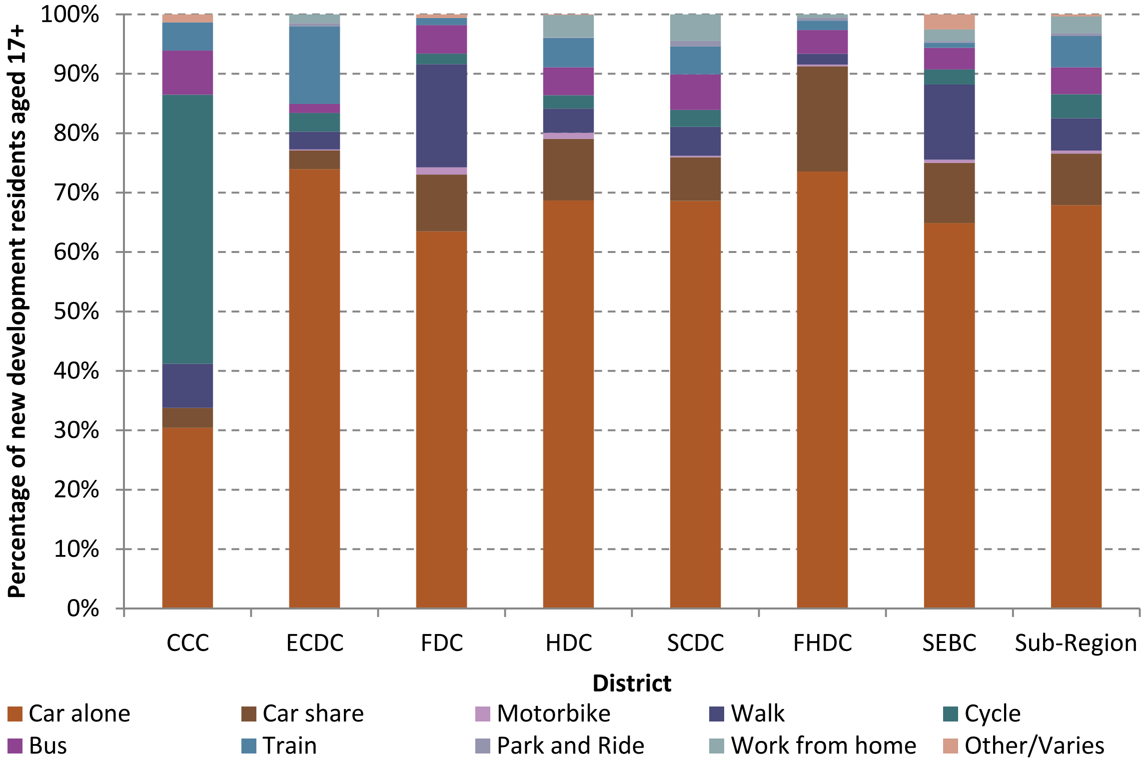
FIG 20. AVERAGE NUMBER OF CARS FOR NEW DEVELOPMENT HOUSEHOLDS AND ALL HOUSEHOLDS BY DISTRICT



Cambridge sub-region new developments 2006-2012 (Q22) and Census 2011 (KS404EW)

Fig 20 shows the number of cars/ vans per household for new development resident households and all households. Overall across the sub-region new development residents have a slightly higher number of cars per household, although new development residents in Cambridge, East Cambridgeshire and Fenland have fewer.

FIG 21. MEANS OF TRAVEL TO WORK/STUDY FOR NEW DEVELOPMENT RESIDENTS BY DISTRICT



Cambridge sub-region new developments 2006-2012 (Q21)

77% of new development residents in the sub-region travel to work/study by car, either alone or sharing. Red Lodge and East Cambridgeshire have a similar proportion of people travelling alone by car. Red Lodge has a large proportion of car sharers compared to other developments.

East Cambridgeshire has a high proportion of people travelling to work by train. Data from the Office of the Rail Regulator show 339,330 season ticket rail journeys per year for the last five years originating from Ely station (suggesting around 1,400 season ticket holders).

Cycling is the most popular travel to work option for people on new developments in Cambridge. The 2011 Census shows Cambridge has the highest percentage of cyclists in the country (30% of people in the city travel to work by bike). In Fenland and St Edmundsbury (the other areas with responses mostly received from in-fill sites) walking was a more popular option. No respondents from Red Lodge reported travelling to work by bike.

Around 6% of people across the sub-region travel to work by public transport (bus and train). Among new development residents the percentage is slightly higher (10%), but poor public transport was a common problem people highlighted with living on a new development (see Table 33).

OTHER ACTIVITIES

TABLE 17. MAIN AREAS WHERE NEW DEVELOPMENT HOUSEHOLDS SHOP FOR FOOD

	New development location							
Location of food shopping	Cambridge	East Cambs	Fenland	Hunts	South Cambs	Forest Heath	St Eds	Sub-region
Cambridge	72	22	1	1	57	9	5	167
East Cambridgeshire	0	423	1	0	0	4	0	428
Fenland	0	2	146	0	0	0	0	148
Huntingdonshire	0	3	9	312	32	0	0	356
South Cambridgeshire	24	10	3	44	693	3	0	777
Forest Heath	1	27	1	0	0	175	5	209
St Edmundsbury	0	4	0	0	0	72	278	354
Peterborough	0	1	16	228	0	0	0	245
Other (outside sub-region)	0	1	4	4	6	4	2	21
Online	6	8	3	4	13	4	0	38
Various	6	0	0	0	12	3	0	21
Area not specified	36	0	0	0	0	1	0	37
Respondents	107	452	169	702	816	244	294	2,784

Cambridge sub-region new developments 2006-2012 (Q21)

Table 17 shows the main district where people do their main food shopping. Most people get their main shopping close to home (within the district and usually town of residence). For example most respondents from Cambourne get their main grocery shopping at Morrisons in the village. Newmarket is the main shopping location for households in Red Lodge as there is no comparable large store in this new town. Huntingdonshire also has a high proportion of households doing their main shop outside the district; these are mostly respondents from Co-op Farm Yaxley who shop in Peterborough.

