

## Defining our housing market area: a summary

### Interest and relevance

- The chapter is part of our SHMA as it sets out how we define our housing market area, and the links between the area covered by our seven districts and between neighbouring areas.

### Headline messages

- Chapter 1 outlines our commitment to working together across seven districts to strategically assess our housing market.
- This chapter sets out various different housing market boundaries for our seven constituent districts. The main elements of the chapter are:
  - Broad rental market areas
  - Our local enterprise partnership (LEP)
  - Housing market areas identified by the Centre for Urban and Regional Development Studies (CURDS)
  - Travel to work areas.
  - Data from five local New Development Surveys
- The headline message for the Cambridge housing sub-region is that strong partnership working continues to support our relationship with neighbouring districts, housing market areas, travel to work areas, broad rental market areas and the Local Enterprise Partnership area.
- This chapter highlights all the most relevant boundaries, and strengthens our commitment to work as a housing sub-region with all partners to identify and tackle housing issues.

### Changes over time

- Since our last SHMA update, several regional agencies have been disbanded, including Go-East and the Regional Housing Advisory Group. These groups supported comparison of approaches across the East of England and commissioned reports on issues like approaches to SHMAs, housing delivery rates, annual monitoring reports etc. The loss of this tier removes a level of comparison which is difficult to replace.
- Broad rental market areas have become more important as the new “affordable rent” product has been put in place, which sets rents on a different basis to previous affordable housing products. Therefore the link between BRMAs, local housing allowances and rent levels, have become more of an issue for our housing market area.
- Local Enterprise Partnerships have been set up, which involve a broader group of districts than previously and a different set of stakeholders and partners.
- CURDS has issued a report identifying housing market areas across the country.

### Geographical variation

- This chapter sets some context for geographical comparisons used later in other chapters of the SHMA.

### Future monitoring points

- Future SHMA updates will incorporate changes following Census 2011 results, which may affect some data used in this chapter.
- Changes to Government policy have affected definitions of market areas, especially through BRMAs, and will need monitoring over time to assess the effects of these broad areas in relation to affordability and rent setting by social landlords in future. More detail is included in Chapter 10, *Incomes and affordability*.

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## Section 2.1 Introduction

# Chapter 2: Defining our housing market area

## 2.1 Introduction

- This chapter brings together two chapters from the previous SHMA: namely
  - Chapter 6: Profile of the Cambridge sub-region; and
  - Chapter 7: Defining housing markets using commuting patterns
- For this SHMA update, Chapter 8: *Defining housing markets using ward price data* has been archived, though it is still available for reference at [www.cambridgeshireinsight.org.uk](http://www.cambridgeshireinsight.org.uk).
- As outlined in Chapter 1, seven districts are working in partnership to create and update our SHMA. However, housing markets and economic forces are no respecters of administrative boundaries, so it is important we are aware of and acknowledge different forces acting upon our residents, and on our neighbours' residents, in terms of housing and related issues.
- The chapter provides
  - How other boundaries link to and build on our local knowledge of market areas.
  - Data for our seven districts and surroundings which relates to the CLG methodology, including:
    - Background data about our aspects of our sub-region.
    - Maps of the sub-region and its districts.
    - Data on commuting patterns.
    - Maps of travel to work areas.
    - Relevant information from our five New Development Surveys.
- The 2010 CLG "Geography of housing market areas" sets out national boundaries for housing market areas. The Cambridge SHMA partnership continues to work on the basis of its seven local authority areas, which cover most of two housing market areas (Cambridge and St Edmunds) and a small section of the Peterborough housing market area defined by CLG. Please see section 2.2.4 for more detail.
- Some of the data in this chapter comes from the 2001 Census. This will be refreshed in the next SHMA update, when more detailed results become available.
- As the chapter brings two previous chapters into one document, the information has been ordered so it addresses one district at a time, rather than one issue at a time. The aim is to make it as easy as possible to locate the relevant data which readers seek.
- Links to relevant reports and guidance are set out in Section 2.4.
- Definitions of terms are set out in Section 2.5.

## Section 2.2 Facts and figures

### 2.2 Facts and figures

#### 2.2.1 The Cambridge sub-region's housing market area

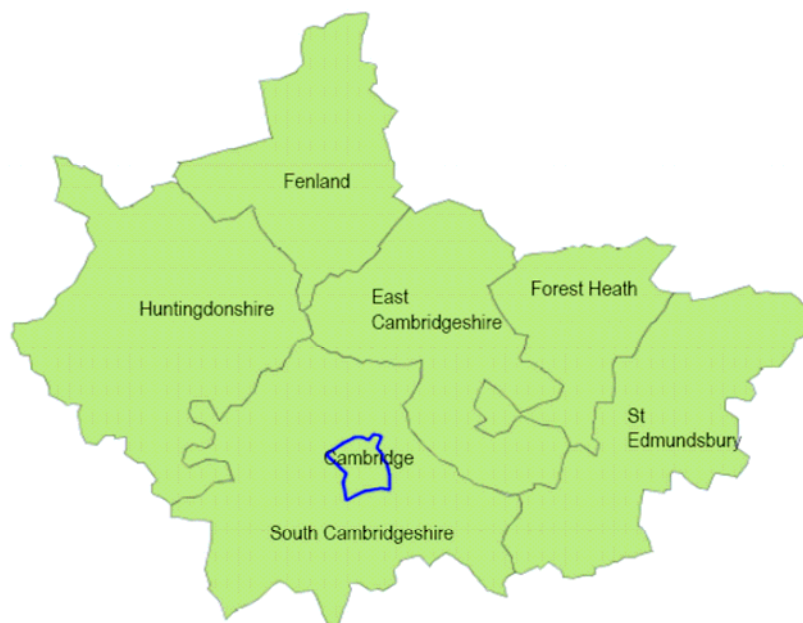
For an account of our partnership arrangements for the seven districts in our market area, please refer to Chapter 1, *Introduction and background*.

**Map 1 The Cambridge housing sub-region's geography**



Source: Hometrack

**Map 2 The Cambridge housing sub-region's districts**



Source: Modified from Hometrack

## Section 2.2 Facts and figures

### 2.2.2 Broad Rental Market Areas (BRMAs)

A BRMA is an area “within which a person could reasonably be expected to live having regard to facilities and services for the purposes of health, education, recreation, personal banking and shopping, taking account of the distance of travel, by public and private transport, to and from those facilities and services”. A BRMA must contain “residential premises of a variety of types, including such premises held on a variety of tenures”, plus “sufficient privately rented residential premises, to ensure that, in the rent officer’s opinion, the LHA for the area is representative of the rents that a landlord might reasonably be expected to obtain in that area”.<sup>1</sup>

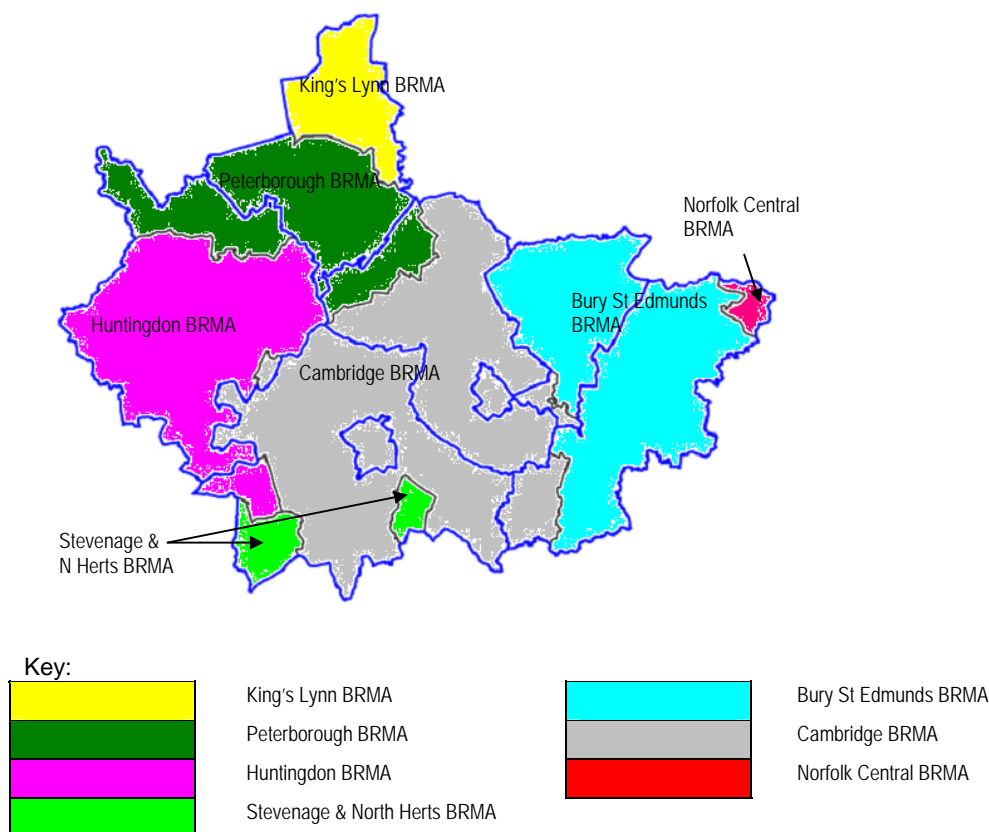
BRMAs identified in this SHMA update were implemented by the Valuation Office Agency (VOA) in July 2009. The geography of BRMAs is not the same as district geographies.

Please follow this link to find individual maps of BRMAs, prepared by the Valuation Office Agency in 2009 <http://www.voa.gov.uk/corporate/downloads/pdf/Cambridge.pdf>

Map 3 provides a comparison of district boundaries and BRMA boundaries, where they impinge on the local authorities within the Cambridge housing sub-region. District boundaries are highlighted in blue.

#### Map 3 Comparing district and Broad Rental Market Area boundaries

Broad Rental Market Areas are shown with black boundaries and bright shading as per the key, names of BRMAs are provided in black text. District boundaries are shown with thick blue lines (see also Map 2)



<sup>1</sup> Rent Officers (Housing Benefit Functions) Amendment (No.2) Order 2008



## Section 2.2 Facts and figures

### 2.2.3 The Greater Cambridge–Greater Peterborough Local Enterprise Partnership (LEP)

The Greater Cambridge–Greater Peterborough Enterprise Partnership was given the green light by Government in October 2010, following the submission of a bid in September 2010.

The LEP has been created to help drive forward sustainable economic growth in our area – with local business, education providers, the third sector and the public sector working together to achieve this.

The LEP's goal is to create an economy with 100,000 major businesses and create 160,000 new jobs by 2025, in an internationally significant low carbon, knowledge-based economy balanced wherever possible with advanced manufacturing and services.

Strategic areas of focus are:

- Skills and employment
- Strategic economic vision, infrastructure, housing and planning
- Economic development and support for high growth business
- Funding, including EU funding, regional growth funding and private sector funding.

The GC-GP LEP area currently has a population of 1.3 million people, which is estimated to grow to 1.5 million by 2031. We host a number of globally significant business clusters, world class research capacity linked to our universities, a number of thriving market towns, and is the UK's leader in agriculture, food and drink. The area boasts 700,000 jobs, 60,000 enterprises and generates £30 billion per annum.

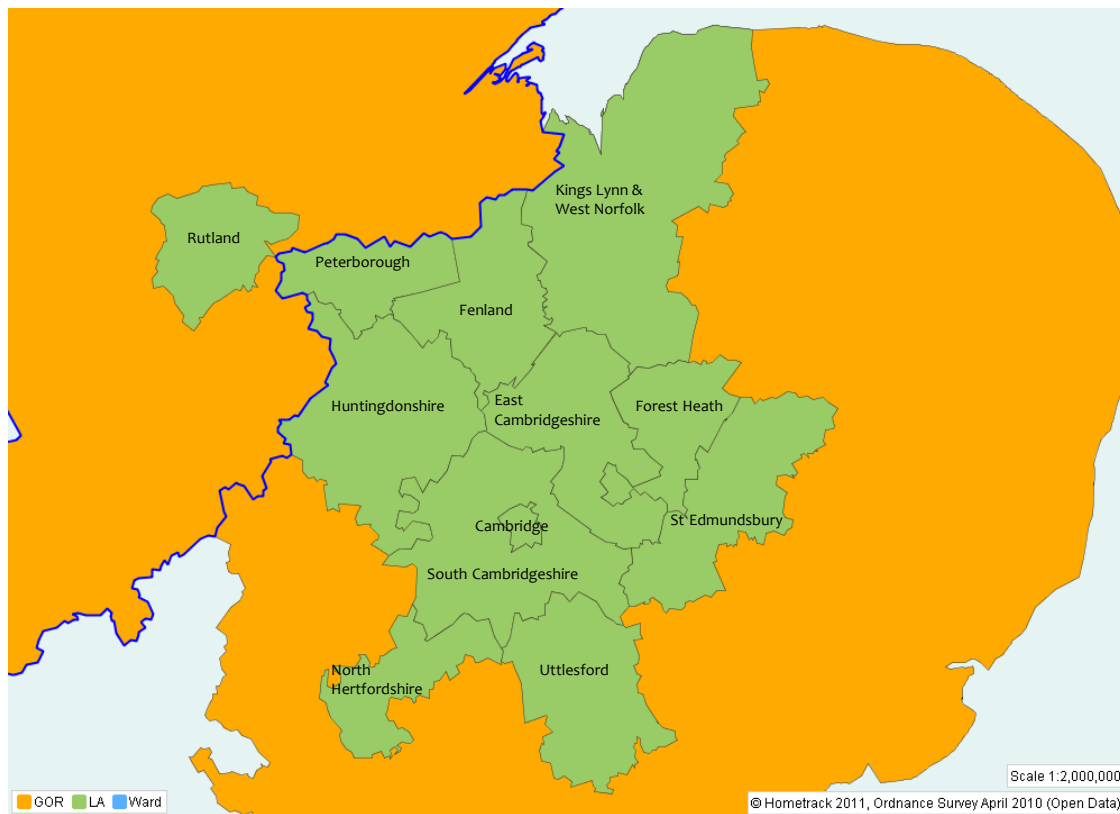
**Map 4 Greater Cambridge–Greater Peterborough LEP geography**



Source: Hometrack

## Section 2.2 Facts and figures

**Map 5 The Greater Cambridge–Greater Peterborough LEP districts**



Source: Hometrack (blue line denotes regional boundary)

### 2.2.4 Geography of housing market areas, 2010

In 2010 a report and supporting documents about the geography of housing market areas, researched by Heriot-Watt University, University of Newcastle and University of Manchester was published by CURDS (Centre for Urban and Regional Development Studies). The task was to construct a set of boundaries for housing market areas across England. A link to the full report is included in section 2.4.

A key objective was that this geography supports those planning for housing with a clear spatial structure to help them do their job. Specifically, it would provide a base to assess likely outcomes for housing affordability as a result of strategic choices on the location of new housing supply. In this way a robust and practically acceptable definition of housing market areas would enable equitable comparisons of market conditions across the country.

The research aimed to produce the first rigorously defined geography of housing market areas taking account of all the three strands of evidence, namely commuting, migration and house prices. The key focus of the research, and its likely policy application, was the owner-occupied sector.

Within England, the research defined a set of 75 framework housing market areas, with 280 local housing market areas nested within them. The upper tier of framework housing market areas are useful in providing

- a longer term overview of projected household changes
- transport connectivities
- housing land availability
- housing market change
- urban capacity

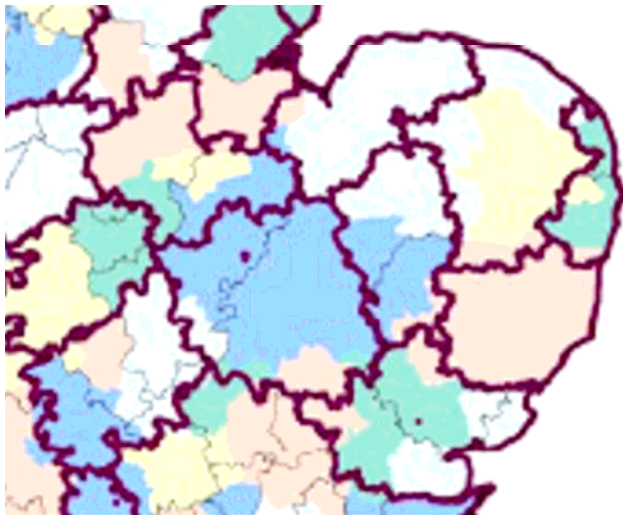
## Section 2.2 Facts and figures

...thereby addressing major initiatives like growth areas. As such it provides areas suitable for delivering a strategic planning framework.

A 'gold' and 'silver' standard set of boundaries were produced. Both tiers require local authorities to establish appropriate partnership working. Both aim to encourage local authorities to be less insular in their thinking and to take better account of the realities of cross-boundary issues in their analyses and policy development.

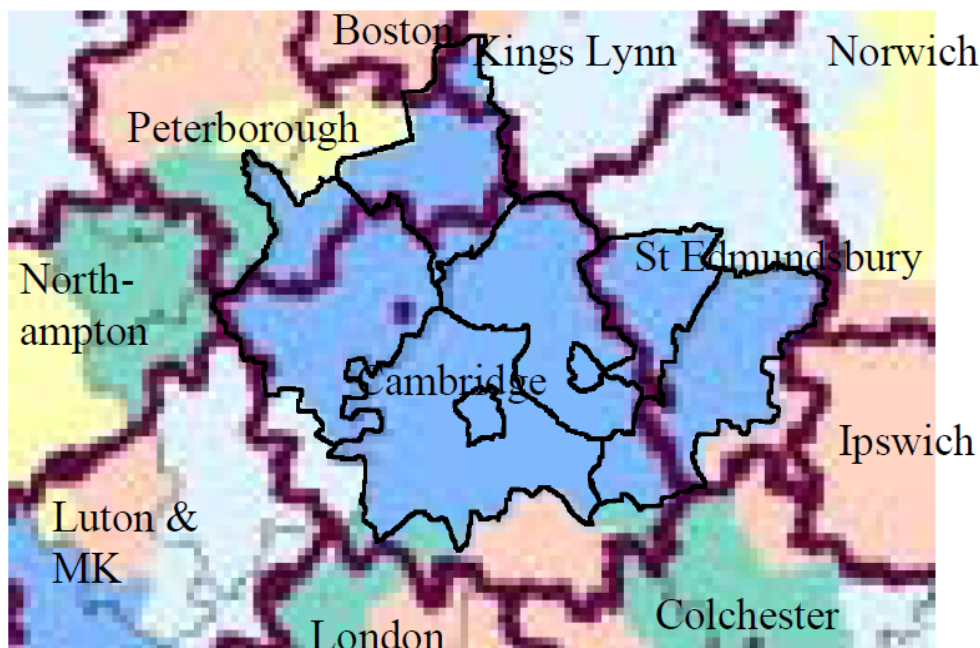
Map 6 sets out the report's recommended boundaries "after being considered on theoretical, technocratic and spatial planning considerations". Map 7 focuses on the Cambridge sub-regional area. Maps for the whole of England are available using the links provided in Section 2.4 below.

**Map 6 Lower tier based on migration (50%) within commuting-based upper tier (77.5%) known as the CURD's "gold standard"<sup>2</sup>. Gold standard boundaries are in thick maroon.**



Source: CURDS

**Map 7 Map showing boundaries for our seven districts (blue area, black lines) with CURD's HMA boundaries (maroon lines) and names (in black text)**



Source: Modified from CURDS

<sup>2</sup> shading denotes existing housing sub-regions



## Section 2.2 Facts and figures

Map 7 highlights some key issues for our SHMA area, and for potential partnership working with our neighbours both on the methods used and the outcomes of our strategic housing market assessments. The CURD's Cambridge HMA covers a slightly different area to the partnership area we currently work within. The Cambridge HMA is bounded by:

- London HMA to the south
- Colchester to the South East
- Bury St Edmunds to the East
- Kings Lynn and West Norfolk to the North East
- Peterborough to the North
- Luton and Milton Keynes to the West, and
- A small boundary onto Northampton in the North West.