Cambridge has the highest proportion of households who do their grocery shopping online (6%). In the other districts 0-2% of households buy their main food shopping online

Across all new development residents the top 10 locations for shopping were

- Cambourne
- Ely
- St Neots
- Peterborough
- Bury St Edmunds
- Cambridge
- Newmarket
- Bar Hill
- Haverhill
- March

These broadly reflect the number of responses received from each survey. For non-food shopping, households typically travel a little further afield:

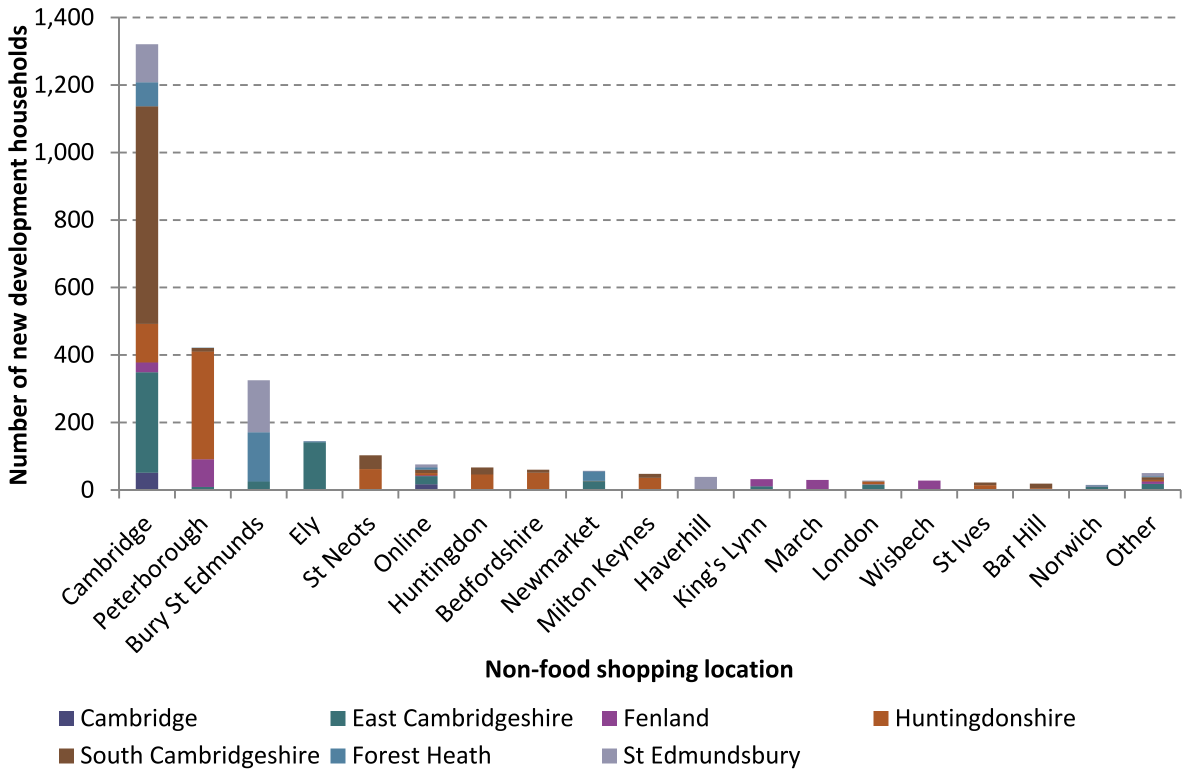
TABLE 18. MAIN AREAS WHERE NEW DEVELOPMENT RESIDENTS SHOP FOR NON-FOOD ITEMS

Location of non-food shopping	Location of new development							
	Cambridge	East Cambs	Fenland	Hunts	South Cambs	Forest Heath	St Eds	Sub-region
Cambridge	51	289	29	114	645	71	113	1,312
East Cambridgeshire	0	143	3	0	0	1	0	147
Fenland	0	0	60	0	0	0	0	60
Huntingdonshire	0	4	3	126	70	0	0	203
South Cambridgeshire	2	2	0	3	18	0	0	25
Forest Heath	2	30	0	0	1	35	2	70
St Edmundsbury	0	25	0	0	0	146	193	364
Peterborough	1	8	82	319	11	1	0	422
Bedfordshire	0	1	0	50	9	0	0	60
Milton Keynes	0	11	21	0	0	0	0	32
King's Lynn	0	1	0	35	12	0	0	48
London	2	14	1	7	2	0	2	28
Online	17	24	2	7	10	7	9	76
Various	1	5	4	0	21	1	3	35
Other	0	18	7	5	8	2	10	50

Cambridge sub-region new developments 2006-2012 (Q24)

Just over 1,300 of new development households do their non-food shopping in Cambridge. The second most popular area and most popular for Fenland and Huntingdonshire is Peterborough. People also travel to Milton Keynes, Bedfordshire, King’s Lynn and London for shopping, although online shopping is a more popular option.

FIG 22. MOST POPULAR TOWNS FOR NON-FOOD SHOPPING BY DISTRICT OF NEW DEVELOPMENT



Cambridge sub-region new developments 2006-2012 (Q24)

When these are analysed against the district of residence it shows some new development households in all districts shopping in Cambridge. Those who do their non-food shopping in Peterborough are mostly from Huntingdonshire, Fenland, East Cambridgeshire and South Cambridgeshire, and those who shop in Bury St Edmunds are all from St. Edmundsbury, Red Lodge or East Cambridgeshire.

OPINIONS ABOUT NEW DEVELOPMENTS

These are described in detail in the individual reports for each area. Some of the points are quite site specific, such as Cambourne being a good place for children, and Red Lodge's reputation as an up and coming area. Rather than re-write these findings here, this section will be largely text-based and look at some general points people like/dislike about new developments. The most common best and worst things by site are shown in Fig 27 and Fig 28.

A lot of the comments about what people like and dislike about an area can be broadly grouped into 4 categories: local facilities, connections to other areas, the home and the community.

LOCAL FACILITIES

Access to good quality facilities for shopping, entertainment, education and health care are all highlighted. The local shopping offer is a thing people like about Cambourne, Cambridge, Ely, March and Wisbech. Good quality local schools are mentioned by respondents from Cambourne, Ely, Soham, Hales Barn and Huntingdonshire new developments. Sutton, Hales Barn and Cambourne have good local doctors surgeries.

A lack of facilities is highlighted as a thing people dislike on many of the new developments. While the schools, supermarket and doctor's surgery are mentioned as things people like about Cambourne, a poor range of shops besides Morrisons, the lack of a post office, pub and sporting facilities are highlighted as things people dislike about the area. A lack of local shopping facilities is the top dislike for Red Lodge residents and a lack of entertainment facilities is also highlighted.

CONNECTIONS TO OTHER AREAS

Good links to other areas such as Cambridge, Peterborough and some of the market towns like Bury St Edmunds are important. Fig 19 suggests these are the main centres for employment, and Fig 22 shows they are the main centres for non-food shopping. Some people may choose to live in rural areas because they like living in the countryside (this is mentioned as a thing people like about most of the sites surveyed). House prices and rents in Cambridge are considerably higher than elsewhere in the sub-region so a large number of people may look to move outside the city because it is more affordable.

In a lot of cases people typically mentioned road links as being good, but access to other areas by public transport and also via walking and cycling are also important. Red Lodge is an example of this; the top thing people like about the area is good road links to elsewhere, but poor public transport and a lack of walking and cycling facilities, and a general dependency on cars are highlighted as things people dislike about the development. Issues such as poor public transport, traffic and the poor condition of some of the roads are mentioned as things people dislike about a lot of the sites and generally come quite high up the list of dislikes. The majority of journeys made by households on new developments outside Cambridge City are made by car and the average number of cars per household in the sub-region is slightly higher than the sub-region as a whole. Problems with parking are mentioned as a thing people dislike about their local area on every site except Pig Lane in Huntingdonshire, Wisbech and village sites in Fenland. It is the top dislike in St Edmundsbury and Cambridge City and high on the list of dislikes in most of the other areas surveyed.

Good public transport is also mentioned, especially in the areas that are served by rail. Generally people are more satisfied with public transport in the areas with rail links. The sites surveyed in East Cambridgeshire and Fenland are an example of this. There were more responses where people thought public transport was good from the areas with rail links (Ely, Littleport, March and Whittlesey) and more people considered public transport poor in areas only served by bus (Soham, Sutton, Chatteris, Wisbech and the Fenland villages). Just as an example, it costs £6.50 per day (peak fare) to travel from Ely to Cambridge on the train. The journey time is around 20 minutes and there are 3-4 trains per hour. The same journey via bus is currently 50p/day cheaper than the peak fare most people would need to purchase for standard "office hours", but the journey time is around 1 hour 20 minutes and there is one bus per hour.

THE HOUSE

Many people say they like their home, and the newness of it. The quality of the development and how it is laid out, landscaped and maintained is important. Some factors around new homes being cheaper to run (such as in terms of energy efficiency and maintenance) have also been mentioned as things people like about new homes.

Some of the things people say about disliking their home are more about the outside of the property and include things like a lack of privacy due to being overlooked, or having a small garden or no garden. Living on a partially finished development with building work still going on around them was also mentioned as a "dislike".

THE COMMUNITY

In nearly every area, terms such as “friendly” and had “good community spirit” were mentioned on the list more than the negative terms such as “unfriendly” and “no community spirit”. Some people in areas such as Wisbech, Red Lodge, Sutton, Bury St Edmunds and Cambourne said that they felt isolated.

While some people were positive about the mix of social groups and tenure on their development, this was usually mentioned on the list of things people disliked. Typically this was people complaining about the amount of social housing developed, but in areas such as Red Lodge and Cambridge City some people felt there were too many privately rented properties. In other areas such as Cambourne some people thought the completed development was larger than they originally anticipated.

Anti-social and youth behaviour is mentioned in the top 5 list of things people dislike for Littleport, Cambourne, Barford Road, Roman Way and Kings Ripton Road. Crime or the fear of crime is the second most disliked thing about Co-op Farm. It does not make the top 5 on any other new development and in most areas more people say that they like feeling safe where they live.

ANNEX 1: USEFUL LINKS AND REFERENCES (CORRECT AS OF NOVEMBER 2013)

Full reports for individual **New Development Surveys** can be accessed at http://www.cambridgeshireinsight.org.uk/housing/new-development-surveys

CLG (2013) **English Housing Survey Headline Report 2011/12** accessed at https://www.gov.uk/government/publications/english-housing-survey-2011-to-2012-headline-report

Cambridgeshire County Council Research Group (2012) **Cambridgeshire & Peterborough Interactive Census Map** accessed at http://atlas.cambridgeshire.gov.uk/census/2011/atlas.html

ANNEX 2: ADDITIONAL TABLES

TABLE 19. DWELLING STOCK CHANGE FROM 2001 TO 2011 IN PARISHES WHERE NEW DEVELOPMENT SURVEYS WERE CONDUCTED BETWEEN 2006 AND 2012

Parish/Ward*	2001	2011	Difference	Percentage change
Cambourne	N/A	3,094	2,344	313%
Yaxley	3,024	3,807	783	26%
St Neots	11,097	13,440	2,343	21%
Huntingdon	8,343	9,658	1,315	16%
Fenstanton	1,211	1,393	182	15%
Little Paxton	1,221	1,398	177	14%
Godmanchester	2,642	2,937	295	11%
Ramsey	3,363	3,712	349	10%
St Ives	6,823	7,177	354	5%
Ely	6,637	8,875	2,238	34%
Littleport	3,128	3,737	609	19%
Soham	3,772	4,573	801	21%
Sutton	1,360	1,677	317	23%
Chatteris	3,917	4,732	815	21%
March	8,284	9,843	1,559	19%
Whittlesey	6,571	7,186	615	9%
Wisbech	9,110	9,940	830	9%
Bury St Edmunds	15,878	18,440	2,562	16%
Haverhill	9,352	10,820	1,468	16%
Red Lodge	721	1,786	1,065	148%
Romsey*	3,531	3,956	425	12%
Castle*	2,198	2,168	-30	-1%
King's Hedges*	3,711	4,001	290	8%

Census 2001 (Table UV55) and Census 2011 (Table KS401EW)

TABLE 20. HOUSEHOLD TENURE BY DISTRICT, 2001

	Owner occupied	Private rented	Social Rented	Intermediate tenures	Living Rent Free
Cambridge	53%	21%	24%	1%	2%
East Cambridgeshire	72%	9%	14%	0%	4%
Fenland	75%	9%	14%	0%	2%
Huntingdonshire	76%	9%	13%	0%	2%
South Cambridgeshire	74%	8%	14%	1%	2%
Forest Heath	61%	16%	15%	0%	8%
St Edmundsbury	70%	9%	17%	0%	3%
Cambridge Sub-Region	70%	11%	16%	1%	3%

Census 2001 (Table UV63)

TABLE 21. HOUSEHOLD TENURE BY DISTRICT, 2011

	Owner occupied	Private rented	Social Rented	Intermediate tenures	Living Rent Free
Cambridge	47%	26%	24%	1%	2%
East Cambridgeshire	69%	13%	14%	2%	3%
Fenland	70%	15%	12%	1%	1%
Huntingdonshire	71%	14%	13%	1%	1%
South Cambridgeshire	70%	12%	14%	2%	1%
Forest Heath	56%	24%	15%	1%	4%
St Edmundsbury	67%	15%	16%	1%	1%
Cambridge Sub-Region	65%	16%	15%	1%	2%

Census 2011 (Table KS402EW)

TABLE 22. NUMBER OF SHARED OWNERSHIP HOUSEHOLDS BY DISTRICT, 2001 AND 2011

	2001	2011	Difference	Change
Cambridge	359	526	167	47%
East Cambridgeshire	127	506	379	298%
Fenland	87	205	118	136%
Huntingdonshire	250	508	258	103%
South Cambridgeshire	410	1,258	848	207%
Forest Heath	96	354	258	269%
St Edmundsbury	145	376	231	159%
Sub-Region	1,474	3,733	2,259	153%

Census 2011 (Table KS402EW)

TABLE 23. MOVEMENT OF HOUSEHOLDS WITHIN AND BETWEEN TENURES, 2011/12 ENGLAND

	Current tenure			
Previous tenure	Owner occupier	Private rented	Social rented	Total
Owner occupier	254,484	150,338		433,259
Private rented	115,980	781,406	72,098	969,485
Social rented			176,719	225,131
New households	74,685	258,567	47,541	380,792
Total	450,049	1,233,823	324,795	2,008,667