For our housing sub-region, some highlights to note include:

- The whole of Cambridge, East Cambridgeshire and South Cambridgeshire fall within CURD's Cambridge HMA area
- Huntingdon, Newmarket, Haverhill and Royston all fall into CURD's Cambridge HMA.
- Much of Fenland, including March and Whittlesey fall into Peterborough's HMA, along with the north part of Huntingdonshire.
- A small area of north Fenland falls into Kings Lynn's HMA.
- Much of Forest Heath and St Edmundsbury fall into a new St Edmunds HMA, along with Thetford to the East.

Although the boundaries identified by CLG are useful to be aware of when considering our housing markets, the issues of north Huntingdonshire and North Fenland are already accommodated by involvement in the Peterborough HMA. For St Edmundsbury and parts of Forest Heath, throughout the SHMA we have kept a separate account for our two Suffolk partners (as for the five Cambridgeshire districts) to specifically enable them to analyse data separately as and when necessary.

As a partnership we are aware of the pulls of mid Suffolk districts both to the East and the West, however our current joint working arrangements work well provided we are aware of influences across our borders. The main implication of this new set of maps, is to reinforce and support our need to work with neighbouring housing market areas, sharing our approach to identifying housing needs, and to the outcomes of our individual assessments. Wherever a boundary is drawn, a neighbour will fall "outside" the area in question.

Overall the definition of housing market areas is an imprecise science. However, based on our awareness of forces acting in our area, the CURDS work builds on our knowledge of the inter relationship of housing markets and strengthens our resolve to share approaches and data with neighbouring housing market areas.

® In future we will contact and work to share good practice further with our neighbouring housing market areas, as identified on Map 7.

## Section 2.2 Facts and figures

### 2.2.5 Travel to Work Areas

For those involved in labour market analysis and planning, it is useful to be able to identify labour market areas. These zones (known as travel to work areas) are defined so the bulk of the resident population also works in the same area.

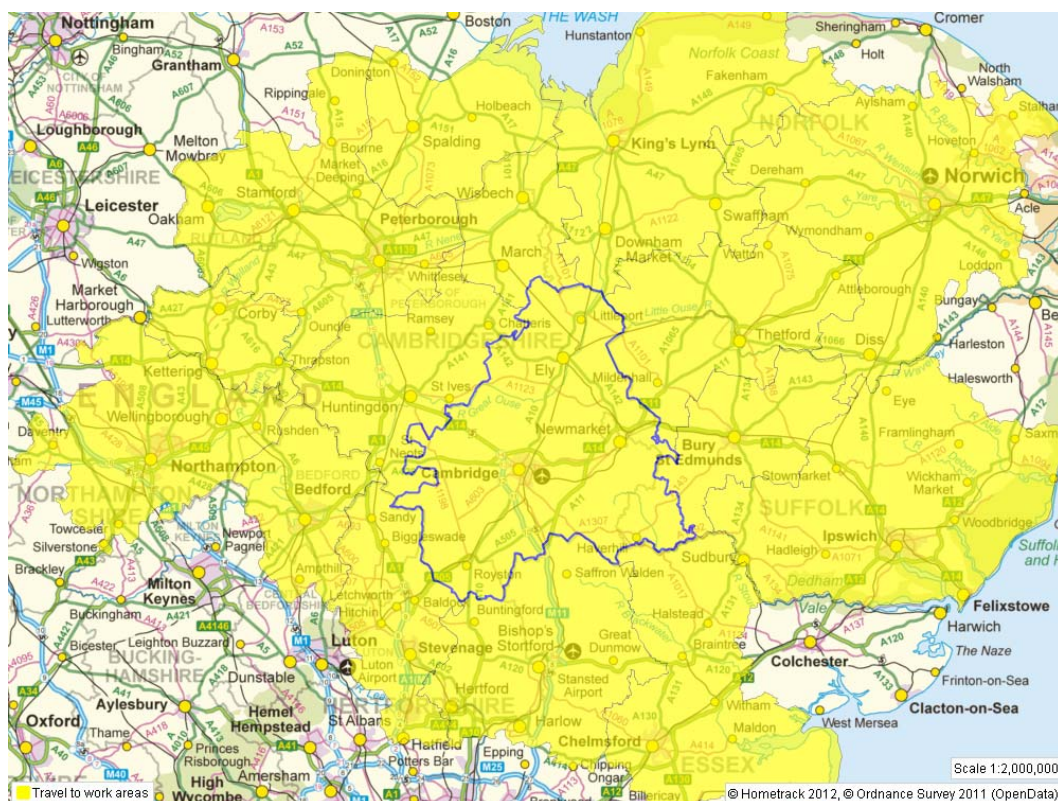
This requires the analysis of commuting patterns which the Office for National Statistics (ONS) has worked with Newcastle University on, applying a complex process to define a national set of Travel to Work Areas (or TTWAs).

The fundamental criterion is that, of the resident economically active population, at least 75% actually work in the area, and also, that of everyone working in the area, at least 75% actually live in the area. The resulting pattern is that, although the definitive minimum working population in a Travel to Work Area is 3,500, many are much larger - indeed, the whole of London and surrounding area forms one Travel to Work Area.

The 243 current Travel to Work Areas were defined in 2007 using 2001 Census information on home and work addresses, and are based on Lower Layer Super Output areas in England and Wales, data zones in Scotland, and Super Output Areas in Northern Ireland.

We see once again a reduction in the number of Travel to Work Areas as the trend in more and longer distance commuting increases: in 1991 there were 314 Travel to Work Areas and in 1981, 334. Source: [http://www.statistics.gov.uk/geography/beginners\\_guide.asp](http://www.statistics.gov.uk/geography/beginners_guide.asp)

**Map 8 Map of local TTWAs taken from Hometrack (with OS background) <sup>3</sup>**

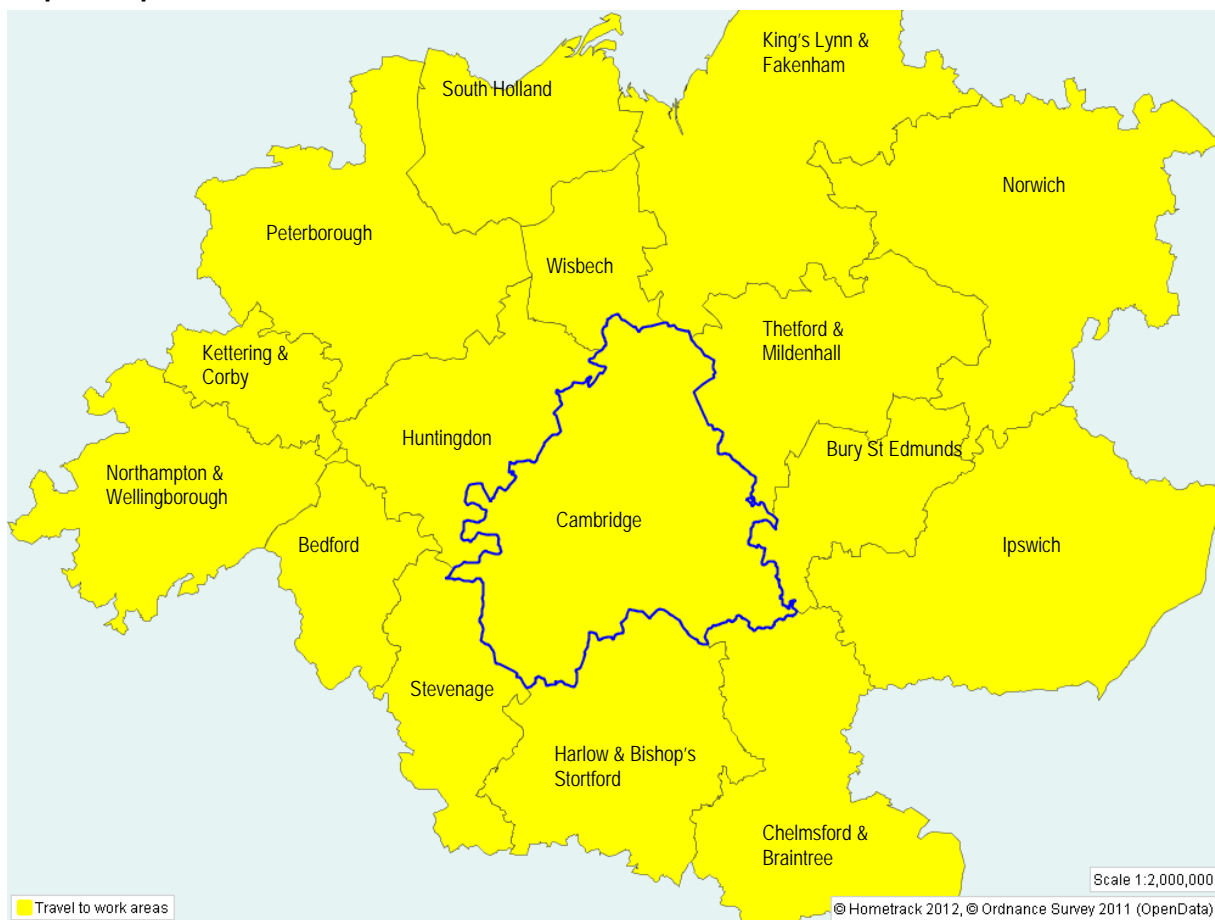


Source: Hometrack (blue line denotes boundary of Cambridge TTWA. Other TTWA areas boundaries shown with grey lines)

<sup>3</sup> Blue boundary denotes the Cambridge TTWA

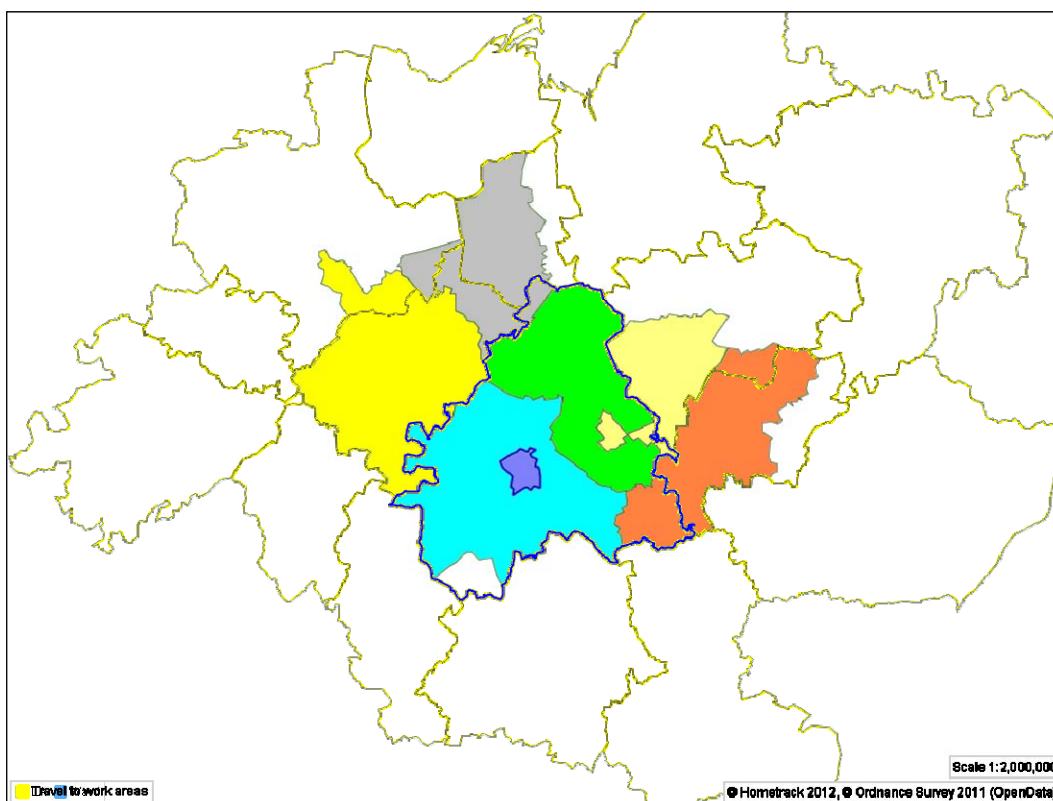
## Section 2.2 Facts and figures

**Map 9 Map of local TTWAs with area names**



Source: Hometrack

**Map 10 TTWAs compared to district boundaries** (Cambridge TTWA boundary in blue, others grey)



## Section 2.2 Facts and figures

### 2.2.6 Data from five “new development surveys” across the sub-region

Since 2006 districts in our sub-region have been carrying out postal surveys of new housing developments, to identify some of the factors affecting peoples’ choices when they move to a new homes; particularly a new home on a new development site.

Five such surveys have now been completed which enable us to learn about the choices made by many new residents living in our housing sub-region. Although the number of surveys sent out and response rates have varied, we now have a total of 2,449 responses to analyse, a sample size considered large enough to obtain statistically robust results.

For comparison, to survey the population of Cambridgeshire a sample of 1,100 is usually taken. These 1,100 responses give a ‘survey error’ of plus or minus 3% at the 95% confidence level. So if all 1,100 people answer a yes/no question and 50% of people answer ‘yes’ then we can be 95% certain that if we surveyed the entire population of Cambridgeshire, the proportion who would answer ‘yes’ to the question would be between 47% and 53%.

Amalgamating the results of these five surveys is useful, though it should also be noted they were conducted separately over a 6 year period

**Table 1. New development surveys and response rates**

Survey of	Year of survey	Number of surveys sent out	Number of responses received	% response rate
Cambourne	2006	2,012	816	41%
Huntingdonshire	2007	1,710	702	41%
East Cambridgeshire	2010	1,473	462	31%
Fenland	2010	851	169	20%
St Edmundsbury	2011	900	300	33%
Total		6,946	2,449	35%

Source: New Development Surveys, see section 2.4

Among other issues, the surveys asked about:

- The region people moved from and to, to live on the new housing development
- The distance people moved to live on the new housing development
- Reason(s) for moving
- Changing tenure – or not
- Plans to stay
- Place of work
- Distance travelled to work

These issues are most relevant to this chapter of the SHMA and results are summarised below. This information is provided partly to test and compare to other data in this chapter, and partly to start to assess whether the choices of people moving on to new housing developments are similar to the choices made by other home movers. A separate report, available at <http://www.cambridge.gov.uk/public/docs/comparing-five-new-development-surveys.pdf> is available which sets out more detail on the comparison of the five surveys. Section 2.4 includes links to the full, individual surveys.

Overall, by comparing results of the five surveys, we can conclude that:

- Over all five surveys, some 44% of moves on to a new housing development were made within the same district, and 16% of moves were made within the relevant county (that is, Cambridgeshire or Suffolk). Only 3% of movers were from outside the UK.



## Section 2.2 Facts and figures

- Excluding Cambourne, the overall pattern of moves were 50% within the “host” district; 11% within the same county; 18% within the region; 18% outside the region (but within the UK) and 2% from overseas. (Cambourne saw higher proportions of residents moving from further away.)
- In terms of distances people moved to live on the new housing developments; 59% of moves were of less than 20km and 39% moved more than 20km.
- The top reason for moving to a new housing development was to find a larger or smaller home, representing a third (33%) of responses overall. “Setting up own home” was the second most common reason at 22% of all responses. The third most common reason was to be nearer job / new job, representing 20% of responses.
- Changing tenure – or not. Of the 2,339 movers who specified the tenure they live in before (“from”) and their current tenure (“to”) over the five surveys; a total of 1,472 respondents stayed with the same tenure as before (63%). 867 respondents (37%) changed tenure when they moved to the new home. The largest proportion of “tenure movers” changed between private renting and owner occupation, with 211 households (9%) moving from private rented to owner occupation and 132 households (6%) moving from owner occupation to private rented.
- A large proportion (31%) of respondents who answered the question about their plans to stay, had plans settle for more than 5 years on that development. Only 12% planned to stay for less than 12 months.
- The highest proportion of respondents in each survey lived and worked in the “host” district.
  - In Cambourne, 35% of respondents both live and work in South Cambridgeshire, closely followed by 28% who work in Cambridge. A higher proportion of Cambourne residents work further from home than other survey respondents.
  - In East Cambridgeshire, 32% of respondents live and work within the district while 29% work in Cambridge. An unusually low proportion of East Cambridgeshire residents work further afield (i.e. outside the sub housing region).
  - In Fenland, 56% of respondents live and work within the district. Peterborough is the second most common work location, at 11%.
  - In St Edmundsbury, 45% of respondents live and work within the district. Cambridge was the workplace for 16% of respondents. St Edmundsbury shows the highest proportion of residents travelling elsewhere in the UK to work, at 12%.
- New development residents most commonly travel 10km to 20km to get to work, looking at all the surveys. This accounts for 831 (27%). Next most common distances to travel are (a) between 20km and 30km, at 439 responses or 15%; and (b) less than 2km at 442 or 15%.

More detailed results are included at section 2.7. A full report is available at [\(add link\)](#).

### 2.2.7 Individual district profiles

The following sections include data on the residence of the workplace population for each district in our housing sub-region, based on Census 2011 data. Please note; the black and white maps on the following pages all carry the following notice:

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In order to save space we have reproduced it here, once only.