English Housing Survey, 2011/12 Table 6

TABLE 24. PROPERTY TYPE BY DISTRICT, CAMBRIDGE SUB-REGION 2011

	Detached	Semi-detached	Terraced	Flat	Other
Cambridge	11%	27%	30%	34%	0.2%
East Cambridgeshire	42%	32%	18%	7%	1.0%
Fenland	46%	29%	16%	9%	0.9%
Huntingdonshire	40%	30%	19%	10%	0.6%
South Cambridgeshire	41%	33%	18%	6%	1.1%
Forest Heath	36%	29%	21%	13%	0.9%
St Edmundsbury	35%	27%	27%	11%	0.5%
Sub-Region	36%	30%	21%	13%	0.7%

Census 2011 (Table KS401EW)

TABLE 25. AVERAGE HOUSE PRICE, 2005-2013

	Feb-06	Aug-06	Feb-07	Aug-07	Feb-08	Aug-08	Feb-09	Aug-09	Feb-10	Aug-10	Feb-11	Aug-11	Feb-12	Aug-12	Feb-13
Cambridge	£255,869	£267,088	£291,488	£310,621	£303,803	£317,889	£275,734	£297,485	£315,219	£319,596	£321,000	£335,182	£327,362	£345,260	£342,135
Cromwell Road (Romsey)	£217,111	£199,547	£230,684	£251,866	£255,889	£251,522	£229,539	£217,774	£253,121	£273,033	£261,932	£269,304	£264,049	£279,891	£276,434
George Nuttall (Kings Hedges)	£169,970	£177,849	£186,852	£188,497	£202,437	£180,640	£178,128	£172,373	£195,560	£205,924	£191,508	£201,339	£200,366	£217,465	£196,617
NIAB (Castle)	£283,662	£348,905	£411,480	£434,253	£372,977	£327,469	£334,199	£349,644	£321,117	£387,254	£421,565	£424,996	£410,084	£408,470	£471,138
East Cambridgeshire	£202,499	£206,587	£212,384	£219,606	£225,661	£234,785	£214,721	£207,771	£215,926	£230,660	£217,160	£224,911	£222,499	£218,728	£222,866
Ely North (Ely North)	£183,794	£198,726	£206,410	£210,648	£198,589	£202,079	£189,209	£187,674	£190,460	£202,808	£209,674	£207,424	£209,576	£206,653	£208,555
Ely West (Ely South)	£193,567	£209,773	£223,546	£228,092	£216,521	£209,001	£185,980	£183,498	£227,121	£214,634	£224,686	£218,779	£200,811	£193,136	£223,455
Littleport	£154,538	£174,884	£172,489	£171,865	£175,375	£183,364	£157,003	£155,822	£162,192	£163,393	£164,791	£167,564	£157,498	£175,343	£147,959
Soham (South)	£175,803	£170,937	£168,087	£179,476	£187,275	£199,557	£168,955	£172,829	£170,783	£191,687	£169,647	£190,909	£175,708	£179,163	£186,901
Sutton	£174,864	£172,327	£173,690	£182,251	£175,235	£188,954	£169,272	£174,263	£162,530	£184,499	£176,247	£196,143	£184,482	£181,174	£191,344
Fenland	£149,827	£153,235	£155,645	£158,469	£164,461	£165,825	£157,870	£150,622	£151,023	£157,832	£153,324	£151,123	£150,976	£151,260	£145,074
Chatteris*	£154,855	£151,106	£143,537	£164,416	£165,852	£168,268	£168,450	£157,109	£150,807	£162,971	£158,251	£148,622	£159,128	£141,951	£152,900
March*	£141,534	£148,950	£147,219	£149,592	£159,343	£157,747	£150,300	£144,642	£142,409	£149,563	£144,171	£147,276	£152,580	£146,611	£141,482
Whittlesey*	£158,678	£156,914	£165,389	£164,964	£165,235	£171,579	£164,213	£141,038	£144,514	£149,431	£149,356	£141,982	£152,347	£149,410	£150,312
Wisbech*	£137,285	£138,691	£148,101	£147,900	£152,244	£147,553	£139,107	£147,862	£149,853	£146,650	£139,849	£140,451	£135,553	£139,858	£129,085
Huntingdonshire	£193,381	£202,656	£208,631	£214,458	£223,833	£227,962	£207,815	£206,581	£209,984	£222,848	£219,006	£213,010	£211,768	£213,902	£213,756
Barford Road (St Neots Eynesbury)	£170,183	£171,894	£177,125	£179,469	£189,058	£179,020	£151,958	£154,634	£165,537	£175,191	£181,392	£170,053	£171,017	£174,648	£172,495
Bury Road (Ramsey)	£166,722	£171,993	£176,929	£185,027	£201,391	£182,915	£178,756	£172,633	£176,436	£196,196	£178,716	£163,318	£182,038	£155,567	£171,648
Co-op Farm (Yaxley)	£166,721	£164,291	£170,328	£191,750	£182,884	£175,513	£159,780	£156,105	£160,960	£172,532	£173,798	£165,909	£168,424	£169,801	£172,099
Headlands (Fenstanton)	£208,571	£209,572	£210,987	£206,659	£221,028	£314,478	£213,556	£217,142	£220,987	£231,698	£223,996	£246,346	£203,590	£242,176	£204,431
Kings Ripton Road (Huntingdon North)	£140,775	£144,286	£142,986	£157,614	£155,367	£150,720	£135,383	£132,086	£125,661	£136,770	£151,880	£125,824	£133,407	£139,882	£135,392
Mill Lane (Little Paxton)	£207,137	£202,114	£241,172	£238,288	£273,880	£229,268	£222,942	£221,166	£189,529	£207,686	£183,060	£224,438	£200,364	£209,935	£234,601
Pig Lane (St Ives South)	£193,931	£208,060	£218,632	£205,919	£223,907	£233,264	£193,037	£183,948	£207,414	£226,560	£212,814	£218,149	£183,527	£211,681	£209,752
Roman Way (Godmanchester)	£181,005	£205,078	£198,699	£202,157	£226,333	£211,740	£234,127	£206,356	£210,495	£222,493	£220,913	£205,922	£212,283	£206,009	£218,666

	Feb-06	Aug-06	Feb-07	Aug-07	Feb-08	Aug-08	Feb-09	Aug-09	Feb-10	Aug-10	Feb-11	Aug-11	Feb-12	Aug-12	Feb-13
South Cambridgeshire	£248,355	£264,853	£270,496	£282,422	£294,481	£299,142	£269,022	£266,633	£284,420	£293,230	£290,795	£300,000	£297,284	£298,973	£304,648
Cambourne (Bourn)	£216,631	£231,013	£247,950	£261,449	£272,510	£284,551	£234,377	£210,363	£232,589	£261,059	£254,887	£260,184	£248,811	£224,692	£253,633
Forest Heath	£163,706	£174,081	£179,446	£181,621	£190,329	£202,946	£180,997	£167,454	£174,049	£186,559	£181,896	£180,695	£175,776	£183,344	£181,039
Red Lodge	£167,436	£188,331	£194,904	£205,778	£217,103	£207,833	£195,199	£185,543	£196,347	£181,850	£183,362	£168,606	£182,410	£170,103	£171,845
St Edmundsbury	£195,705	£204,411	£213,514	£224,225	£220,950	£222,847	£217,903	£205,165	£217,813	£227,989	£223,464	£233,593	£222,700	£222,039	£220,815
Cotton Lane (Eastgate)	£201,879	£192,017	£191,982	£217,277	£186,433	£199,162	£172,875	£187,179	£188,512	£194,488	£169,930	£183,549	£177,263	£175,526	£203,840
Hales Barn (Haverhill North)	£147,186	£159,710	£164,587	£164,260	£167,228	£174,004	£149,725	£157,384	£159,242	£158,075	£146,758	£164,922	£172,397	£166,096	£164,711
Hanchett End (Haverhill West)	£157,082	£174,834	£176,284	£177,625	£186,577	£183,430	£171,601	£168,249	£176,407	£173,191	£197,729	£178,536	£170,323	£182,579	£181,546
Hardwick Gate (Southgate)	£176,438	£199,281	£215,134	£240,177	£225,749	£230,673	£185,341	£180,861	£207,531	£222,429	£229,520	£237,185	£213,243	£209,528	£195,676
Springfield Road (Risbygate)	£188,816	£192,797	£208,531	£201,436	£195,136	£183,459	£194,311	£171,653	£185,002	£206,630	£194,128	£211,478	£197,660	£203,358	£216,065

Hometrack Sales and Valuations, downloaded October 2013

*The exact wards for areas in the towns in Fenland where new development residents were surveyed is not known so rather than ward level data, areas in Fenland are amalgamated town areas.

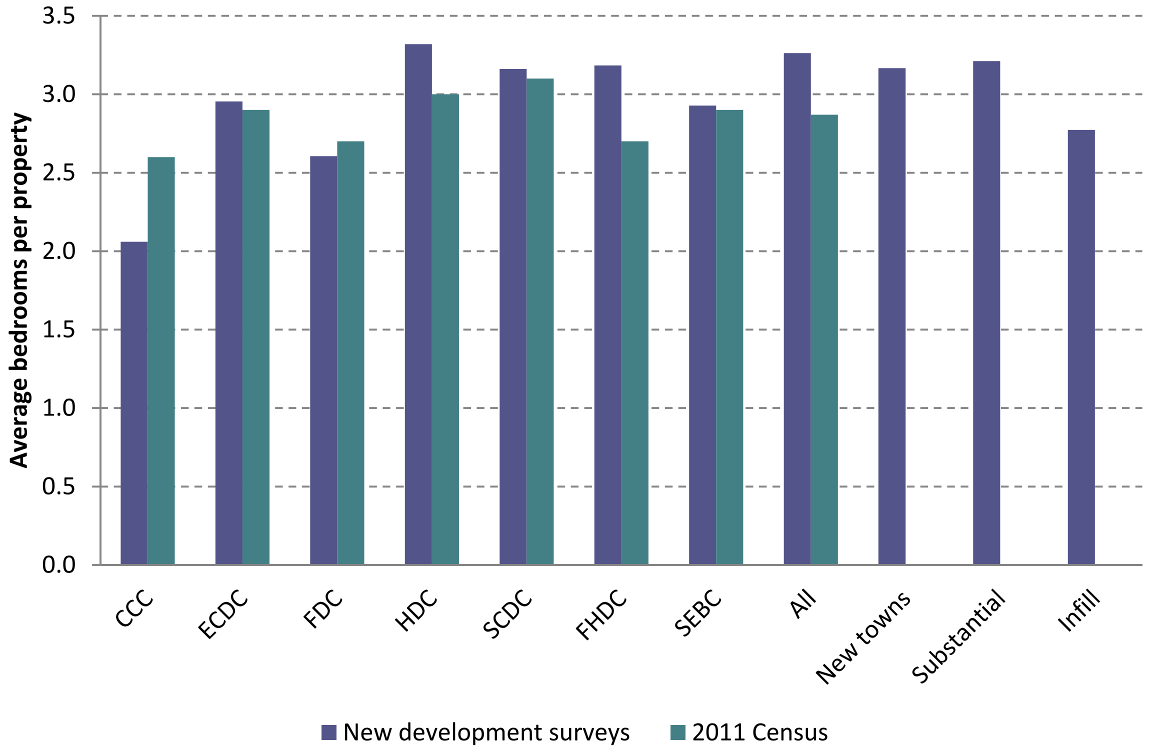
Red boxes highlight the approximate point at which the new developments survey was conducted. Cells highlighted in green show where the ward in which the new development was situated was cheaper than the district average. Over the long term Red Lodge is expensive compared to Forest Heath as a whole, but it is quite cheap compared to some areas of St Edmundsbury and Cambridge, which is where many of the residents are employed.

TABLE 26. PROPERTY TYPE BY TENURE, ENGLAND 2011/12

	Owner occupier	Private rented	Social rented	All
Detached	24%	7%	0%	17%
Semi-detached	31%	16%	17%	26%
Terraced	27%	34%	27%	28%
Flat/maisonette	8%	40%	46%	20%
Bungalow	10%	4%	10%	9%
All	100%	100%	100%	100%

English Housing Survey, 2011/12 Table 12

FIG 23. AVERAGE NUMBER OF BEDROOMS PER PROPERTY FOR HOUSEHOLDS ON NEW DEVELOPMENTS (2006 TO 2012) AND ALL HOUSEHOLDS (2011)



Cambridge sub-region new developments 2006-2012 (Q8) and Census 2011 (Table KS403EW)

TABLE 27. AVERAGE LENGTH OF RESIDENCE BY TENURE, ENGLAND 2011/12 (YEARS)

	Mean	Median
Owner occupied	17.1	13.0
Private rented	3.8	2.0
Social rented	11.7	8.0
All	13.9	9.0