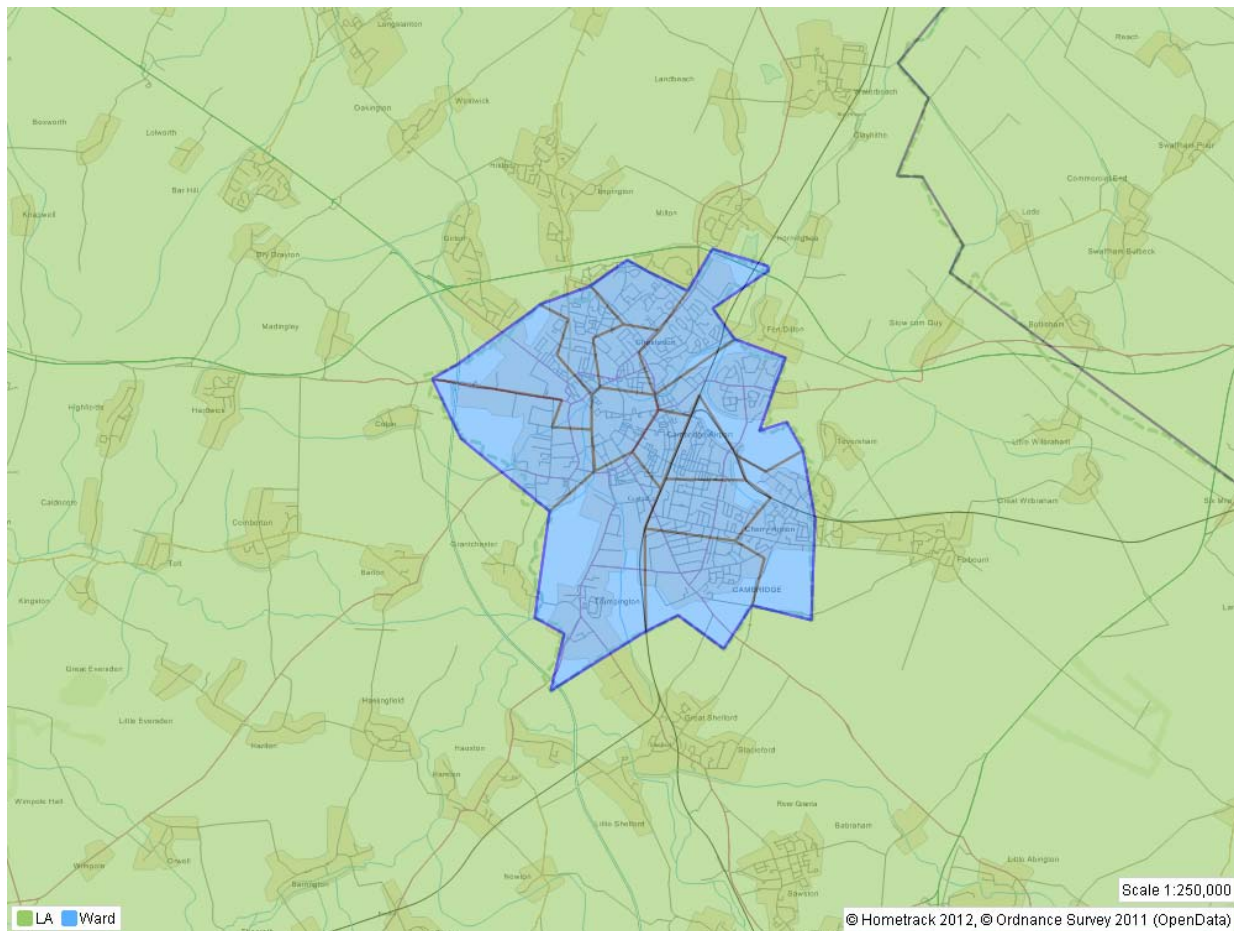


## Section 2.2 Facts and figures

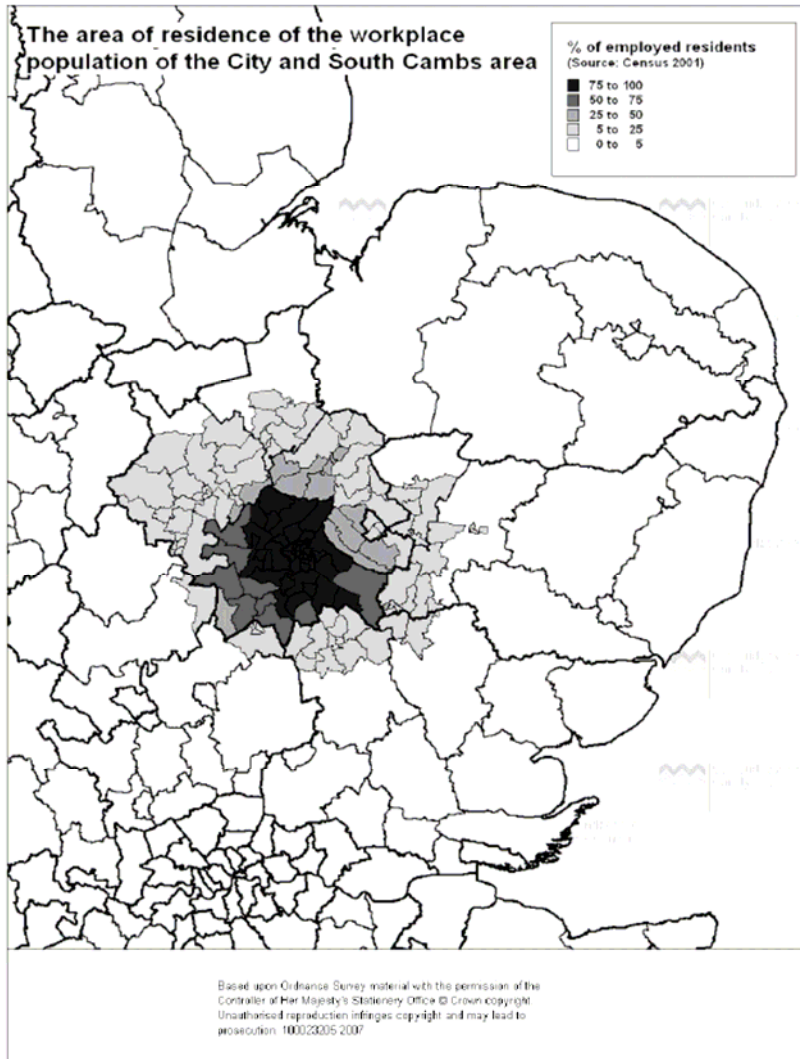
### 2.2.8 Cambridge

- Cambridge falls wholly within the Cambridge BRMA (shaded grey on Map 3).
- It is one of the twelve districts making up the Greater Cambridgeshire-Greater Peterborough LEP (see Map 5).
- Cambridge falls wholly within the CURDS Cambridge housing market area (see Map 7).
- Cambridge falls wholly within the Cambridge TTWA (see Map 10).

**Map 11 Cambridge geography: district and ward boundaries**



## Section 2.2 Facts and figures

**Map 12 The residence of workplace population: Cambridge and South Cambridgeshire**

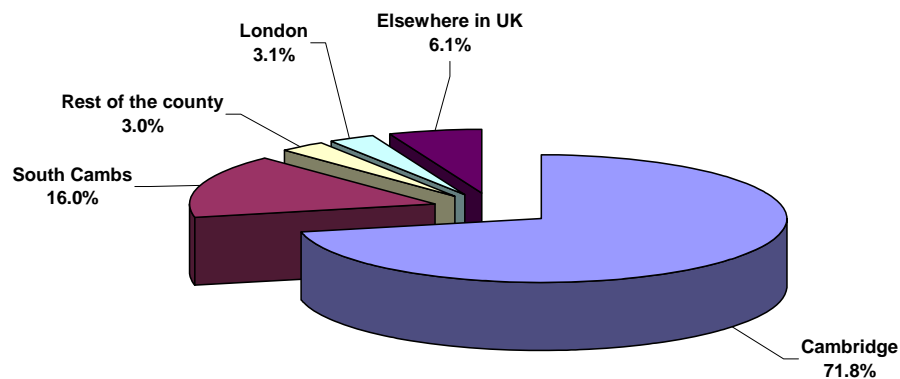
Providing 142,800 workplace population jobs in 2001, the overlapping labour markets of Cambridge and South Cambridgeshire dominate the southern parts of our housing sub-region.

Map 12 shows that within the Cambridge and South Cambridgeshire districts most wards have 50% or more of their employed residents working locally. There is just one ward where the percentage drops to 25%-50%.

In terms of the sphere of influence outside the two Districts there are a small number of wards where between 25% to 50% of employed residents commute to the City/South Cambridgeshire. Most of these are in East Cambridgeshire, with some limited influence in east Huntingdonshire. No wards in Fenland, Forest Heath, St Edmundsbury, Uttlesford, Braintree, North Hertfordshire or Mid Bedfordshire contribute more than 25% of their employed residents to the 'greater Cambridge' workforce. This challenges the common view that Cambridge attracts a large share of daily commuters who live in Huntingdonshire and even Peterborough City. However, although shares are generally low, there are still relatively high numbers of commuters.

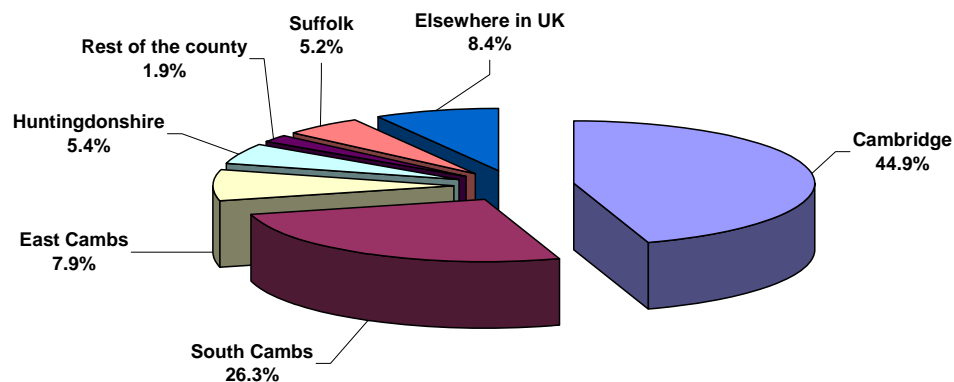
## Section 2.2 Facts and figures

**Fig 1 Commuting flows: Workplace of Cambridge City employed residents**



Source: <http://www.cambridgeshire.gov.uk/NR/rdonlyres/07A47622-9964-445F-9D3A-23940017EB4C/0/Section4.pdf>

**Fig 2 Commuting flows: Origin of Cambridge City workforce**



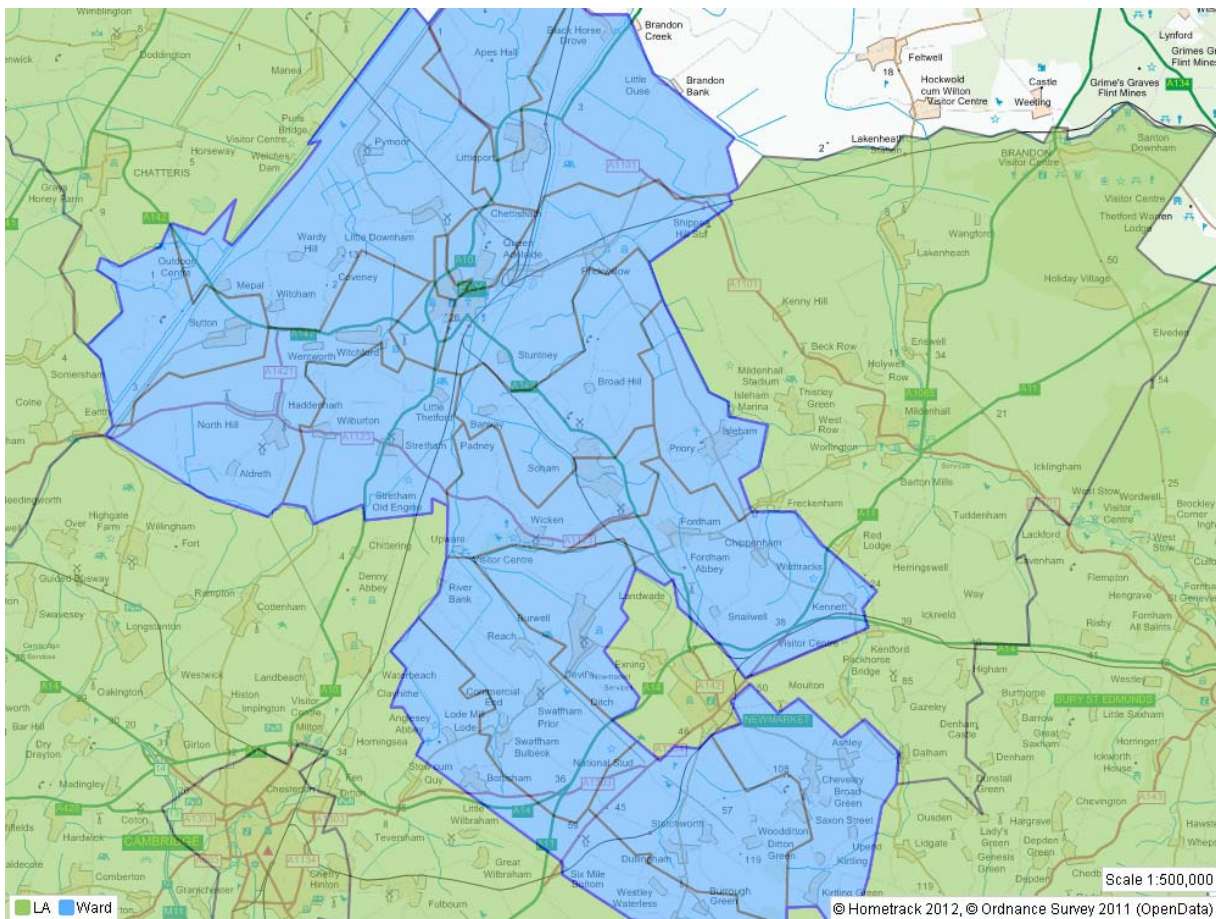
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## Section 2.2 Facts and figures

### 2.2.9 East Cambridgeshire

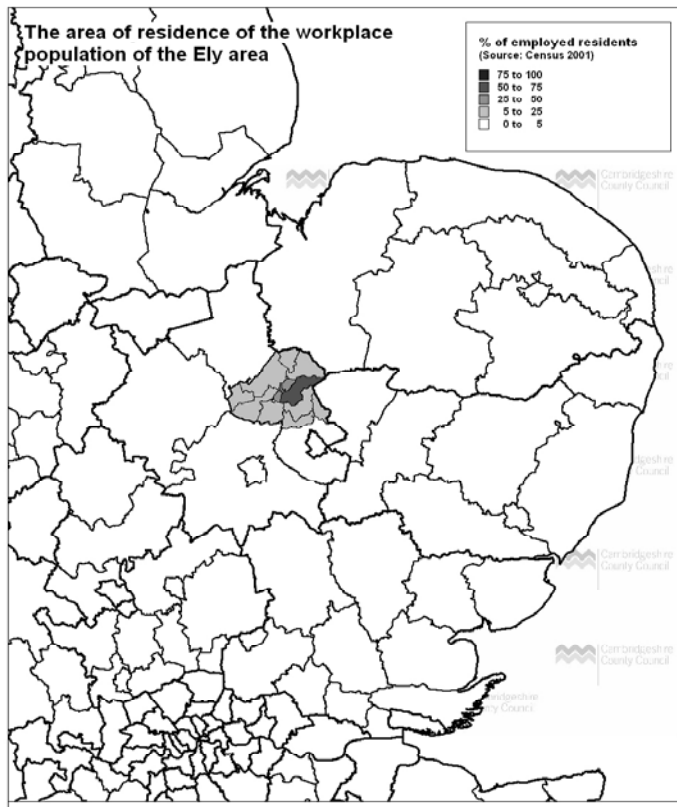
- East Cambridgeshire falls mostly within the Cambridge BRMA (shaded grey in Map 3). However a north-eastern part of the district falls into the Peterborough BRMA (shaded dark green in Map 3).
- East Cambridgeshire is one of the twelve districts making up the Greater Cambridgeshire-Greater Peterborough LEP (see Map 5).
- East Cambridgeshire falls wholly within the CURDS Cambridge housing market area (see Map 7).
- East Cambridgeshire falls wholly within the Cambridge TTWA (see Map 10).

**Map 13 East Cambridgeshire geography: district and ward boundaries**





## Section 2.2 Facts and figures

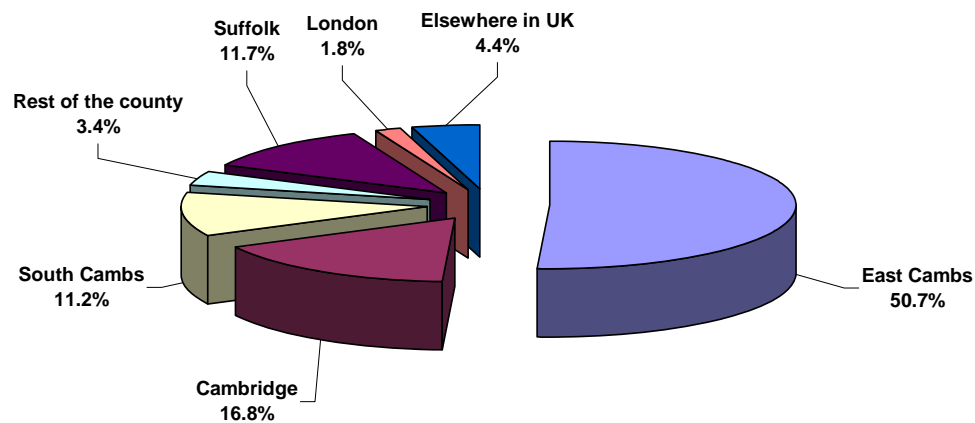
**Map 14 The residence of workplace population: Ely, East Cambridgeshire**

Ely is the largest market town in East Cambridgeshire. It recorded a surplus of 'workplace jobs' in 2001 as compared with employed residents. However, the accompanying 'commuting map' indicates that the labour market is very tight; it is totally enclosed within East Cambridgeshire. This means that no ward in another District has more than 5% of its employed residents working in the city. The labour market looks to the north and west predominantly, rather than to the south.



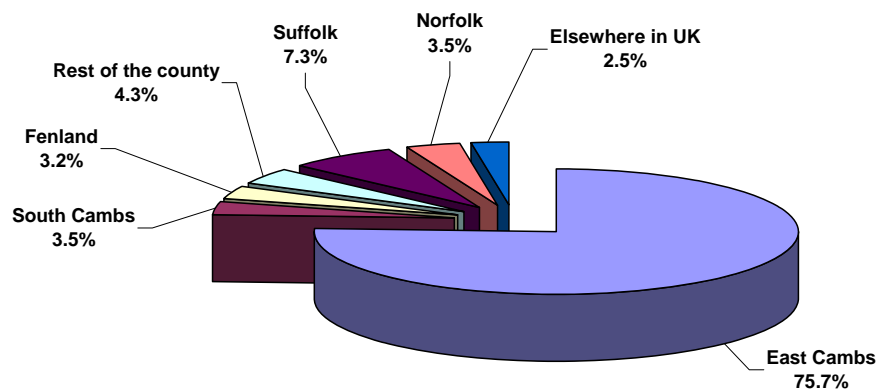
## Section 2.2 Facts and figures

**Fig 3 Commuting flows: Workplace of East Cambridgeshire employed residents**



Source: <http://www.cambridgeshire.gov.uk/NR/rdonlyres/07A47622-9964-445F-9D3A-23940017EB4C/0/Section4.pdf>

**Fig 4 Commuting flows: Origin of East Cambridgeshire workforce**



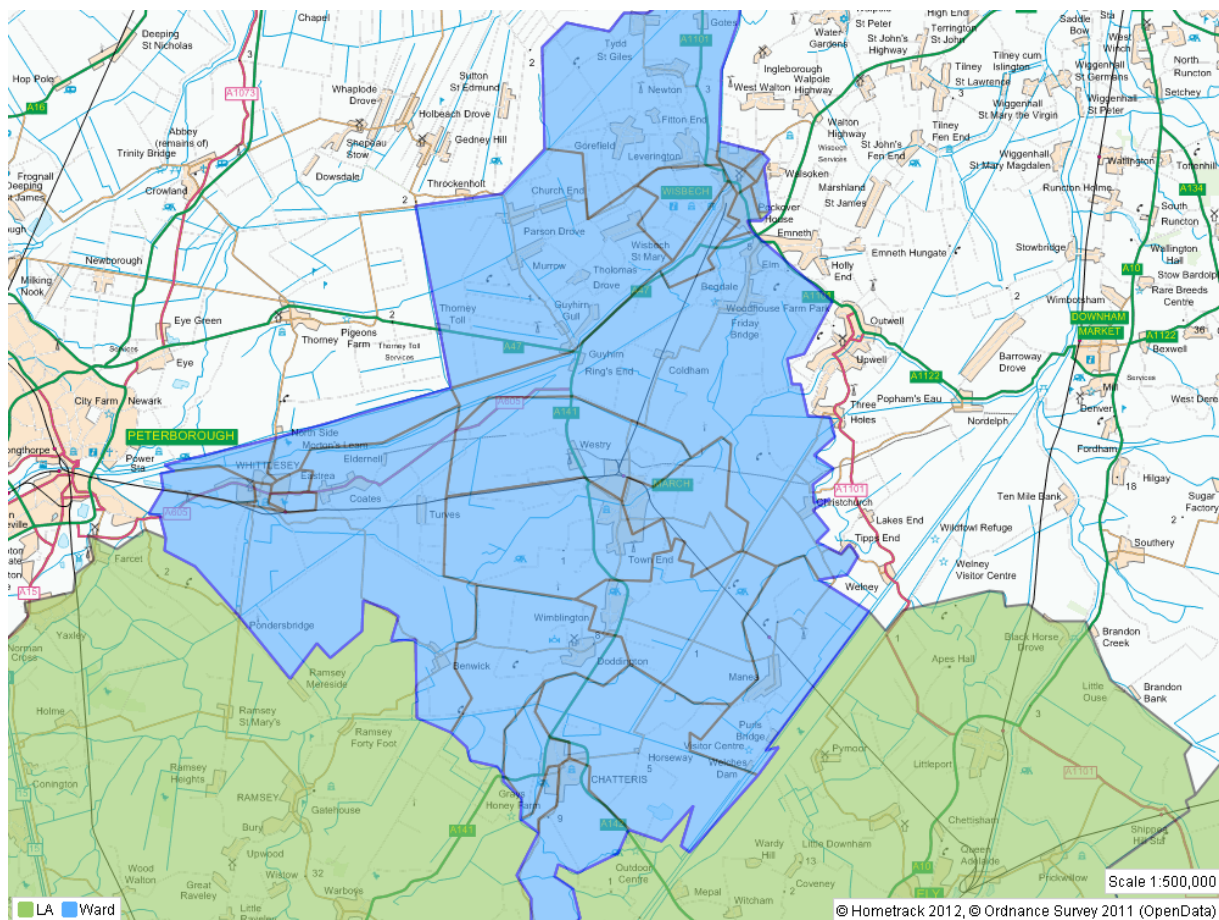
Source: <http://www.cambridgeshire.gov.uk/NR/rdonlyres/07A47622-9964-445F-9D3A-23940017EB4C/0/Section4.pdf>

## Section 2.2 Facts and figures

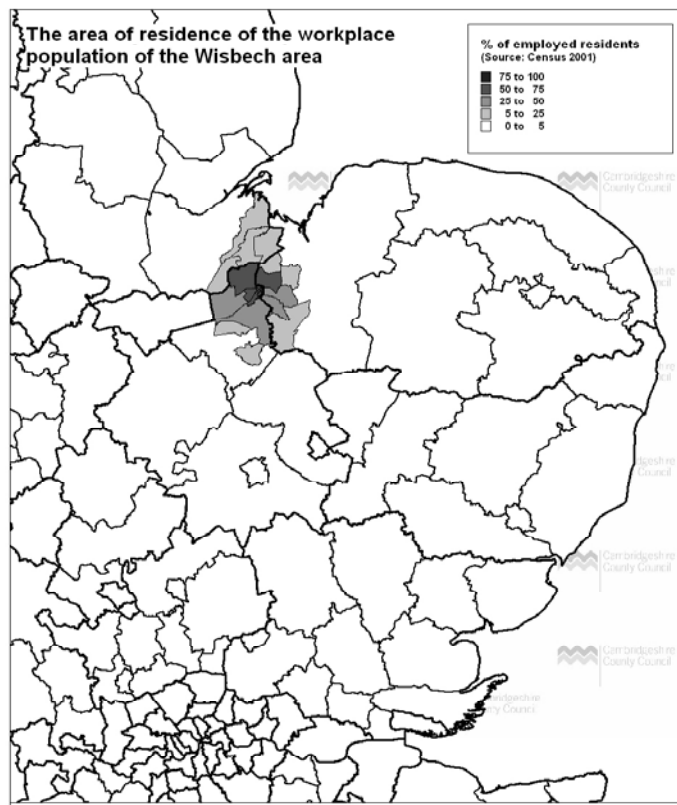
### 2.2.10 Fenland

- Fenland falls into two BRMAs: Peterborough and King's Lynn ((shaded dark green and yellow respectively on Map 3).
- Fenland is one of the twelve districts making up the Greater Cambridgeshire-Greater Peterborough LEP (see Map 5).
- Fenland falls into three of the CURDS housing market areas, namely King's Lynn to the north, Peterborough for the central area, and Cambridge to the south east (see Map 7).
- Fenland falls mainly within the Wisbech TTWA, with the far west part of the district falling into Peterborough's TTWA, the south west is in Huntingdon's TTWA and a small area to the south east is in Cambridge's TTWA (see Map 10).

**Map 15 Fenland geography: district and ward boundaries**

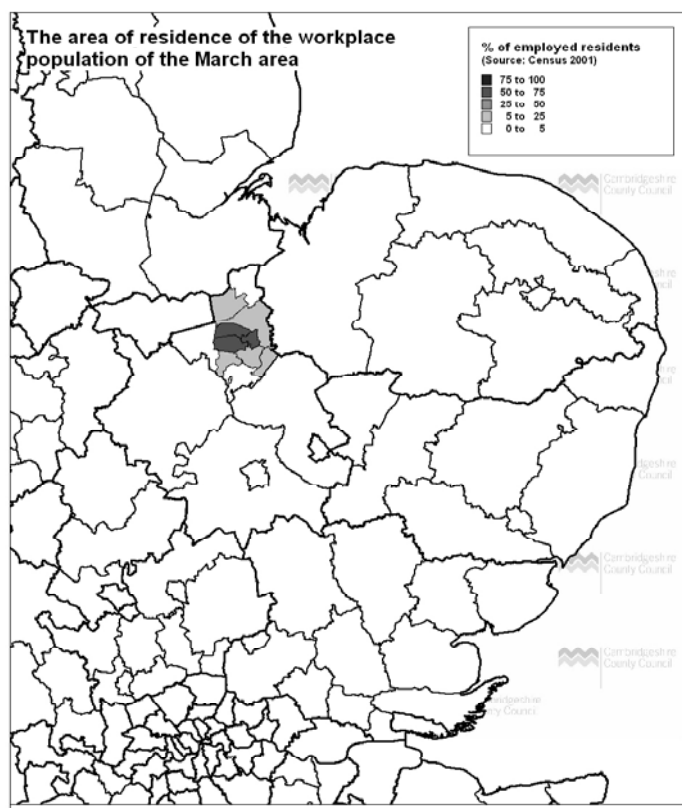


## Section 2.2 Facts and figures

**Map 16 The residence of workplace population: Wisbech in Fenland**

Wisbech is the largest employment centre in Fenland and had net in-commuting in 2001. The 'employment centre' analysed for this report includes adjoining wards in Norfolk, (West Walton). The market town clearly acts as a jobs centre for not only Cambridgeshire, but also western Norfolk and, to a lesser extent, parts of South Holland District in Lincolnshire. The Wisbech labour market covers a number of Fenland wards south of the town, but none in East Cambridgeshire or Peterborough.

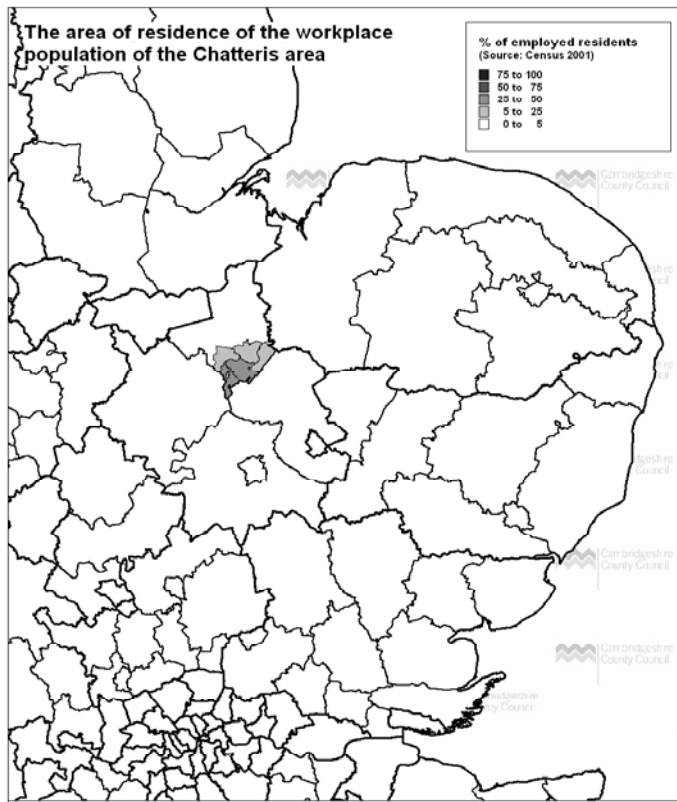
## Section 2.2 Facts and figures

**Map 17 The residence of workplace population: March in Fenland**

The labour market linked to March is totally confined within Fenland. It extends to the edge of Chatteris and north to Wisbech. Despite the presence of a railway station, there is very little in-commuting from Peterborough or East Cambridgeshire; no ward in either District contributed even a 5% share of their employed residents to work in March.

## Section 2.2 Facts and figures

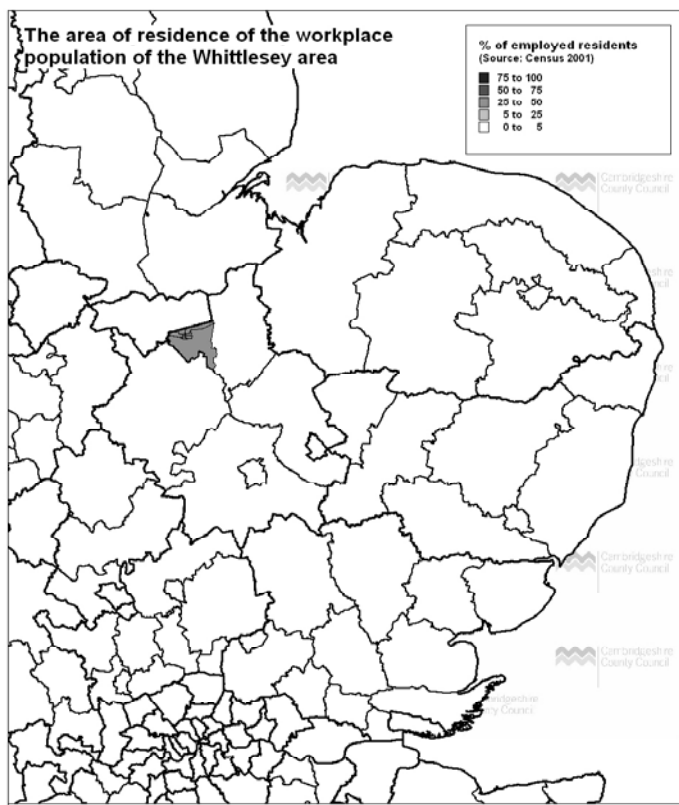
**Map 18 The residence of workplace population: Chatteris in Fenland**



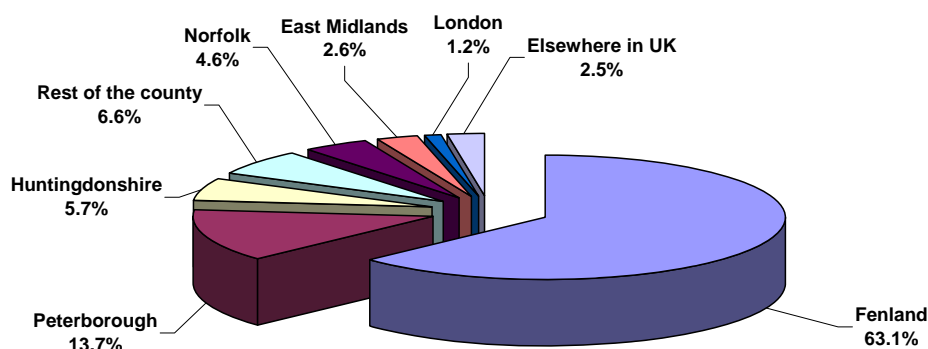
The commuting hinterland of Chatteris is extremely tight. Despite its location on the Fenland boundary, no ward outside of Fenland contributed more than 5% of its employed residents to the Chatteris labour force.



## Section 2.2 Facts and figures

**Map 19 The residence of workplace population: Whittlesey in Fenland**

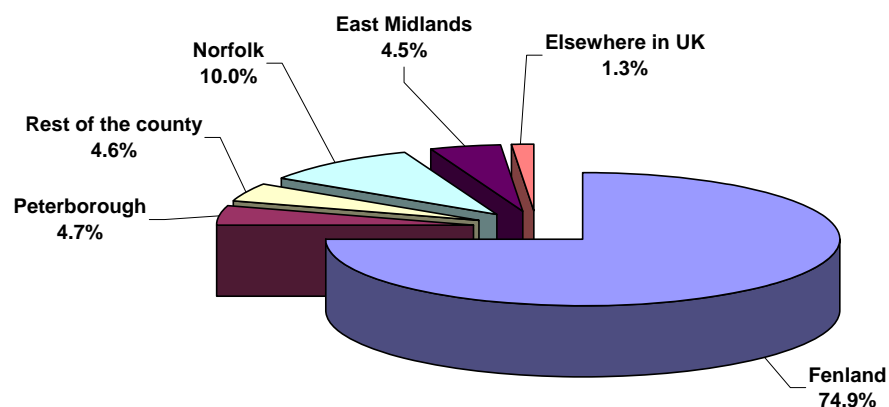
The fourth market town in Fenland, Whittlesey, is located to the south-east of Peterborough. The map indicates an almost totally enclosed labour market in terms of in-commuting; no ward outside of the 7 wards constituting the Whittlesey labour market contributed even 6% of its employed residents as commuters to the area in 2001. However, as recorded under 'Peterborough', the Whittlesey wards collectively contributed between 25% and 50%, (39%) of their employed residents as part of the Peterborough workforce.

**Fig 5 Commuting flows: Workplace of Fenland employed residents**

Source: <http://www.cambridgeshire.gov.uk/NR/rdonlyres/07A47622-9964-445F-9D3A-23940017EB4C/0/Section4.pdf>

## Section 2.2 Facts and figures

**Fig 6** Commuting flows: Origin of Fenland workforce

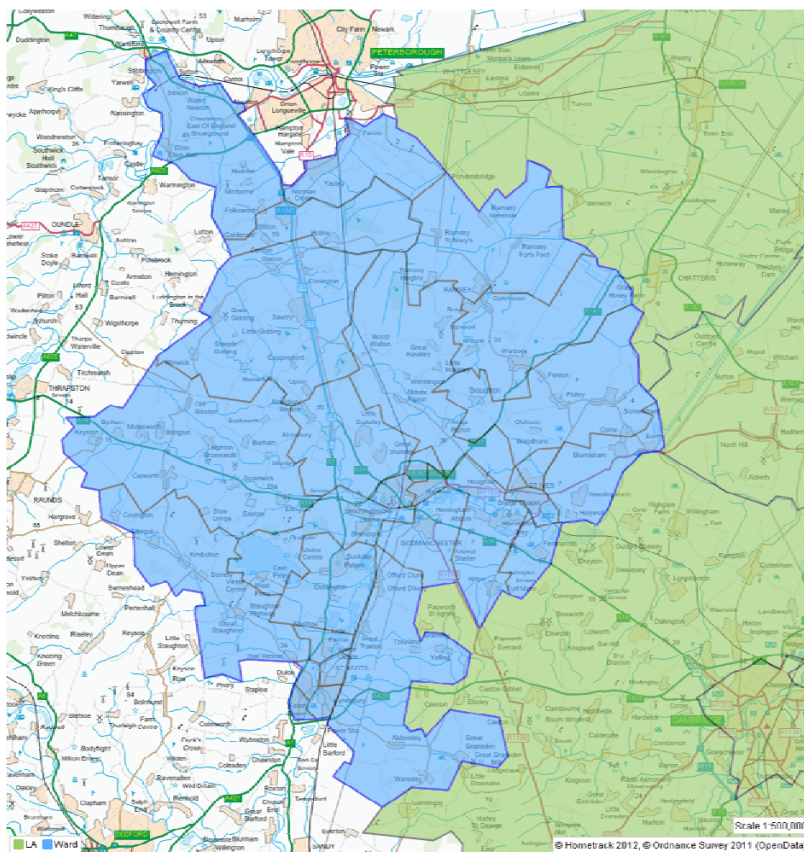


Source: <http://www.cambridgeshire.gov.uk/NR/rdonlyres/07A47622-9964-445F-9D3A-23940017EB4C/0/Section4.pdf>

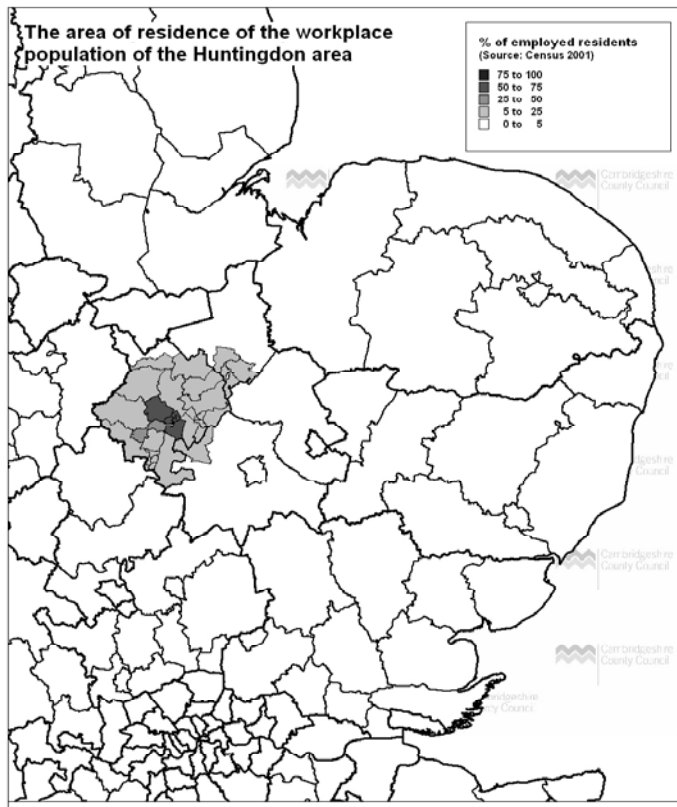
## Section 2.2 Facts and figures

## 2.2.11 Huntingdonshire

- Huntingdonshire falls mainly into the Huntingdon BRMA (shaded pink) with a northern area in Peterborough's BRMA (shaded dark green). A tiny area on the eastern edge of Huntingdonshire falls into Cambridge's BRMA (shaded grey) (see Map 3).
- Huntingdonshire is one of the twelve districts making up the Greater Cambridgeshire-Greater Peterborough LEP (see Map 5).
- Huntingdonshire falls mainly within the CURDS Cambridge housing market area, an area in the north west is in Peterborough's market area (see Map 7).
- Huntingdonshire falls mainly within the Huntingdon TTWA, again with a northern zone falling into Peterborough's TTWA (see Map 10).

**Map 20 Huntingdonshire geography: district and ward boundaries**

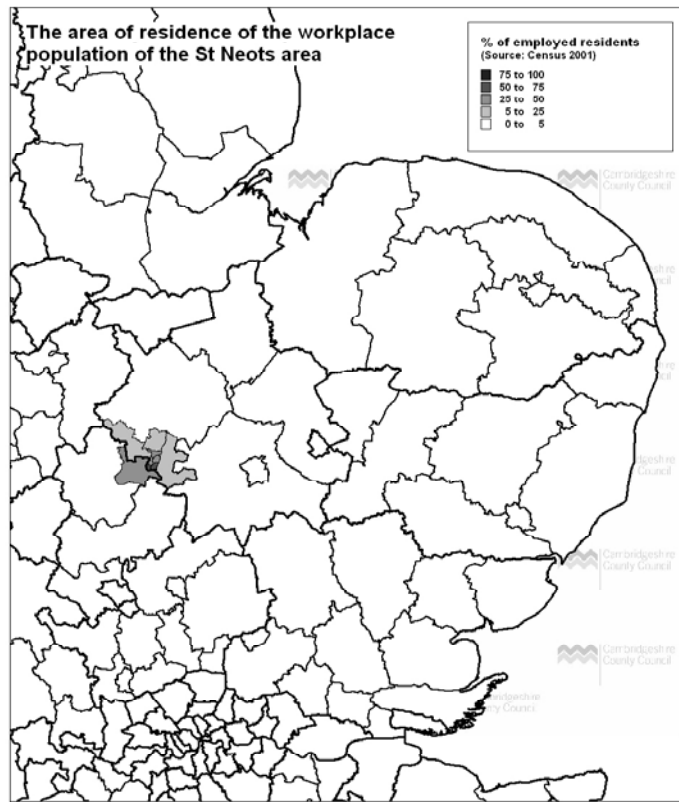
## Section 2.2 Facts and figures

**Map 21 The residence of workplace population: Huntingdon in Huntingdonshire**

The Huntingdon employment area covers not only the market town, but also Godmanchester, Alconbury and the Stukeleys. The 2001 Census showed an excess of workplace jobs as compared with employed residents, supporting in-commuting. The town's influence stretches throughout all but the most northerly wards of the district, but generally at the 5% to 25% commuting level. The map shows that the sphere of influence outside Huntingdonshire district is very limited. There are a very few wards in western South Cambridgeshire and in southern Fenland, around Chatteris, where between 5% and 25% of employed residents commute to work in Huntingdon.