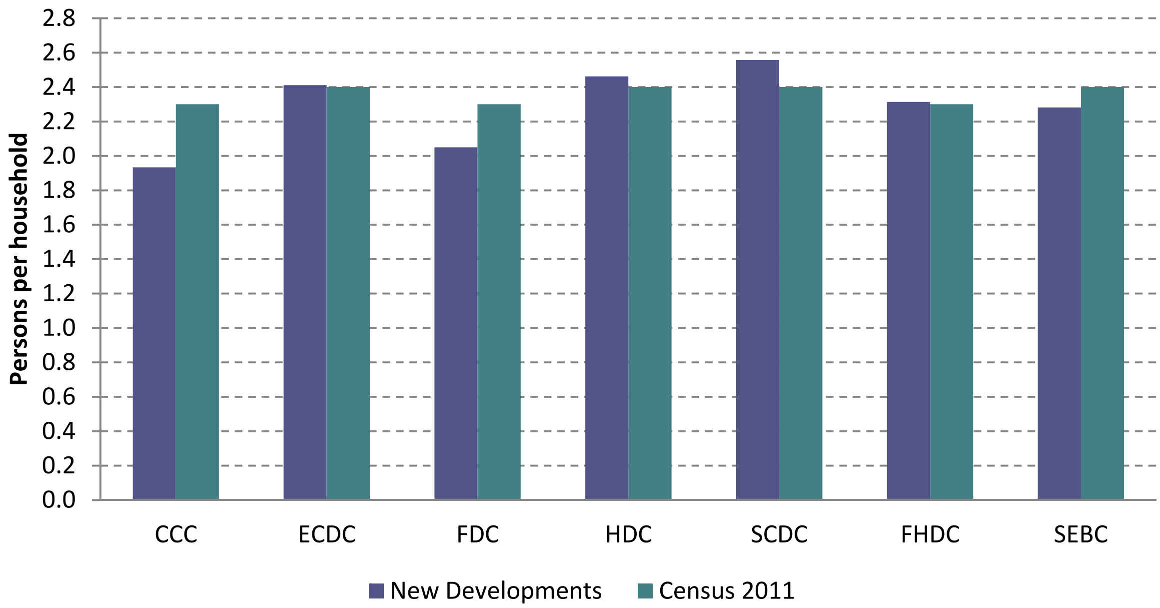
English Housing Survey, 2011/12 Table 5

TABLE 28. BROAD AGE CATEGORIES – TOTAL POPULATION AND NEW DEVELOPMENT RESIDENTS

	Under 16	17-29	30-44	45-59	60+	Total
Population						
Cambridge	15%	32%	22%	15%	16%	123,867
East Cambridgeshire	21%	14%	22%	20%	24%	83,818
Fenland	19%	15%	19%	20%	27%	95,262
Huntingdonshire	20%	15%	21%	21%	23%	169,508
South Cambridgeshire	21%	14%	21%	21%	23%	148,755
Forest Heath	20%	20%	21%	17%	22%	59,748
St Edmundsbury	20%	16%	20%	19%	26%	111,008
Sub-Region	19%	18%	21%	19%	23%	791,966
New Development Residents						
Cambridge	11%	26%	46%	12%	5%	204
East Cambridgeshire	24%	21%	32%	14%	9%	1,088
Fenland	22%	22%	26%	13%	18%	344
Huntingdonshire	24%	15%	34%	15%	11%	1,717
Cambourne	33%	6%	44%	11%	6%	1,836
Red Lodge	26%	14%	39%	14%	7%	456
St Edmundsbury	20%	13%	27%	17%	22%	649
All new developments	26%	14%	36%	14%	10%	6,294

Cambridge sub-region new developments 2006-2012 (Q11) and Census 2011 (Table KS102EW)

FIG 24. AVERAGE NUMBER OF PERSONS PER HOUSEHOLD, NEW DEVELOPMENT HOUSEHOLDS (2006 TO 2012) AND ALL HOUSEHOLDS (2011) BY DISTRICT



Cambridge sub-region new developments 2006-2012 (Q11) and Census 2011 (Table H01)

TABLE 29. NUMBER OF CHILDREN PER 100 HOUSEHOLDS ON NEW DEVELOPMENTS BY TENURE AND NUMBER OF BEDROOMS

		Pre-school	Primary School	Secondary school
Owner occupied	1 bed	1.79	0.00	0.00
	2 beds	3.59	2.39	1.20
	3 beds	18.42	11.40	6.32
	4+ beds	29.28	42.18	24.32
Private rented	1 bed	0.00	0.00	0.00
	2 beds	12.87	7.92	3.96
	3 beds	17.57	32.43	18.92
	4+ beds	19.35	58.06	12.90
Social rented	1 bed	2.25	1.12	0.00
	2 beds	38.84	19.83	7.44
	3 beds	50.00	74.24	48.48
	4+ beds	23.53	105.88	94.12
Intermediate	1 bed	0.00	4.76	0.00
	2 beds	13.82	7.32	3.25
	3 beds	39.71	27.94	13.24
	4+ beds	25.00	25.00	25.00
All	1 bed	1.58	1.05	0.00
	2 beds	14.43	7.89	3.36
	3 beds	22.88	20.18	11.70
	4+ beds	28.79	43.94	25.29

Cambridge sub-region new developments 2006-2012 (Q5, Q8 and Q12)

TABLE 30. NUMBER OF CHILDREN PER 100 HOUSEHOLDS ON NEW DEVELOPMENTS BY TENURE AND DEVELOPMENT TYPE

		Pre-school	Primary School	Secondary school
In-fill	Owned	13.94	9.76	8.71
	Private rented	10.71	8.33	8.33
	Social rented	25.00	27.38	26.19
	Intermediate	15.00	10.00	10.00
Substantial	Owned	22.14	24.75	12.16
	Private rented	13.33	20.00	10.00
	Social rented	14.78	15.65	15.65
	Intermediate	14.29	14.29	14.29
New town	Owned	22.35	29.84	17.82
	Private rented	17.05	28.41	10.23
	Social rented	42.48	45.13	15.04
	Intermediate	16.96	14.29	5.36

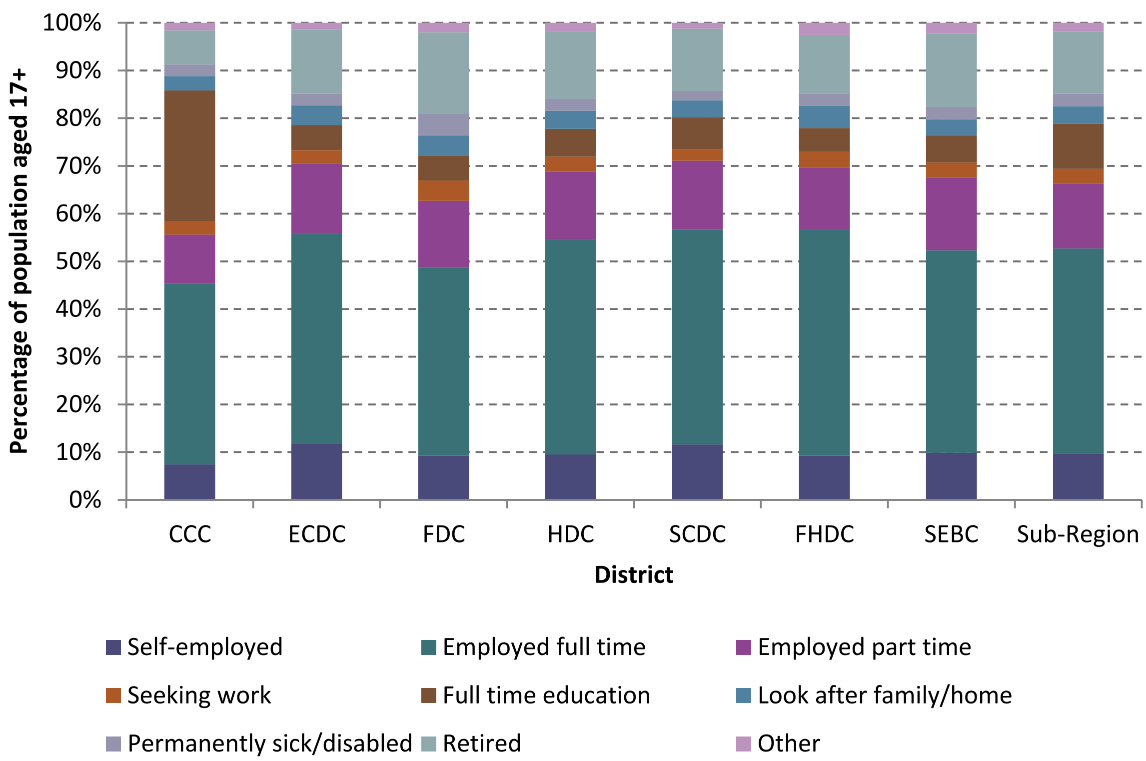
Cambridge sub-region new developments 2006-2012 (Q5, Q8 and Q12)