## Section 2.2 Facts and figures

**Map 22 The residence of workplace population: St Neots in Huntingdonshire**

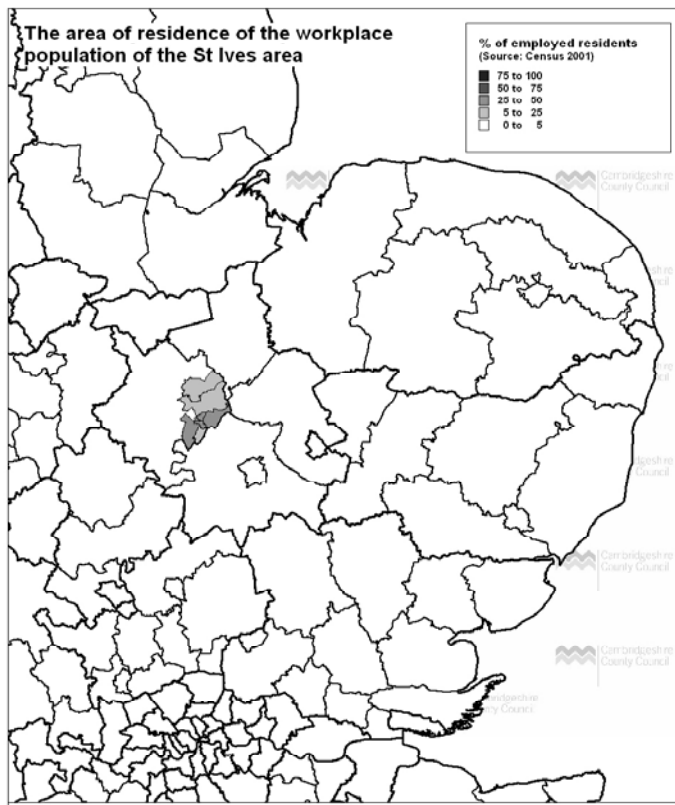


St Neots, together with an adjacent ward Roxton in Bedfordshire, generally looks westwards for its labour market. No ward in South Cambridgeshire – or elsewhere in the Cambridge Sub-region – contributes 5% or more of its employed residents to its labour force.



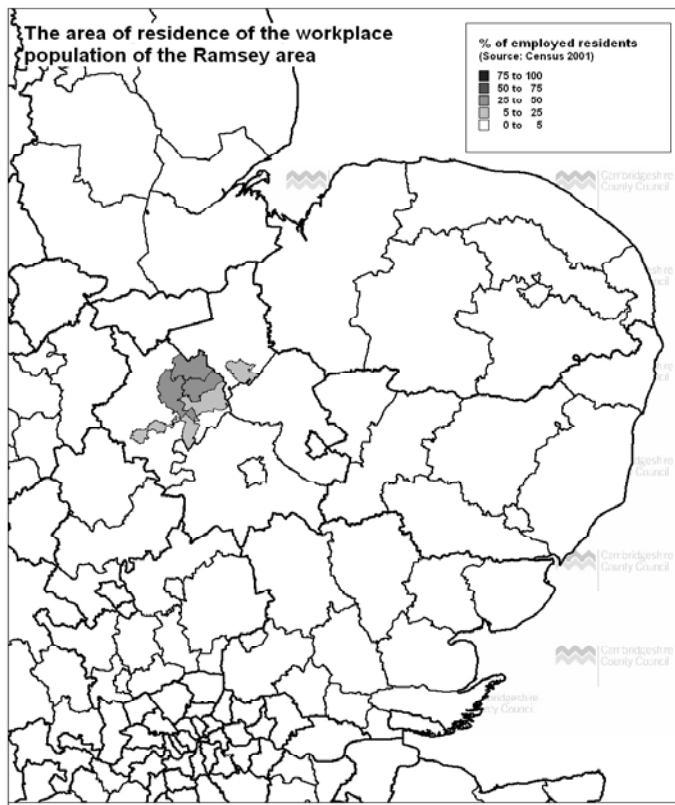
## Section 2.2 Facts and figures

**Map 23 The residence of workplace population: St Ives in Huntingdonshire**

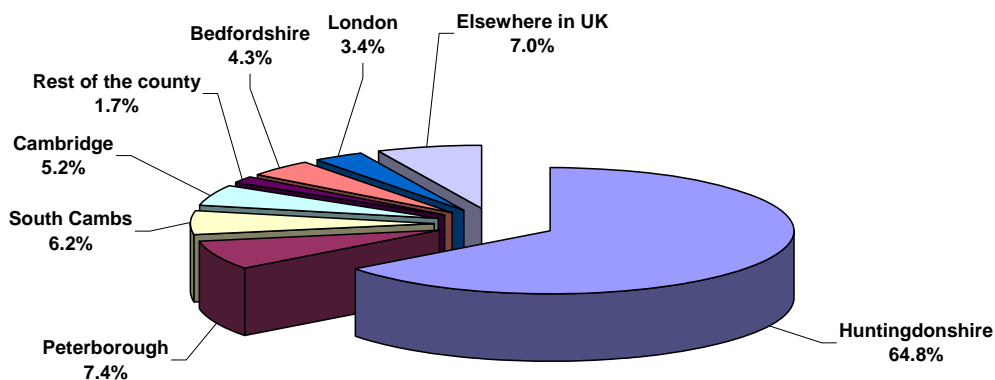


St Ives is the third largest employment centre in Huntingdonshire. The commuting labour market is very tightly defined. The 2001 Census indicated that there were no wards outside of Huntingdonshire which contributed even 5% of their residents to work in St Ives.

## Section 2.2 Facts and figures

**Map 24 The residence of workplace population: Ramsey/Bury in Huntingdonshire**

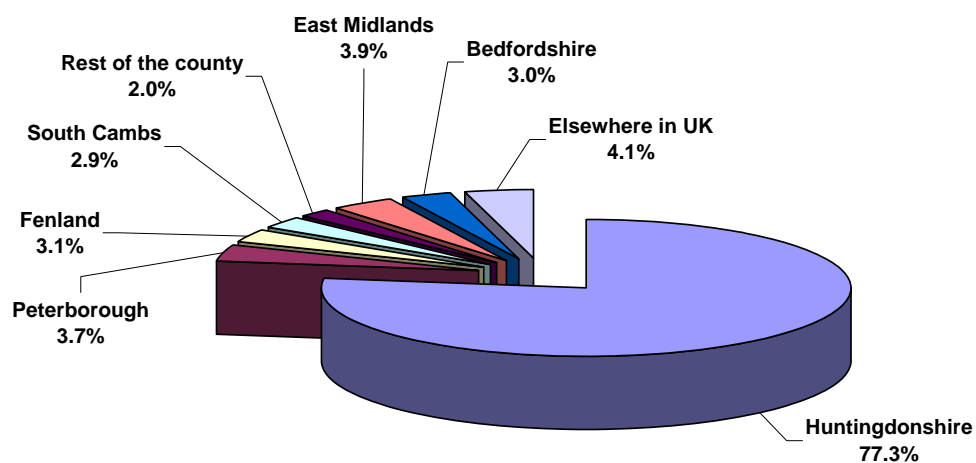
The Census shows that Ramsey/Bury has a slightly more diffuse commuting hinterland than the market towns to the south. But even here, most commuting is very local within Huntingdonshire. The exception relates to commuting from Fenland, where there is limited travel to work (at a 5%-25% level). There is no discernible commuting from Peterborough or Whittlesey to the Ramsey area.

**Fig 7 Commuting flows: Workplace of Huntingdonshire employed residents**

Source: <http://www.cambridgeshire.gov.uk/NR/rdonlyres/07A47622-9964-445F-9D3A-23940017EB4C/0/Section4.pdf>

## Section 2.2 Facts and figures

**Fig 8 Commuting flows: Origin of Huntingdonshire workforce**



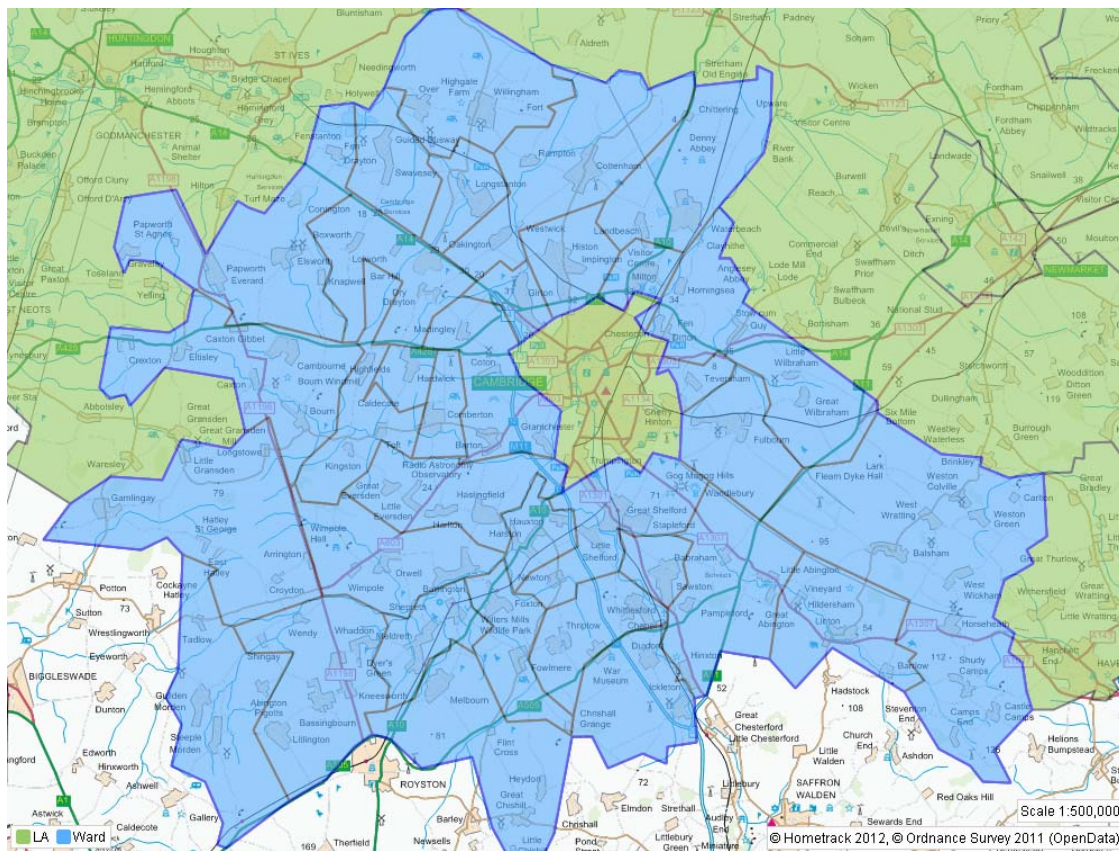
Source: <http://www.cambridgeshire.gov.uk/NR/rdonlyres/07A47622-9964-445F-9D3A-23940017EB4C/0/Section4.pdf>

## Section 2.2 Facts and figures

## 2.2.12 South Cambridgeshire

- South Cambridgeshire falls mainly within the Cambridge BRMA (shaded grey) with areas to the south west falling into the Huntingdon BRMA (shaded pink) and to the south into the Stevenage & North Herts BRMA (two areas shaded bright green) (see Map 3).
- South Cambridgeshire is one of the twelve districts making up the Greater Cambridgeshire-Greater Peterborough LEP (see Map 5).
- South Cambridgeshire falls wholly within the CURDS Cambridge housing market area (see Map 7).
- South Cambridgeshire falls wholly into the Cambridge TTWA (see Map 10).

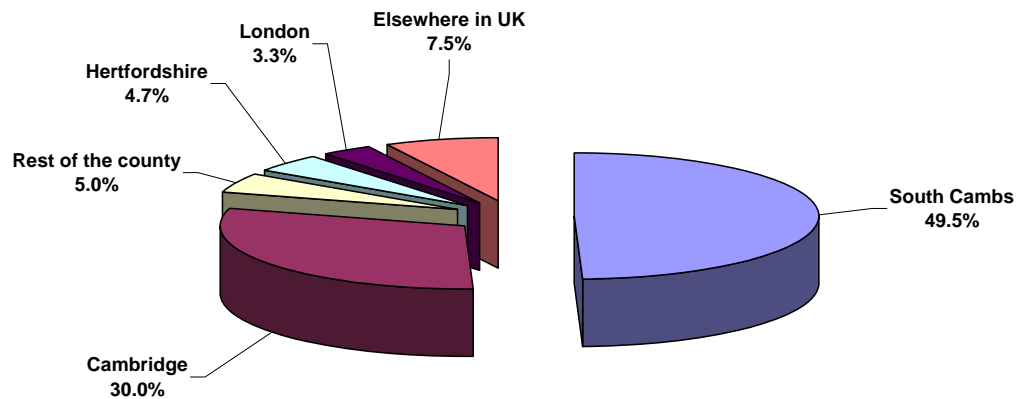
Map 25 South Cambridgeshire geography: district and ward boundaries



For analysis of resident workplace please see Map 12 which assesses Cambridge and South Cambridgeshire together.

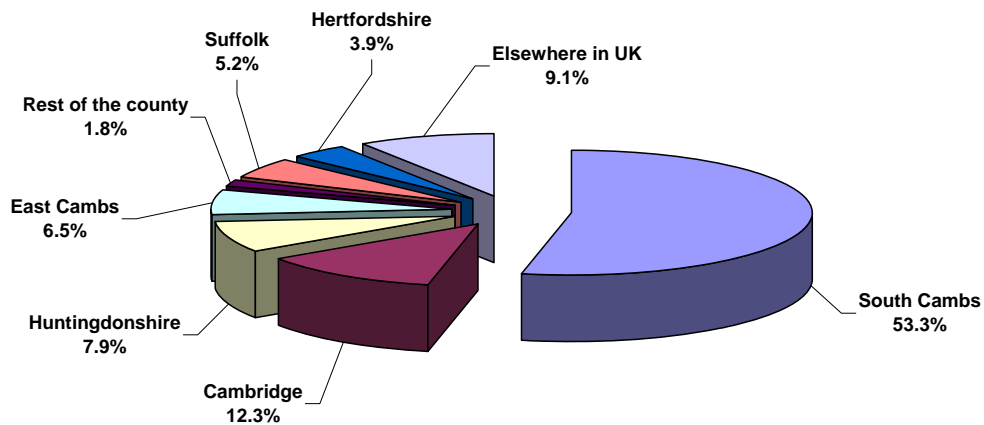
## Section 2.2 Facts and figures

**Fig 9 Commuting flows: Workplace of South Cambridgeshire employed residents**



Source: <http://www.cambridgeshire.gov.uk/NR/rdonlyres/07A47622-9964-445F-9D3A-23940017EB4C/0/Section4.pdf>

**Fig 10 Commuting flows: Origin of South Cambridgeshire workforce**



Source: <http://www.cambridgeshire.gov.uk/NR/rdonlyres/07A47622-9964-445F-9D3A-23940017EB4C/0/Section4.pdf>

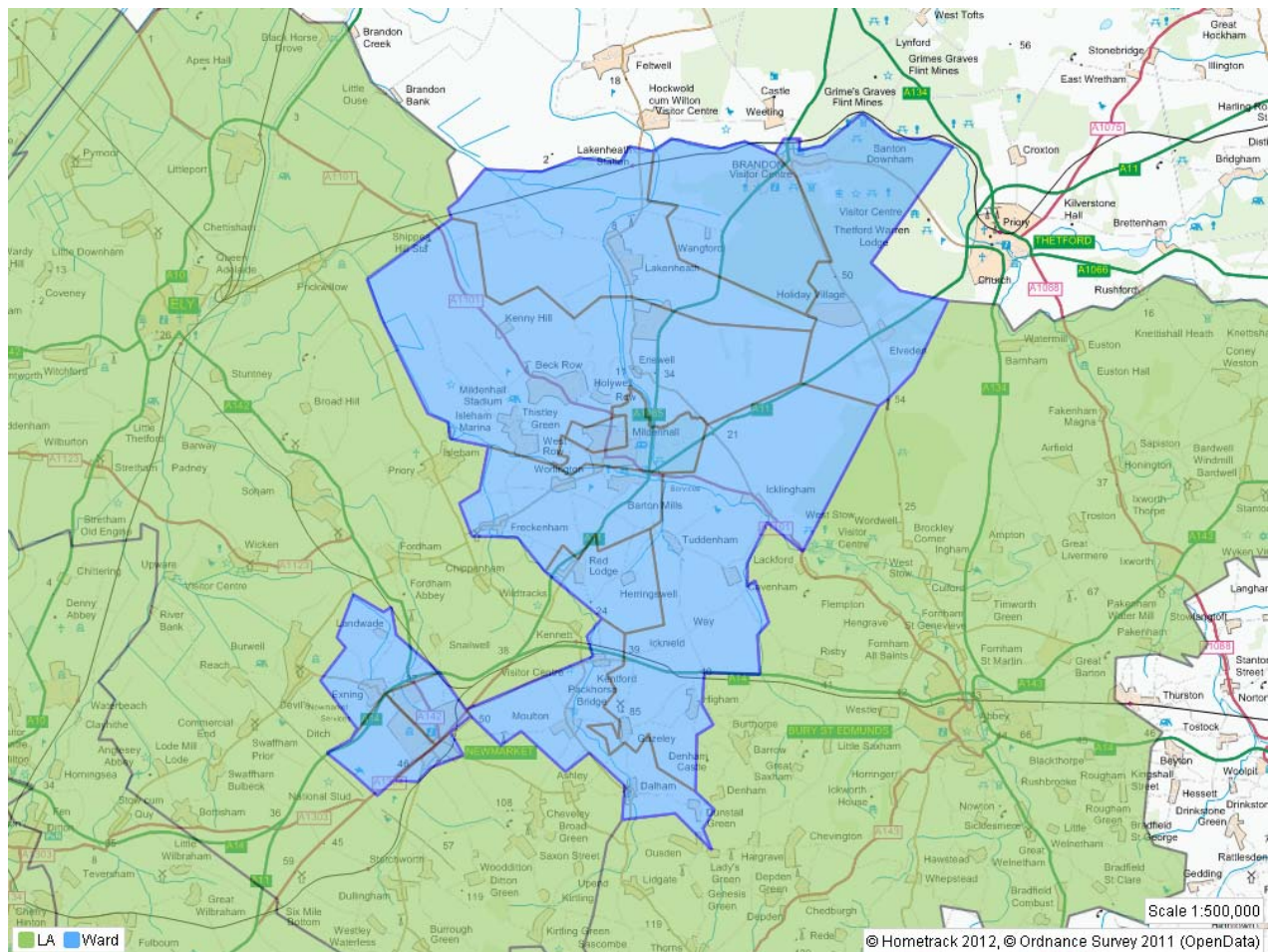


## Section 2.2 Facts and figures

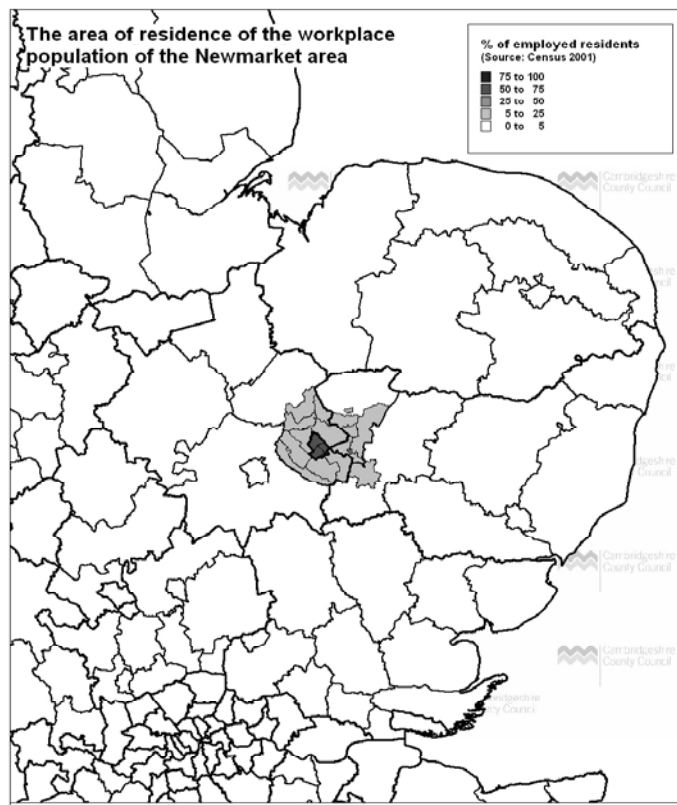
### 2.2.13 Forest Heath

- Forest Heath falls mainly within the Bury St Edmunds BRMA (shaded pale blue) with a section to the south west of the district falling into Cambridge's BRMA (shaded grey) including Newmarket (see Map 3).
- Forest Heath is one of the twelve districts making up the Greater Cambridgeshire-Greater Peterborough LEP (see Map 5).
- Forest Heath falls almost wholly within the CURDS St Edmundsbury housing market area, excepting an area to the south west including Newmarket, which falls into Cambridge's BRMA (see Map 7).
- Forest Heath falls mainly within the St Edmundsbury TTWA, again with that area to the south west including Newmarket, falling into Cambridge's TTWA (see Map 10).

**Map 26 Forest Heath geography: district and ward boundaries**

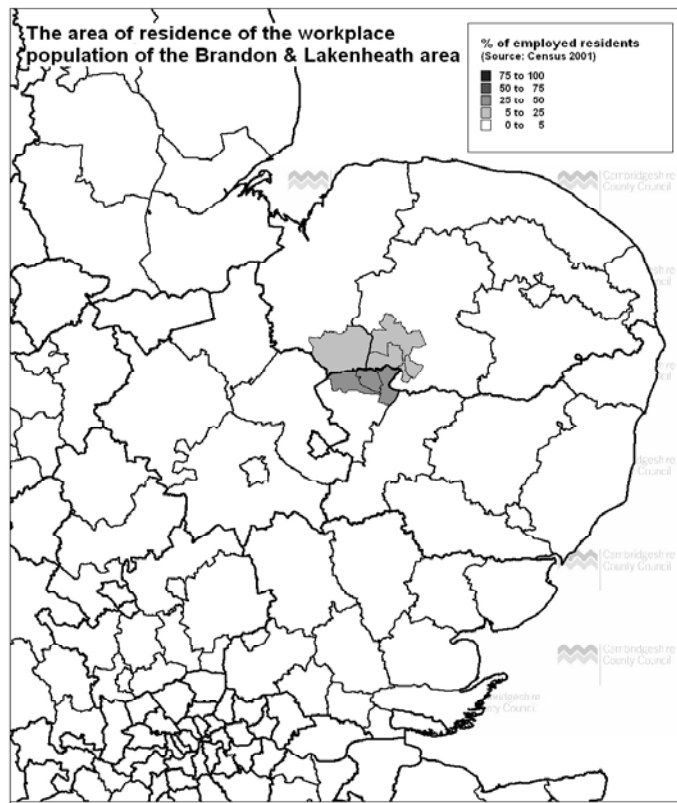


## Section 2.2 Facts and figures

**Map 27 The residence of workplace population: Newmarket in Forest Heath**

Newmarket is almost totally surrounded by East Cambridgeshire district. It is to be expected, therefore, that the commuting hinterland will extend outside Forest Heath. The map shows, indeed, that relatively more wards located in East Cambridgeshire contribute their workers to employment in Newmarket than do wards in other parts of Forest Heath. There are also areas of St Edmundsbury which contribute 5% or more of their employed residents to work in Newmarket. Despite their proximity, there appears to be very little commuting from South Cambridgeshire wards to Newmarket.

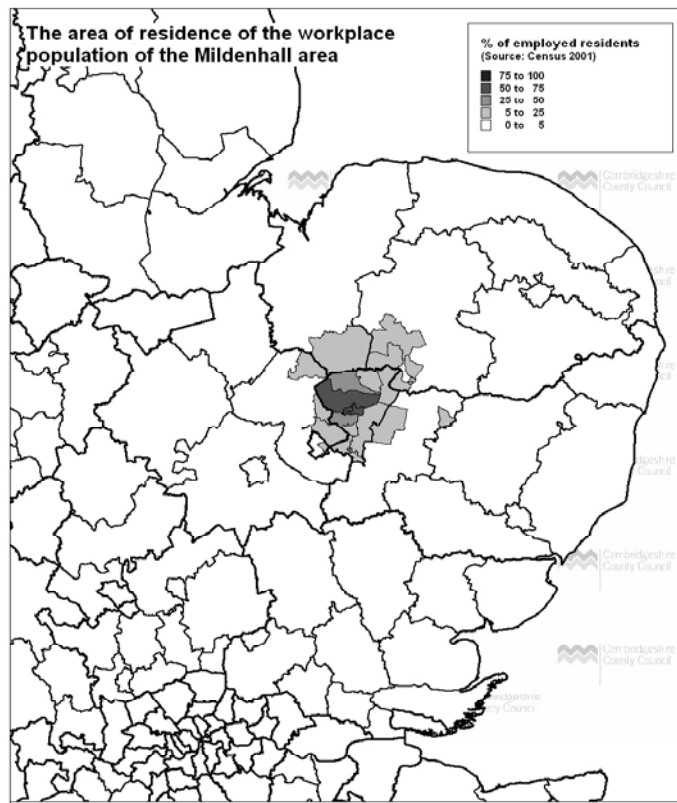
## Section 2.2 Facts and figures

**Map 28 The residence of workplace population: Brandon/Lakenheath in Forest Heath**

For the purposes of this analysis, the Brandon/Lakenheath labour market has been combined.

It is important to appreciate the importance of the USAF base at Lakenheath as an employment centre. Forces' personnel are located on specific housing estates, including Feltwell in Norfolk. So, apart from Forest Heath, the commuting hinterland is restricted to northern wards in Kings Lynn and West Norfolk and Breckland Districts.

## Section 2.2 Facts and figures

**Map 29 The residence of workplace population: Mildenhall in Forest Heath**

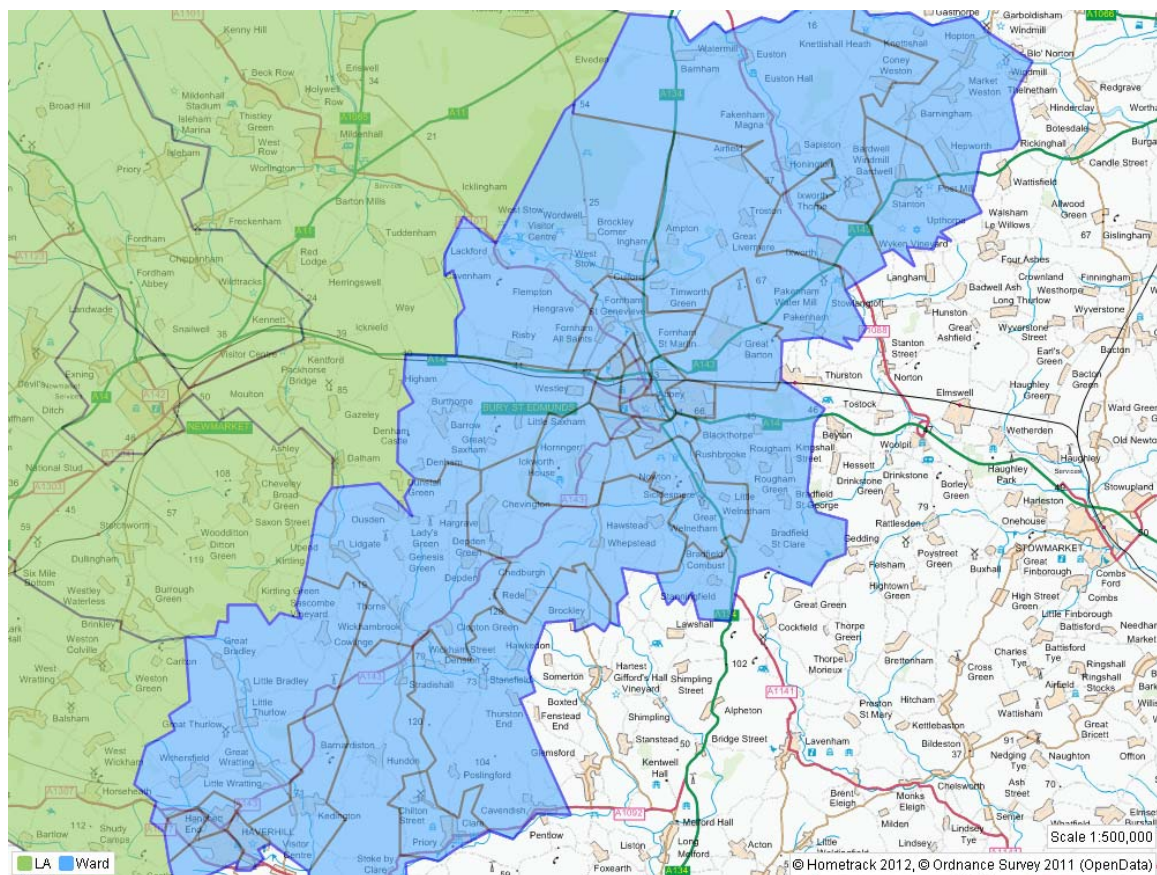
The map shows a relatively wide-ranging commuter area, including East Cambridgeshire, Kings Lynn and West Norfolk, Breckland and St Edmundsbury. With an armed forces base a significant element of commuting is determined by the location of housing for military personnel. All surrounding Districts have wards contributing between 5% and 25% of their employed residents to work in the Mildenhall area. In fact Mildenhall is one of the few towns outside Cambridgeshire to attract a significant number of commuters.



## Section 2.2 Facts and figures

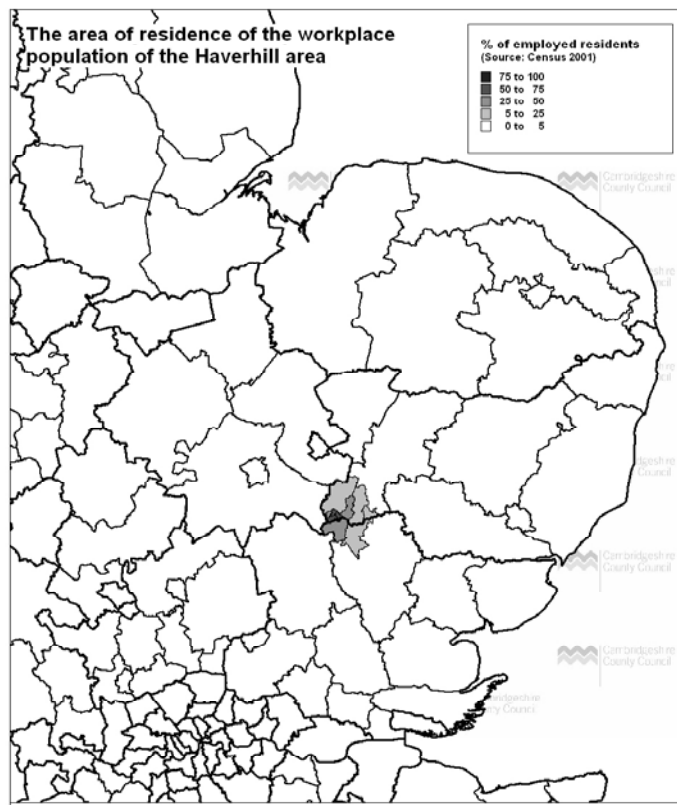
**2.2.14 St Edmundsbury**

- St Edmundsbury falls mainly within the St Edmunds BRMA (shaded pale blue) with a small area to the north east falling into Norfolk Central's BRMA (shaded bright pink) and an area to the south west falling into Cambridge's BRMA (shaded grey) including Haverhill (see Map 3).
- St Edmundsbury is one of the twelve districts making up the Greater Cambridgeshire-Greater Peterborough LEP (see Map 5).
- St Edmundsbury falls mainly within the CURDS St Edmundsbury housing market area, with an area to the south west falling into the Cambridge HMA (see Map 7).
- St Edmundsbury falls mainly within the Bury St Edmunds TTWA with an area to the north falling into Thetford & Mildenhall's TTWA and an area to the south west, including Haverhill, falling into Cambridge's TTWA (see Map 10).

**Map 30 St Edmundsbury geography: district and ward boundaries**

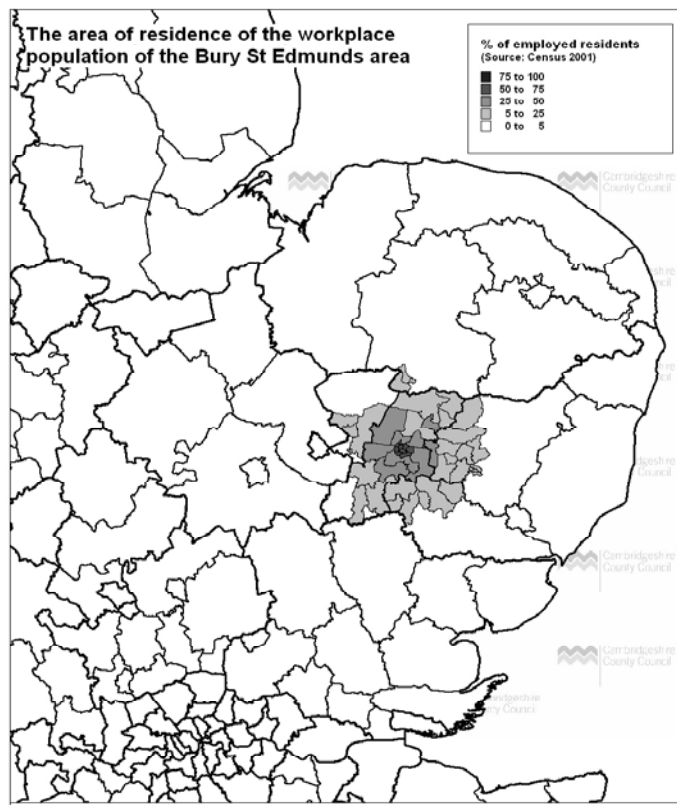


## Section 2.2 Facts and figures

**Map 31 The residence of workplace population: Haverhill in St Edmundsbury**

Haverhill is located close to the boundary of several Districts – St Edmundsbury, South Cambridgeshire, East Cambridgeshire, Braintree and Uttlesford. However, as the commuting map shows, the labour market area is very tightly drawn. Only wards in St Edmundsbury and Braintree contribute 5% or more of their employed residents to work in the town. No wards in adjacent South Cambridgeshire have even modest commuting to the town.

## Section 2.2 Facts and figures

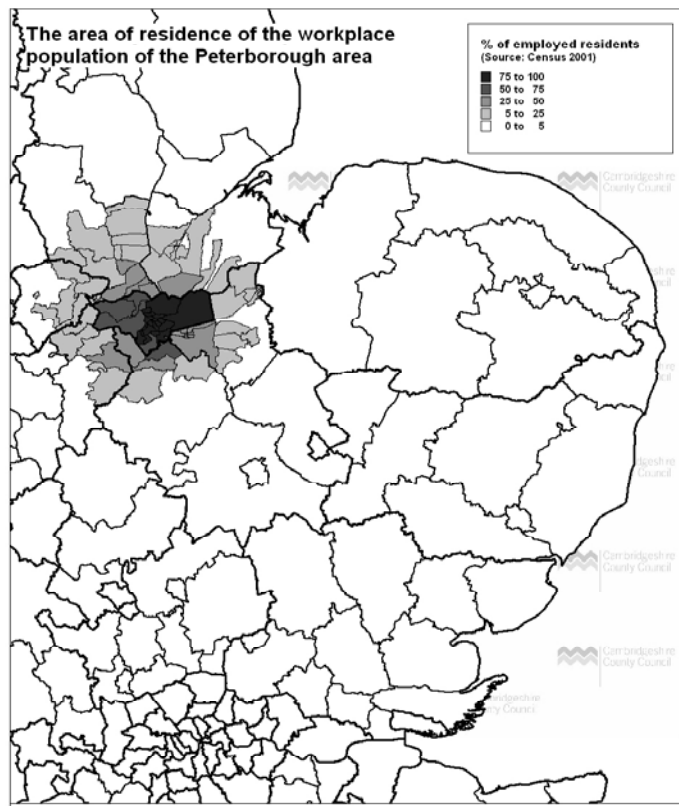
**Map 32 The residence of workplace population: Bury St Edmunds in St Edmundsbury**

Bury St Edmunds is one of the largest towns in the sub-region. As the map shows, there is a significant labour market associated with the town. However, there is only one ward outside of St Edmundsbury Borough which contributed 25% or more of its employed residents to the town's workforce. Most other 'commuter' wards in other districts contributed between 5% and 25% of their employed workforce to the Bury St Edmunds labour market. Commuter wards are located in Forest Heath, Babergh and Mid Suffolk.

## Section 2.2 Facts and figures

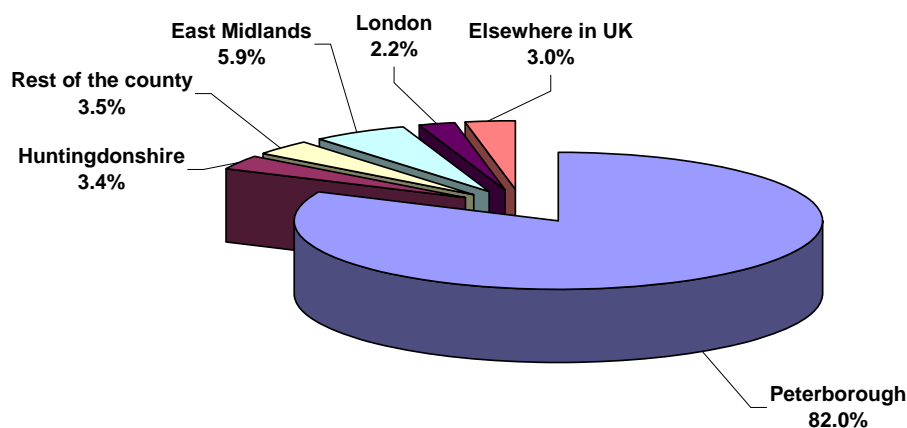
## 2.2.15 Outside the Cambridge housing sub-region

Map 33 The residence of workplace population: Peterborough



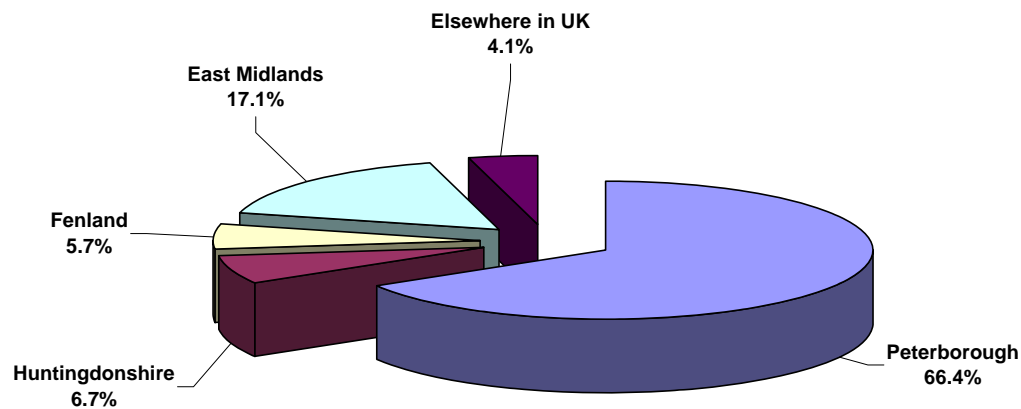
As the map shows, Peterborough's commuting hinterland generally straddles more extensive territory to the west and north of the city than to the east – and more especially, the south. However, Whittlesey (Fenland), and the Yaxley/Elton areas of Huntingdonshire contribute between 25% and 50% of their employed residents to the Peterborough labour market, (90,600 workplace population in 2001). There are also a number of wards in Huntingdonshire and Fenland – between Whittlesey and March/Wisbech – with between 5% and 25% of their employed residents working in Peterborough.