TABLE 31. ETHNICITY OF POPULATION BY DISTRICT (2011)

	Asian or Asian British	Black or Black British	Chinese/ other	Mixed	White British	White Irish	White Other
Cambridge	7%	2%	5%	3%	66%	1%	15%
East Cambridgeshire	1%	1%	1%	1%	90%	1%	6%
Fenland	1%	1%	0%	1%	90%	0%	6%
Huntingdonshire	2%	2%	1%	3%	77%	1%	14%
Cambourne	2%	1%	1%	1%	89%	1%	5%
Red Lodge	3%	1%	1%	2%	87%	1%	5%
St Edmundsbury	1%	1%	1%	1%	91%	1%	4%
Cambridge Sub-region	3%	1%	1%	2%	85%	1%	7%

Table KS201EW, Census 2011

FIG 25. ECONOMIC ACTIVITY OF POPULATION AGED 17+ (2011)



Census 2011 (QS601EW)

FIG 26. ECONOMIC ACTIVITY OF NEW DEVELOPMENT RESIDENTS AGED 17+ BY DISTRICT

Cambridge sub-region new developments 2006-2012 (Q18)

TABLE 32. WORKDAY POPULATION CHANGE 2011

	Percentage change
Cambridge	+35.3%
East Cambridgeshire	-21.0%
Fenland	-9.1%
Huntingdonshire	-9.2%
South Cambridgeshire	-4.4%
Forest Heath	+3.0%
St Edmundsbury	+2.3%
Peterborough	+9.9%

http://www.neighbourhood.statistics.gov.uk/HTMLDocs/dvc128/wrapper.html

TABLE 33. METHOD OF TRAVEL TO WORK FOR ALL EMPLOYED PEOPLE AGED 17+ (2011)

	Cambridge	East Cambs	Fenland	Hunts	South Cambs	Forest Heath	St Ed's	Sub-Region
Driving a car or van	32%	69%	68%	68%	64%	71%	66%	62%
Passenger in a car or van	3%	5%	7%	5%	4%	6%	6%	5%
Taxi	0.4%	0.2%	0.4%	0.3%	0.2%	0.4%	0.5%	0.3%
On foot	16%	7%	10%	9%	7%	10%	14%	10%
Bicycle	30%	3%	5%	4%	8%	4%	3%	8%
Work mainly at or from home	6%	7%	5%	6%	8%	5%	6%	6%
Underground, metro, light rail, tram	0.2%	0.1%	0.1%	0.1%	0.2%	0.1%	0.2%	0.1%
Train	5%	5%	1%	4%	4%	1%	1%	3%
Bus, minibus or coach	6%	2%	2%	2%	4%	2%	2%	3%
Motorcycle, scooter or moped	1%	1%	1%	1%	1%	1%	1%	1%
Other method of travel to work	1%	1%	1%	0%	1%	1%	1%	1%
Total	59,437	43,919	44,514	88,991	79,139	31,540	56,483	404,023

Census 2011 (QS701EW)

FIG 27. THING PEOPLE LIKED MOST ABOUT THE NEW DEVELOPMENT BY SITE

Quiet	Attractive area	Local facilities	Close to shops	Other
George Nuttall Close	Ely North	Hales Barn	March	Cromwell Road
Littleport	Ely West	Hanchett End	King's Ripton	Headlands
Soham	Barford Road	Hardwick Gate	Cotton Lane	NIAB
Sutton	Mill Lane		Springfield Gate	Co-op Farm
Chatteris	Pig Lane			Red Lodge
Villages	Roman Way			
Whittlesey	Cambourne			
Wisbech				
Bury Road				

Cambridge sub-region new developments 2006-2012 (Q27)

FIG 28. THING PEOPLE LIKED LEAST ABOUT NEW DEVELOPMENT BY SITE

Parking	Traffic/busy roads/ speeding	Lack of/ quality of shopping facilities	Lack of facilities/services	Other
Cromwell Road	Sutton	NIAB	March	Cotton Lane
George Nuttall Close	Headlands	Ely North	Whittlesey	Soham
Barford Road	Kings Ripton Road	Ely West	Co-op Farm	Wisbech
Hales Barn	Pig Lane	Littleport	Cambourne	Chatteris
Hanchett End	Roman Way	Bury Road		Mill Lane
Hardwick Gate		Red Lodge		Villages
Springfield Gate				

Cambridge sub-region new developments 2006-2012 (Q27)

ANNEX 3: SURVEY CORRESPONDENCE

OFFICE USE ONLY

Form Ref. _________

Cambridgeshire County Council

New Developments Survey

We would be grateful if you would take the time to complete this questionnaire on behalf of your household. It is entirely confidential, but feel free to leave out any questions you do not wish to answer. Please submit your replies in the **pre-paid envelope provided**, one per household, by **[date]**.

Section 1: Your previous home

1. Where did you move from?
Last permanent residence (only include stays of more than 6 months)

Office use

Please provide:
The city, town or village ____________________ ☐☐☐
The county ____________________ ☐☐☐
The full postcode ____________________ ☐☐☐
The country (if overseas) ____________________ ☐☐☐

2. Was your last property:

Owned by you (outright or with a mortgage) ☐
Rented from a private landlord ☐
Rented from your employer ☐
Rented from a Local Authority ☐
Rented from a Housing Association ☐
Rented from family/friends ☐
Discounted/low cost ownership ☐
Shared ownership/shared equity* ☐
Key worker (owned or rented) ☐
Living with parents/family ☐
Other (*please specify*)____________________ ☐
**e.g. part owned and part rented from a Housing Association*

3. What were your main reasons for wanting to move from your previous home? Your reasons for choosing *this* location will be asked later.
Please tick as many boxes as apply.