Fig 11 Commuting flows: Workplace of Peterborough employed residents

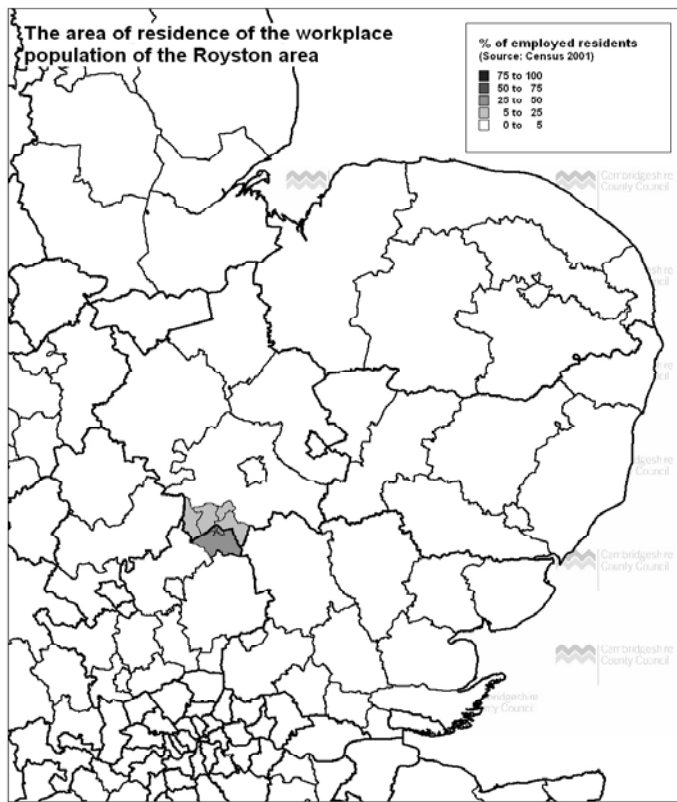


Source: <http://www.cambridgeshire.gov.uk/NR/rdonlyres/07A47622-9964-445F-9D3A-23940017EB4C/0/Section4.pdf>

## Section 2.2 Facts and figures

**Fig 12 Commuting flows: Origin of Peterborough workforce**

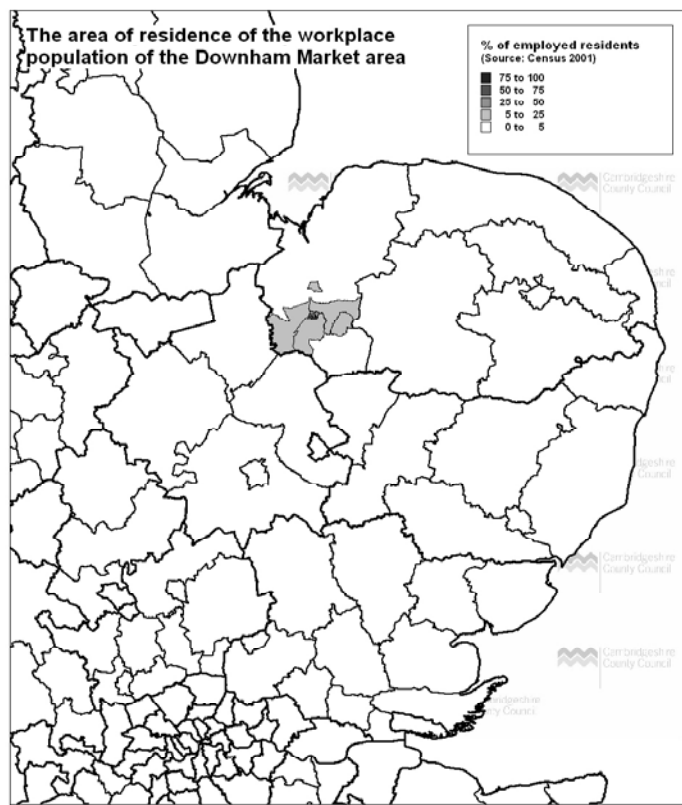
Source: <http://www.cambridgeshire.gov.uk/NR/rdonlyres/07A47622-9964-445F-9D3A-23940017EB4C/0/Section4.pdf>

**Map 34 The residence of workplace population: Royston (North Hertfordshire)**

Located immediately to the south of South Cambridgeshire, Royston has a very tight commuter hinterland. In fact, apart from wards in Royston itself, commuting is generally restricted to a number of wards in South Cambridgeshire. However, none of these wards contributed more than 25% of their employed residents to Royston's workforce in 2001.

## Section 2.2 Facts and figures

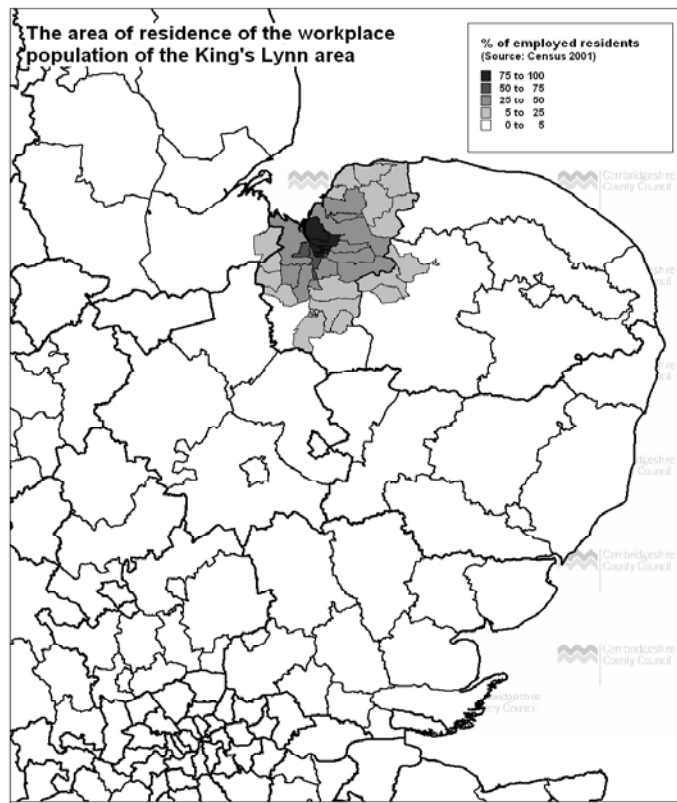
**Map 35 The residence of workplace population: Downham Market (Kings Lynn & West Norfolk)**



Downham Market, In Kings Lynn & West Norfolk, has a commuting hinterland which is totally constrained within Norfolk – and the District. No ward in Fenland contributed even 5% of its employed residents to the town's workforce in 2001.

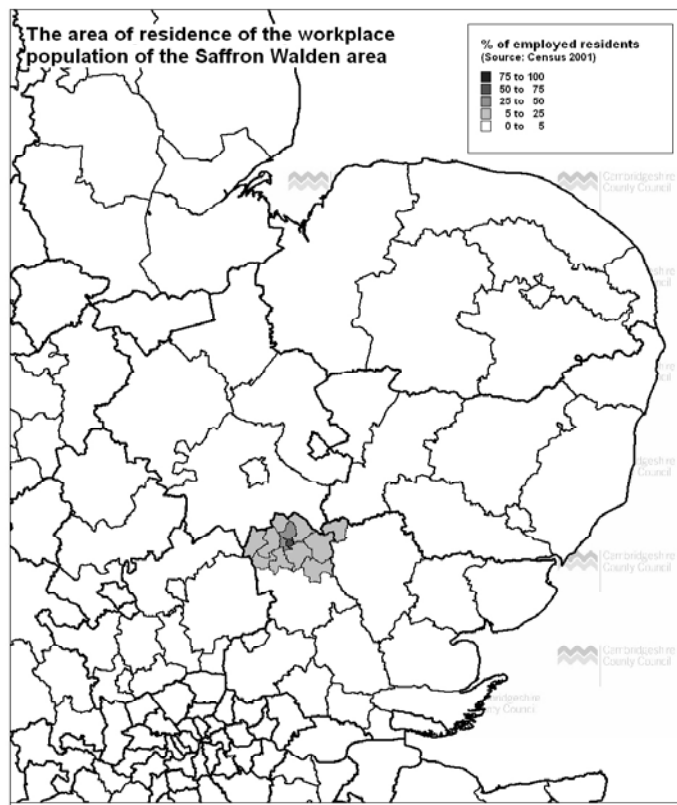


## Section 2.2 Facts and figures

**Map 36 The residence of workplace population: Kings Lynn (Kings Lynn & West Norfolk)**

Kings Lynn is a major employment centre in Norfolk and provides services such as health and hospitals for many areas of Fenland. However, as far as employment goes, the accompanying commuting map shows that the labour market is almost entirely focussed on Norfolk. Not one ward in Fenland contributed even 5% of their employed residents to the Kings Lynn economy. The town generally looks to the north and east for its commuters.

## Section 2.2 Facts and figures

**Map 37 The residence of workplace population: Saffron Walden (Uttlesford)**

Finally, the maps look at the labour market associated with Saffron Walden in Uttlesford, located close to the South Cambridgeshire border. The town has a tight labour market and only one ward outside the District contributed 5% or more of its employed residents to the Saffron Walden economy, (located in Braintree). No South Cambridgeshire wards form a prominent part of the town's labour market.

## Section 2.2 Facts and figures

**2.2.16 A note about London**

The 2001 Census provides information on numbers of residents commuting to the greater London area. In relation to the Cambridge Sub-region, most wards with a significant number or proportion of commuters include, or are close to, railway stations. Table 2 shows those 14 wards with 5% or more of employed residents working in London in 2001. This share may well have increased in more recent years, but problems with disruption to journeys and the high cost of rail travel suggest that growth has not been rapid. It is interesting to note that a survey of residents of the new village of Cambourne, dated summer 2006, located a short drive from St Neots and its station on the East Coast main line, recorded 6% of employed residents working in London.

**Table 2. Wards with 5% or more of Employed Residents Working in Greater London, 2001**

Ward	District	% Employed Residents working in London 2001
Whittlesford	South Cambridgeshire	8.6%
The Mordens	South Cambridgeshire	7%
Ellington	Huntingdonshire	6.8%
Huntingdon West	Huntingdonshire	6.8%
Fowlmere & Foxton	South Cambridgeshire	6.6%
Petersfield	Cambridge City	6.2%
Orwell & Barrington	South Cambridgeshire	6.1%
Melbourn	South Cambridgeshire	5.8%
Meldreth	South Cambridgeshire	5.7%
Kimbolton & Staughton	Huntingdonshire	5.7%
St Neots Priory Park	Huntingdonshire	5.7%
Gransden & the Offords	Huntingdonshire	5.3%
Duxford	South Cambridgeshire	5%
Gamlingay	South Cambridgeshire	5%

Source: Census 2001

Table 2 shows Whittlesford in South Cambridgeshire as having 8.6% of its employed residents working in London, with the Mordens on 7%.

## Section 2.2 Facts and figures

**2.2.17 Commuting patterns inside & outside Cambridgeshire and Peterborough**

Table 3 and Table 4 detail where the employed residents of each district of Cambridgeshire and Peterborough work. For example, Table 7 tells us that around 1,500 people live in Cambridge City and work in London. Table 8 tells us that this figure represents 3.1% of Cambridge's employed residents.

**Table 3. The workplace (out of county) of employed residents living in Cambridgeshire and Peterborough, numbers**

		RESIDENT IN						
		Cambridge City	East Cambs	Fenland	Hunts	Peterborough	South Cambs	County
WORKING IN	Beds	186	68	115	3,519	274	1,053	5,215
	Essex	490	332	78	360	116	1,596	2,972
	Herts.	559	204	178	1,606	268	3,267	6,082
	Norfolk	126	494	1,726	166	196	147	2,855
	Suffolk	559	4,361	172	317	121	1,090	6,620
	London	1,541	670	454	2,784	1,625	2,285	9,359
	E.Midlands	186	132	964	1,620	4,302	247	7,451
	South East	290	185	177	943	368	448	2,411
	Rest of UK	540	234	258	895	816	614	3,357
	Total	4,477	6,680	4,122	12,210	8,086	10,747	46,322

Source: Census 2001 Origin-Destination Table W107

Source: <http://www.cambridgeshire.gov.uk/NR/rdonlyres/07A47622-9964-445F-9D3A-23940017EB4C/0/Section4.pdf>

**Table 4. The workplace of employed residents living in Cambridgeshire and Peterborough, percentages**

		RESIDENT IN						
		Cambridge City %	East Cambs %	Fenland %	Hunts %	Peterborough %	South Cambs %	County %
WORKING IN	Cambridge	71.8	16.8	2.4	5.2	0.8	30.0	19.5
	East Cambs	1.1	50.7	2.1	0.5	0.1	1.3	6.2
	Fenland	0.1	0.8	63.1	1.1	2.0	0.2	7.7
	Hunts	1.3	1.9	5.7	64.8	3.4	2.9	17.6
	Peterborough	0.5	0.8	13.7	7.4	82.0	0.6	20.7
	South Cambs	16.0	11.2	2.1	6.2	0.5	49.5	15.0
	In county	90.9	82.0	89.1	85.2	89.0	84.5	86.7
	Beds	0.4	0.2	0.3	4.3	0.4	1.5	1.5
	Essex	1.0	0.9	0.2	0.4	0.2	2.3	0.9
	Herts.	1.1	0.5	0.5	2.0	0.4	4.7	1.7
	Norfolk	0.3	1.3	4.6	0.2	0.3	0.2	0.8
	Suffolk	1.1	11.7	0.5	0.4	0.2	1.6	1.9
	London	3.1	1.8	1.2	3.4	2.2	3.3	2.7
	E.Midlands	0.4	0.4	2.6	2.0	5.9	0.4	2.1

## Section 2.2 Facts and figures

		RESIDENT IN						
		Cambridge City %	East Cambs %	Fenland %	Hunts %	Peterborough %	South Cambs %	County %
	South East	0.6	0.5	0.5	1.1	0.5	0.6	0.7
	Rest of UK	1.1	0.6	0.7	1.1	1.1	0.9	1.0
	Out of county	9.1	18.0	10.9	14.8	11.0	15.5	13.3
	Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0

Source: Census 2001 Origin-Destination Table W107

Source: <http://www.cambridgeshire.gov.uk/NR/rdonlyres/07A47622-9964-445F-9D3A-23940017EB4C/0/Section4.pdf>

Cambridge City has the highest percentage of its employed residents working within the county with 90.9%. In East Cambridgeshire just 82.0% of employed residents work within Cambridgeshire and Peterborough. London is the workplace for 9,400 or just 2.7% of the county's employed residents. Of other counties in the East of England, Suffolk sees the highest number of Cambridgeshire and Peterborough residents working there with 6,600 or 1.9%.

Table 5 and Table 6 tell us where the people working in the county commute from. There are some significant differences between these figures and those presented in Table 3 and Table 4.

**Table 5. The origin (out of county) of people working in Cambridgeshire and Peterborough by district**

		WORKING IN						
		Cambridge City	East Cambs	Fenland	Hunts	Peterborough	South Cambs	County
RESIDENT IN	Beds	548	39	35	2,035	285	1,233	4,175
	Essex	1,700	134	30	187	129	1,821	4,001
	Herts.	1,447	61	33	467	170	2,530	4,708
	Norfolk	877	880	3,176	420	682	585	6,620
	Suffolk	4,067	1,824	65	325	123	3,359	9,763
	London	642	88	30	262	199	440	1,661
	E.Midlands	516	100	1,427	2,682	15,533	560	20,818
	South East	315	66	35	488	265	466	1,635
	Rest of UK	535	128	173	753	907	674	3,170
	Total	10,647	3,320	5,004	7,619	18,293	11,668	56,551

Source: Census 2001 Origin-Destination Table W107

Source: <http://www.cambridgeshire.gov.uk/NR/rdonlyres/07A47622-9964-445F-9D3A-23940017EB4C/0/Section4.pdf>

**Table 6. The origin of people working in Cambridgeshire and Peterborough by district, percentages**

		WORKING IN						
		Cambridge City	East Cambs	Fenland	Hunts	Peterboro	South Cambs	County
RESIDENT IN	Cambridge	44.9	2.1	0.2	1.0	0.3	12.3	12.5
	East Cambs	7.9	75.7	1.0	1.0	0.3	6.5	8.5
	Fenland	1.1	3.2	74.9	3.1	5.7	1.2	9.4
	Hunts	5.4	1.7	2.9	77.3	6.7	7.9	19.5
	Peterborough	0.7	0.4	4.7	3.7	66.4	0.6	18.2
	South Cambs	26.3	3.5	0.5	2.9	0.5	53.3	16.3



## Section 2.2 Facts and figures

		WORKING IN						
		Cambridge City	East Cambs	Fenland	Hunts	Peterboro	South Cambs	County
	In county	86.5	86.7	84.3	89.0	79.8	81.8	84.3
	Beds	0.7	0.2	0.1	3.0	0.3	1.9	1.2
	Essex	2.2	0.5	0.1	0.3	0.1	2.8	1.1
	Herts.	1.8	0.2	0.1	0.7	0.2	3.9	1.3
	Norfolk	1.1	3.5	10.0	0.6	0.8	0.9	1.8
	Suffolk	5.2	7.3	0.2	0.5	0.1	5.2	2.7
	London	0.8	0.4	0.1	0.4	0.2	0.7	0.5
	E.Midlands	0.7	0.4	4.5	3.9	17.1	0.9	5.8
	South East	0.4	0.3	0.1	0.7	0.3	0.7	0.5
	Rest of UK	0.7	0.5	0.5	1.1	1.0	1.1	0.9
	Out of county	13.5	13.3	15.7	11.0	20.2	18.2	15.7
	Total	100.0	100.0	100.0	100.0	100.0	100.0	100.0

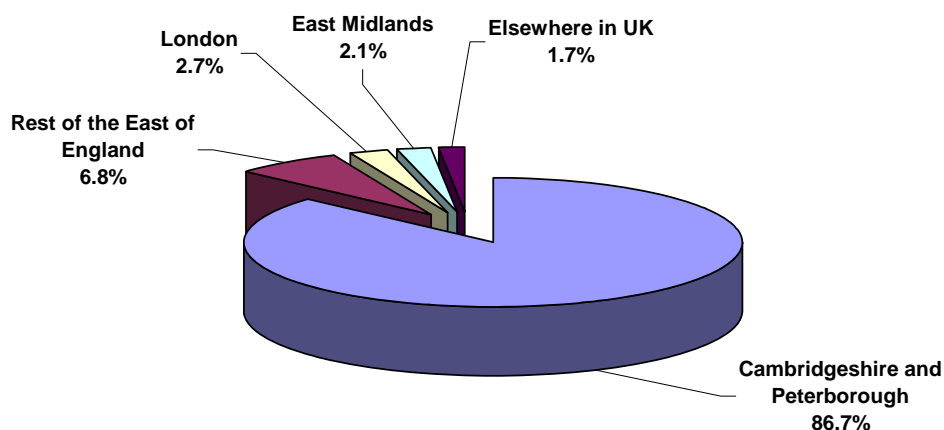
Source: Census 2001 Origin-Destination Table W107

Source: <http://www.cambridgeshire.gov.uk/NR/rdonlyres/07A47622-9964-445F-9D3A-23940017EB4C/0/Section4.pdf>

Whilst 9,400 of the county's residents work in London, only 1,700 make the reverse journey. The most significant difference in flows is between the East Midlands region. 20,600 people travel into Cambridgeshire and Peterborough to work with Peterborough accounting for 15,500 of these people. Indeed, Peterborough has the lowest proportion in the county of its workforce made up from Cambridgeshire and Peterborough residents with 79.8%. This compares with the 89.0% of people working in Huntingdonshire that live in Cambridgeshire and Peterborough.

Commuting flows, in and out of the county, are presented in 0, Fig 14 and Fig 15.

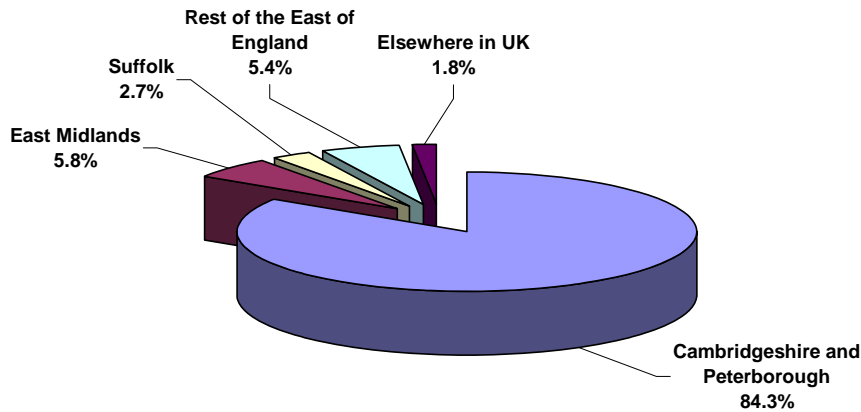
**Fig 13 Commuting flows: Workplace of Cambridgeshire and Peterborough employed residents**



Source: <http://www.cambridgeshire.gov.uk/NR/rdonlyres/07A47622-9964-445F-9D3A-23940017EB4C/0/Section4.pdf>

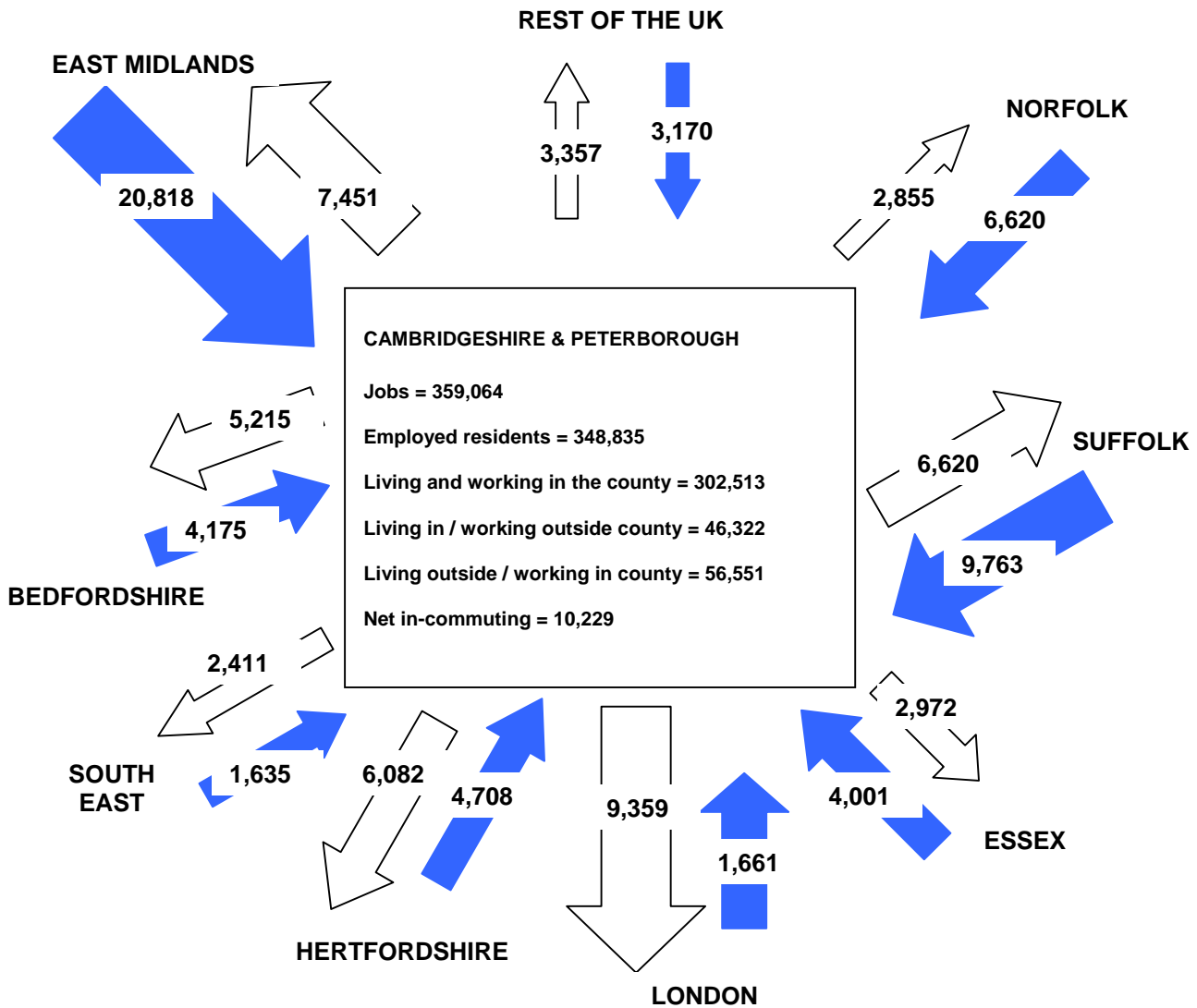
## Section 2.2 Facts and figures

**Fig 14 Commuting flows: Origin of Cambridgeshire and Peterborough workforce**



Source: <http://www.cambridgeshire.gov.uk/NR/rdonlyres/07A47622-9964-445F-9D3A-23940017EB4C/0/Section4.pdf>

**Fig 15 Journey to work flows in and out of Cambridgeshire and Peterborough, 2001**



Source: <http://www.cambridgeshire.gov.uk/NR/rdonlyres/07A47622-9964-445F-9D3A-23940017EB4C/0/Section4.pdf>

## Section 2.3 Analysis

### 2.3 Analysis

- Overall, the grouping of seven districts to form a housing sub-region reflects many factors which are used to define housing markets.
- Not only is there a strong working partnership, but also common factors in terms of CURDS definitions, our LEP area, commuting patterns and moving patterns showing in our new development surveys.
- Although some boundaries cut across our sub-regional area such as BRMAs, this does not significantly impact on the issues we face and our approach to assessing the strategic needs of our housing market.
- We continue to work together on housing and related issues; we are also working to extend our partnerships beyond our “seven district” area to involve other neighbours and partners, who will help add to our understanding of local markets and changes in markets over time – as we hope to help with and learn about theirs.

## Section 2.4 Links and references

### 2.4 Links and references

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DCLG, *Identifying sub-regional housing market areas: Advice note*, [www.communities.gov.uk](http://www.communities.gov.uk), 2007, Retrieved 3 Jan 2012, <http://www.communities.gov.uk/publications/planningandbuilding/identifyingsubregionalhousing>

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**CRHB, Comparing five new development surveys, 2012, Retrieved July 2012.**  
<http://www.cambridge.gov.uk/public/docs/comparing-five-new-development-surveys.pdf>

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<sup>4</sup> CURDS hosts this web site presenting the results from the "The Geography of Housing Market Areas in England" research project funded by the National Housing and Planning Advisory Unit (NHPAU). The project was undertaken by a multi-university research team led by Prof Colin Jones (Heriott-Watt University). Mike Coombes led the CURDS research, with the other major component of the project led by Prof Cecilia Wong (Manchester University).

## Section 2.5 Definition of terms

## 2.5 Definitions of terms

Term used	Abbreviation	Meaning	Link for further information
Travel to work area	TTWA	Of the resident economically active population, at least 75% work in the area  AND Of everyone working in the area, at least 75% actually live in the area.	<a href="http://www.statistics.gov.uk/geography/beginners_guide.asp">http://www.statistics.gov.uk/geography/beginners_guide.asp</a>
Broad rental market area	BRMA	An area “within which a person could reasonably be expected to live having regard to facilities and services for the purposes of health, education, recreation, personal banking and shopping, taking account of the distance of travel, by public and private transport, to and from those facilities and services”.  A BRMA must contain “residential premises of a variety of types, including such premises held on a variety of tenures”, plus “sufficient privately rented residential premises, to ensure that, in the rent officer’s opinion, the LHA for the area is representative of the rents that a landlord might reasonably be expected to obtain in that area”.	<a href="http://www.voa.gov.uk/corporate_downloads/pdf/Cambridge.pdf">http://www.voa.gov.uk/corporate_downloads/pdf/Cambridge.pdf</a>
Valuation Office Agency	VOA	The government agency responsible for valuations relating to local housing allowances, amongst other issues.	<a href="http://www.voa.gov.uk">www.voa.gov.uk</a>
Local Enterprise Partnership	LEP	The Greater Cambridge Greater Peterborough Enterprise Partnership is focused on helping to drive forward sustainable economic growth in our area – with local business, education providers, the third sector and the public sector working together to achieve this. Has a business-led Board in place, alongside a small core team. The goal is “to create an economy with 100,000 major businesses and create 160,000 new jobs by 2025, in an internationally significant low carbon, knowledge-based economy balanced wherever possible with advanced manufacturing and services.”	<a href="http://www.yourlocalenterprisepartnership.co.uk/">http://www.yourlocalenterprisepartnership.co.uk/</a>
Centre for Urban and Regional Development Studies	CURDS	The Centre for Urban and Regional Development Studies, based at Newcastle University	<a href="http://www.ncl.ac.uk/curds/">http://www.ncl.ac.uk/curds/</a>



## Section 2.6 Data issues

### 2.6 Data issues

- Detailed Census 2011 results are needed to update aspects of this chapter in future updates to the SHMA.
- In the meantime we continue to use data from 2001, and to incorporate Census 2011 data wherever feasible, and specifically in Chapter 12, *Forecasts for homes of all tenures*.

## Section 2.7 Additional information

## 2.7 Additional information

### 2.7.1 About employment and workplace

Table 7 shows total employment, or workplace population, in each market town and the percentage this represents of each District/area's total employment, (where a ward outside the Cambridge Sub-region is included). The table is restricted to towns lying primarily within the housing sub-region.

**Table 7. Workplace Population of Market Towns/centres, 2001**

Market Towns/centres	Total Employment	% of District/area Employment
Huntingdon	24,730	34.8%
St Neots	13,370	18.8%
St Ives	9,600	13.5%
Ramsey/Bury	8,070	11.4%
<b>Total Hunts market towns</b>	<b>55,770</b>	<b>78.5%</b>
Wisbech	13,530	41.3%
March	7,610	23.2%
Chatteris	2,930	8.9%
Whittlesey	5,390	16.5%
<b>Total Fenland market towns</b>	<b>29,460</b>	<b>90.0%</b>
<b>Ely</b>	<b>8,140</b>	<b>32.7%</b>
Newmarket	10,310	32.1%
Brandon/Lakenheath	4,560	14.2%
Mildenhall	14,460	45.0%
<b>Total Forest Heath market towns</b>	<b>29,330</b>	<b>91.2%</b>
Haverhill	9,320	18.3%
Bury St Edmunds	25,920	50.8%
<b>Total St Edmundsbury market towns</b>	<b>35,240</b>	<b>69.0%</b>

Source: Census 2001

The table shows that over 55,500 people worked in the four market towns in Huntingdonshire, around 79% of the total workplace population of the District. The share of employment accounted for by the four Fenland market towns/hinterlands was even higher, 90%. Ely provided just less than one-third of all workplace jobs in East Cambridgeshire. The three market towns and adjoining bases in Forest Heath provided work for over 29,000 people, 91% of the total in the District. Finally, Haverhill and Bury St Edmunds together provided over 35,200 people with work, 69% of the District total.

In addition, the combined workplace population of Cambridge City and South Cambridgeshire was 142,800 and Peterborough's employment was recorded as 90,620 people.

## Section 2.7 Additional information

**2.7.2 About commuting patterns**

The seven districts comprising the Cambridge sub-region display a number of small local labour markets with relatively little overlap of commuting hinterlands. All market towns have a clear labour market and only the largest have commuter belts extending beyond 10 miles radius. Generally speaking, hinterlands are mainly constrained within districts.

As most migration involves people in work, these commuting markets are a good proxy for very local housing markets. In terms of future planning it is important that the areas develop employment opportunities to match new housing development. The main area where housing and employment development appear to have become somewhat 'out of synch' is Ely. There is relatively high commuting to Cambridge and South Cambridgeshire, with some wards recording between 25% and 50% of employed residents travelling out of the district.

**Introduction**

The Communities and Local Government (CLG) guidance relating to defining housing market areas recommends considering a number of approaches. One of these is to analyse labour market areas, based on commuting hinterlands. This is considered a particularly useful approach for the Cambridge sub-region for the following reasons:

- The area has experienced – and is forecast to continue to experience – significant population growth linked to local economic prosperity.
- Analysis of migration at the time of the 2001 Population Census reinforces this picture; net migration tends to involve people of working age who are employed locally.
- The sub-region as a whole has a virtual 'balance' of resident labour force and workplace jobs. This means that out-commuting is balanced by in-commuting. The sub-region is not a 'dormitory' for workers employed elsewhere.
- There is very little evidence of any significant retirement market – although this is of local importance in Fenland. The 2001 Census indicated around one-third of Fenland's net adult migrants in the preceding year were retired. The only other district with some modest retirement-led migration is St Edmundsbury.
- There is very little provision or development of holiday or second homes in the sub-region

As Chapter 3, *Economic and demographic context* shows, a large share of population and housing growth has occurred as a response to labour market success. The East of England Plan has been developed on the assumption that the conditions for economic prosperity will continue and will be the driver for further growth.

However, it is true to say that the Cambridge housing sub-region is not based on any functional analysis of economic interdependency. It is the combination of 7 adjacent districts. This chapter examines the commuting hinterlands contained within and influencing this area. The very detailed commuting data provided by the 2001 Census has been used to map commuting areas at a number of levels.

At the highest level, labour markets relate to the two regional cities, Cambridge and Peterborough. In the case of Cambridge, the City has a very tight boundary and in recent years much of the new development of employment locations and also housing has taken place in adjacent South Cambridgeshire - often adjacent to the built-up Cambridge area. South Cambridgeshire itself has no 'town' and employment is widely spread through around 100 villages. For this reason there are some significant overlaps between the Cambridge market and parts of that of South Cambridgeshire, and the two markets are treated together for the purpose of this analysis. This differs from Peterborough, where the employment, or labour market, area is defined as the unitary authority.

## Section 2.7 Additional information

Below the 'city' level the labour markets analysed are market towns and their hinterlands. However, these have been defined on pragmatic lines, so include adjacent villages, (using wards as building blocks), where there are employment sites. Some market towns are considerably larger than others – such as Huntingdon and Bury St Edmunds contained within the Cambridge sub-region.

Finally, the analysis pays particular attention to the influence of the greater London area on the sub-region. There is a general conception that London has a large – and growing – attraction as an employment centre. Although now 6 years old, the 2001 Census provides a 'reality check' on just how important the London influence is.

### Mapping

The commuting maps which accompany this report analyse the percentage of employed residents living in wards who work in specified locations. The 'cut-off' point is 5%; the maps show, at the lowest level, where between 5% and 25% of employed residents work in a specified city or town. Any area depicted as 'white' on a map has fewer than 5% of its residents working in the town/city of concern. It is therefore considered to be outside that specific labour market. Some areas will be part of more than one labour market, although it is very rare for a ward to be part of more than two! Examples of areas looking to several labour markets include the Isleham ward in East Cambridgeshire – Cambridge and South Cambridgeshire, Ely, Mildenhall and Newmarket all attract between 5% and 25% of the ward's employed residents. In contrast some wards in Cambridge City look only to Cambridge and South Cambridgeshire for employment. The following pages set out the commuting pattern maps with brief comments on each.

### Summary points:

- The two major 'city-regions' of Peterborough and Cambridge/South Cambridgeshire have fairly widespread labour markets, although most commuting is generally short-distance.
- Most market towns in the Cambridge sub-region have tight commuter hinterlands
- Peterborough's labour market looks north and west more than south and east
- Very few areas contribute 5% or more of their workforce to a large number of labour markets
- Consequently most 'residence' areas look to one or two labour markets only
- Most people are likely to seek housing fairly close to their place of work
- Although experiencing relatively low house prices, Fenland does not appear to have become a major commuter 'suburb' for Cambridge; in 2001 no ward contributed more than 25% of its employed residents to work in Cambridge/South Cambridgeshire
- London is not the commuter 'honey-pot' of popular myth for Cambridgeshire residents. As at 2001 the ward with the highest proportion of employed residents working in London was Whittlesford, with 8.6%. Only one Cambridge City ward recorded 5% or more of its employed residents as London commuters - Petersfield, with 6.2%.

## Section 2.7 Additional information

**2.7.3 New development surveys – further data****2.7.3.1 The region people moved from and to, to live on the new housing development**

- Over all five surveys, some 44% of moves were made within the same district, and 16% of moves were made within the relevant county (that is, Cambridgeshire or Suffolk).
- There were a low number of moves from outside the UK, at 3%. The highest level of moves from outside the UK were made to Cambourne, with 32 such moves or 4%.
- In fact, Cambourne saw a fairly different pattern of moves from the four other surveys. There were fewer moves from within the “host” district (that is, South Cambridgeshire) at 33%, compared to between 44% and 59% elsewhere.
- If Cambourne results are excluded from the overall results, the overall patterns of moves were 50% within the “host” district; 11% within the same county; 18% within the region; 18% outside the region (but within the UK) and 2% from overseas.
- Fenland shows the highest proportion of “local” moves, with 59% of new development residents having moved from somewhere else in Fenland. Fenland also sees the lowest number and percentage of moves from overseas, at 1% of moves (only 2 respondents). However it is important to recognize the relatively small sample size in Fenland. St Edmundsbury also saw a high level of moves from within the district, at 57%.

**2.7.3.2 The distance people moved to live on the new housing developments**

- Overall:
  - 31% of moves were of less than 5km
  - 28% were between 5km and 20km
  - 17% moved between 20km and 60km
  - 22% moved more than 60km
  - 2% came from overseas.
- The Cambourne survey has a different pattern of distances moved to the four other surveys, with more people moving from further away, and less moving from less than 10km. Significantly more people moved from 10km to less than 20km.
- The other four surveys show a reasonably similar pattern to each other. Of the 1598 moves detailed in the other four surveys:
  - 50% of moves were of less than 5km (801 moves)
  - 11% were between 5km and 20km (178 moves)
  - 18% moved between 20km and 60km (291 moves)
  - 18% moved more than 60km (291 moves)
  - 2% came from overseas (37 moves).

**2.7.3.3 Reason(s) for moving**

- Finding a larger or smaller home was the top reason for moving to a new housing development, representing a third (33%) of responses overall. “Setting up own home” was the second most common reason at 22% of all responses. The third most common reason was to be nearer job / new job, representing 20% of responses overall.



## Section 2.7 Additional information

- A second “group” of reasons represent between 15% and 17% of responses, and include being unhappy with aspects of previous home / location; being unhappy with environment/quality of life and to be nearer friends / family.
- A much smaller proportion of responses (between 1% and 3%) included personal reasons such as divorce; to move into school catchment; to be nearer to children's school; for financial reasons; for medical reasons and “Lifestyle change”.

### 2.7.3.4 Changing tenure – or not

- Of the 2,339 movers who specified “from” and “to” tenures, over the 5 surveys, a total of 1,472 respondents stayed within the same tenure groups as previously, representing 63%. This means a total of 867 respondents who specified, had changed tenure (that is, 37%).
- Of the movers who changed tenure, the largest proportion of “tenure movers” changed between private renting and owner occupation. Some 211 households or 9% moved from private rented to owner occupation, while 132 households or 6% moved from owner occupation to private rented.

### 2.7.3.5 Plans to stay

- A large proportion of new development survey respondents who could say, were planning to stay for more than 5 years: that is, 747 respondents in total across all five surveys.
- Using percentages to remove effect of varying response numbers, the smallest percentage of respondents were planning to stay for less than 12 months. This group represents 12% of all five survey responses. The biggest percentage of respondents planned to stay for longer than 5 years, representing 31% overall.
- There were fairly high levels of uncertainty about plans to stay, which is understandable due to the nature of the question. Four of the five surveys had between 13% and 21% of respondents ticking the “not known” option for this question.

### 2.7.3.6 Place of work

The highest proportion of respondents in each survey lived and worked in the “host” district.

- In Cambourne, 35% of respondents both live and work in South Cambridgeshire, closely followed by 28% who work in Cambridge. (*The 2001 Census saw 50% of SCDC residents working in SCDC, and 30% working in Cambridge.*)
- In East Cambridgeshire, 32% of respondents live and work within the district while 29% work in Cambridge. (*The 2001 Census saw 50% of ECDC residents working in ECDC, and 17% working in Cambridge.*)
- In Fenland, 56% of respondents live and work within the district. Peterborough is the second most common work location, at 11%. (*The 2001 Census saw 63% of Fenland residents working in FDC, and 13% working in Peterborough.*)
- In St Edmundsbury, 45% of respondents live and work within the district. Cambridge was the workplace for 16% of respondents.

So; many respondents live and work within the same district. Many work in neighbouring districts (i.e. within the housing sub-region), and a reasonable proportion work elsewhere in the East of England, or indeed the UK.

- A higher proportion of Cambourne residents work further from home than other survey respondents.

## Section 2.7 Additional information

- East Cambridgeshire sees an unusually low proportion of residents working further afield (i.e. outside the sub region).
- Fenland sees the highest proportion of residents living and working in the same district at 56%.
- St Edmundsbury shows the highest proportion of residents traveling elsewhere in the UK to work, at 12%.

### 2.7.3.7 Distance travelled to work

- New development residents most commonly travel 10km to 20km to get to work, looking at all the surveys. This accounts for 831 responses, or 27%.
- Next most common distances to travel are (a) between 20km and 30km, at 439 responses or 15%; and (b) less than 2km at 442 responses, or 15%.

Further detail on the five surveys is available at

<http://www.cambridge.gov.uk/public/docs/comparing-five-new-development-surveys.pdf>