To be nearer job/new job ☐
To be nearer family/friends ☐
Unhappy with environment/quality of life ☐
Unhappy with aspects of previous home/location ☐
Wanting to set up own home ☐
To be nearer to children's school ☐
To move into school catchment ☐
To find a larger or smaller home ☐
Other (*please specify*)____________________

Section 2: Your current home

4. When did you move into this property? Year ☐ Month ☐

5. Is your property:

Owned by you (outright or with a mortgage) ☐
Rented from a private landlord ☐
Rented from your employer ☐
Rented from a Housing Association ☐
Discounted/low cost ownership ☐
Shared ownership/shared equity* ☐
Key worker (owned or rented) ☐
Rented from family/friends ☐
Other (*please specify*)____________________ ☐
**e.g. part owned and part rented from a Housing Association*

6. Are you the first people to live in this property? Yes ☐ No ☐ Don't know ☐

7. Is your property:

Detached ☐ Terraced ☐
Semi-detached ☐ Flat/apartment/maisonette ☐
Other (*please specify*)____ ☐

8. How many bedrooms does your property have? ☐

9. What was your main reason for choosing to move to this location rather than elsewhere in the area?
Please tick as many boxes as apply.

To be nearer to job ☐
To be nearer to family/friends ☐
Better public transport links than other villages in the area ☐
To be nearer to children's school ☐
To move into school catchment ☐
To be nearer to shops/services ☐
Design/appearance of property/development ☐
Price compared to other villages in the area ☐
Easier to buy new property from developer ☐
Like idea of living in a new development ☐
Other (*please specify*)________________________

10. Do you see yourself living at this property for:

Less than 6 months from now ☐
Between 6 months and 1 year from now ☐
Between 1 and 3 years from now ☐
Between 3 and 5 years from now ☐
Between 5 and 10 years from now ☐
More than 10 years from now ☐
Not sure ☐

Section 3: Your household

11. How many people who normally live at this address are aged:
(students should only be included if they live here during term time)

	16 and under	17-24	25-29	30-44	45-59	60-74	75+	Total
Male								
Female								

12. Please give the dates of birth of all those aged 16 and under:

	Month	Year	Which childcare, nursery, school or college (if any) do they attend?	*Office use*
1st child				☐☐☐
2nd child				☐☐☐
3rd child				☐☐☐
4th child				☐☐☐
5th child				☐☐☐

13. Do you or any member of your household attend worship or activities of any religious faith?
If YES, please indicate the faith below. If NO, please write "Not applicable".

____

14. What is the first language spoken in your household? *Office use*
____ ☐☐☐

15. Which country were you born in?

____

16. How many people in your household are:

Traveller of Irish Heritage ☐ Other Traveller ☐ Roma/Gypsy ☐

17. What is your ethnic origin?
Please write the number of people in your household who belong to each ethnic group.

White: British	☐	Asian or Asian British: Pakistani	☐
White: Irish	☐	Asian or Asian British: Bangladeshi	☐
White: Other	☐	Asian or Asian British: Other Asian	☐
Mixed: White and Black Caribbean	☐	Black or Black British: Black Caribbean	☐
Mixed: White and Black African	☐	Black or Black British: Black African	☐
Mixed: White and Asian	☐	Black or Black British: Other Black	☐
Mixed: Other	☐	Chinese	☐
Asian or Asian British: Indian	☐	Other ethnic group	☐

Section 4: About your work, study and travel

Please give the following details about each person aged 17 and over in your household.

18. Employment circumstances:
Part time = under 30 hours a week; full time = 30 or more hours a week.
For each person, please only select the box which most applies.

	Self-employed	Employed full time	Employed part time	Seeking work	Full time education	Look after home/family	Permanently sick/disabled	Retired
Person 1	☐	☐	☐	☐	☐	☐	☐	☐
Person 2	☐	☐	☐	☐	☐	☐	☐	☐
Person 3	☐	☐	☐	☐	☐	☐	☐	☐
Person 4	☐	☐	☐	☐	☐	☐	☐	☐
Person 5	☐	☐	☐	☐	☐	☐	☐	☐

19. Where do they work/study?
For each person, please write the town and postcode of their main place of work/study.
If they work at or from home write 'home'. If they have no fixed workplace write 'various'.
If they don't work or study write N/A.

Person 1 Town____________________ Postcode______________
Person 2 Town____________________ Postcode______________
Person 3 Town____________________ Postcode______________
Person 4 Town____________________ Postcode______________
Person 5 Town____________________ Postcode______________

For each person, please write the name of their main employer or their school/college.

		Office use only
Person 1	____________________	☐☐☐☐☐
Person 2	____________________	☐☐☐☐☐
Person 3	____________________	☐☐☐☐☐
Person 4	____________________	☐☐☐☐☐
Person 5	____________________	☐☐☐☐☐

20. What is the full title of their main job?
For example, primary school teacher, car mechanic, district nurse, aircraft engineer.

		Office use only
Person 1	____________________	☐☐☐☐☐
Person 2	____________________	☐☐☐☐☐
Person 3	____________________	☐☐☐☐☐
Person 4	____________________	☐☐☐☐☐
Person 5	____________________	☐☐☐☐☐

21. How do they travel to work/study?

Please select the means of travel used for the longest part, by distance, of their usual journey to their main place of work or study.

	Walk	Cycle	Bus	Car alone	Car share	Train	Park and ride	Other (*please specify*)
Person 1	☐	☐	☐	☐	☐	☐	☐	☐
Person 2	☐	☐	☐	☐	☐	☐	☐	☐
Person 3	☐	☐	☐	☐	☐	☐	☐	☐
Person 4	☐	☐	☐	☐	☐	☐	☐	☐
Person 5	☐	☐	☐	☐	☐	☐	☐	☐

22. How many motor vehicles are available for use by your household?

None ☐ One ☐ Two ☐ Three ☐ Four or more ☐

Section 5: About your other activities

23. In which town/village does your household do its main food shopping?

Office use ☐☐☐

____

24. In which town/village does your household do its main non-food shopping?
For example, clothes, shoes, electrical goods.

Office use ☐☐☐

____

25. Which doctor's surgery/health centre is your household registered with?
If more than one applies, please list all applicable. Please omit students living away from home.

Office use ☐☐☐

____

26. Have you or members of your household joined any community or voluntary organisations or clubs since moving to this area? *Please list any organisations or clubs and their location below.*

Organisation or Club	Location and full postcode	*Office use*
		☐☐☐
		☐☐☐
		☐☐☐
		☐☐☐

27. What are the three best and three worst things about living in this area?

Best	Worst
1.________________	1.________________
2.________________	2.________________
3.________________	3.________________

28. Has moving into this development changed your quality of life?

It has improved ☐ It has got worse ☐
No difference ☐

Thank you for taking the time to fill in this questionnaire. Please return by post using the pre-paid envelope provided. If you have any queries about the questionnaire or the survey, please telephone the Research Group on 01223 715308.

About the Cambridgeshire Research Group

The Research and Performance Team is the central research and information section of Cambridgeshire County Council. We use a variety of information about the people and economy of Cambridgeshire to help plan services for the county. The Research and Performance Team also supports a range of other partner agencies and partnerships.

Subjects covered by the Research and Performance Team include:

- Consultations and Surveys
- Crime and Community Safety
- Current Staff Consultations
- Data Visualisation
- Economy and The Labour Market
- Health
- Housing
- Mapping and Geographic Information Systems (GIS)
- Population
- Pupil Forecasting

For more details please see our website:

www.cambridgeshireinsight.org.uk

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