CAMBRIDGE SOUTHERN FRINGE

A survey of residents

May 2019

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Introduction

This report details the findings of the community survey of the Clay Farm (Great Kneighton), Glebe Farm, Ninewells and Trumpington Meadows developments, located on the Southern Fringe of Cambridge, as shown in Appendix B. The survey aims to find out about households in newer communities in order to assist in informing future planning decisions and service provisions for new developments. This survey of the Southern Fringe developments is part of a renewed programme of activity to follow up on the survey work previously undertaken by Cambridgeshire County Council between 2006 and 2012 (reports for which are available at: Cambridgeshire Insight – Housing – Housing priorities – New homes & communities). In 2011, three sites within Cambridge – Cromwell Road, George Nuttall Close and NIAB Frontage – were surveyed, and some comparison with the results of these surveys is included within this Report.

The survey of the Southern Fringe communities was undertaken between June and September 2018. A set of focus groups was also held in January 2019 to enable residents to share their views around the theme of "Community and Sense of Belonging in New Communities", to give greater insight into the experiences of residents moving into new developments. The findings of these focus groups are presented in a separate Report.

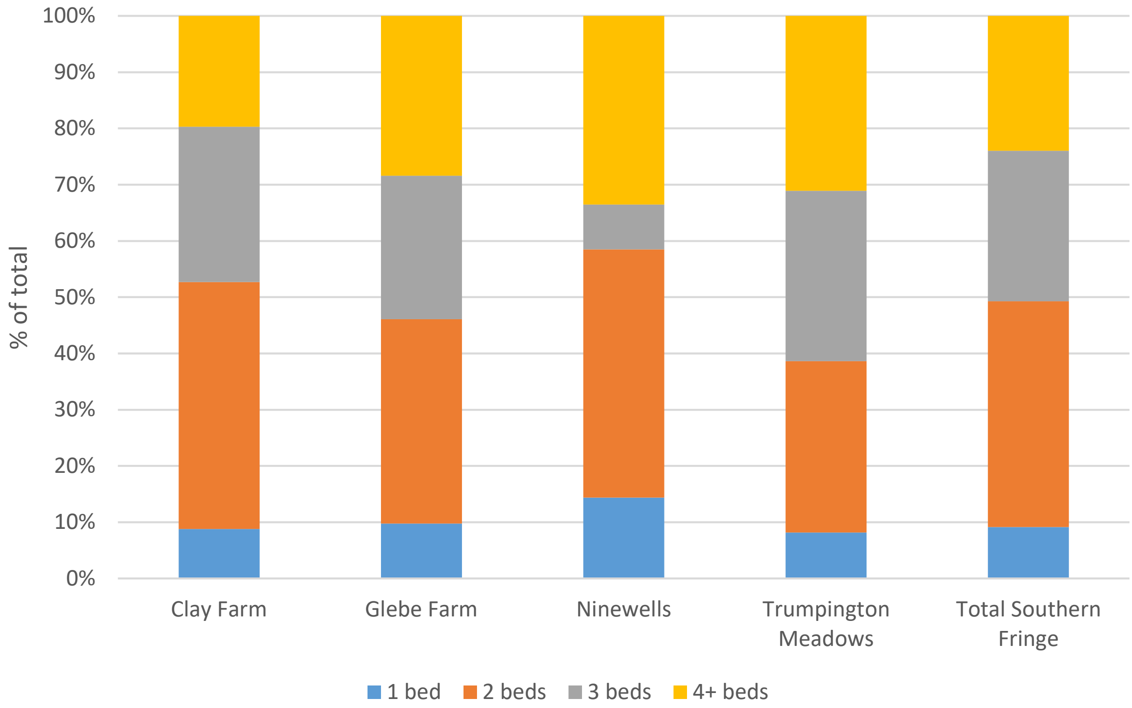
The first homes were completed on the Southern Fringe developments of Clay Farm, Glebe Farm and Trumpington Meadows in 2011-12, whilst the later Ninewells development saw its first dwellings completed in 2015-16. The final homes on the Glebe Farm development were completed in 2016-17, whilst the Clay Farm, Ninewells and Trumpington Meadows developments remain underway. As at mid-2018 some 3 thousand dwellings had been completed. The split between market and affordable homes at this time was approximately 60:40, although the proportion of affordable compared to market completions was slightly more than this at Ninewells. Table 1 shows the number of dwelling completions by development as at 2017-18, also providing the split between market and affordable homes. Overall, the developments will comprise around 4 thousand dwellings, with a 60:40 split between market and affordable dwellings, when complete.

Table 1: Dwelling completions on the Southern Fringe developments at 2017-18

	Clay Farm	Glebe Farm	Ninewells	Trumpington Meadows	Total Southern Fringe
Market	1,059	191	85	400	1,735
Affordable	780	126	103	268	1,277
Total	1,839	317	188	668	3,012

One and two bedroom dwellings account for approximately half of the completions as at 2017-18, although two-bedroom properties make up the bulk of this. Overall, two-bedroom dwellings account for 40% of completions, three and four+ bedroom dwellings account for approximately one-quarter each of total dwellings, and one-bedroom properties account for just under 10% of total completions. Figure 1 shows the completions by dwelling size and development at 2017-18.

Figure 1: Completions by dwelling size and development at 2017-18



Methodology

2,762 survey forms were sent to residents of the Southern Fringe developments. From these, 582 responses were returned giving an overall response rate of 21%. Of this response, 37% submitted their responses online, and 63% returned paper submissions. The response rate for the total Southern Fringe survey gives a level of statistical error at the 95% confidence interval of 4% overall, although with a greater margin of error on individual sites. Plus or minus 4% at the 95% confidence interval is a common standard of error for this type of survey. For comparison, the 2011 surveys of George Nuttall Close, Cromwell Road and the NIAB frontage saw an average response rate of 24% and an overall margin of error of 8%. The details of the mailings by development are shown in Table 2 below.

Table 2: Survey mailings and response rate

	Number of surveys posted	Number of responses	Response rate	Margin of error
Clay Farm	1,677	347	21%	5%
Glebe Farm	317	70	22%	10%
Ninewells	191	48	25%	12%
Trumpington Meadows	577	117	20%	8%
Total Southern Fringe	2,762	582	21%	4%

A full copy of the survey is included in Appendix C. The question areas covered by the survey are:

- Moving to the Southern Fringe – location information about where people were previously living, previous tenure and reasons for leaving this home.

- Homes and tenure – the type, tenure and size of the home they have moved to and reasons for choosing it.
- Households – household size and structure; the number of children and the number of adults. This section also covers ethnicity and country of birth.
- Work and travel – economic activity and types of employment, distance and means of travel.
- Other services and activities – where people do their main food and non-food shopping.
- Residents' perception of living on Southern Fringe in relation to their level of satisfaction with the Southern Fringe as an area to live, and their level of satisfaction with the services available in the local area. Residents were also asked to rate how strongly they feel that they are part of their local community.

Respondents did not have to answer all the questions in the survey, just those that they were willing to. This Report sets out the findings of the survey and focus groups. Appendix A includes the detailed data tables supporting the analysis and Appendix B shows the location of the Southern Fringe developments, whilst Appendix C and Appendix D provide a copy of the letter and the survey sent to residents.

Findings

The findings of the survey are presented in five sections, following the structure of the survey:

- Moving to Southern Fringe new communities
- Southern Fringe homes and tenures
- Households
- Work, study and travel
- Other activities and perceptions of living on the Southern Fringe new developments

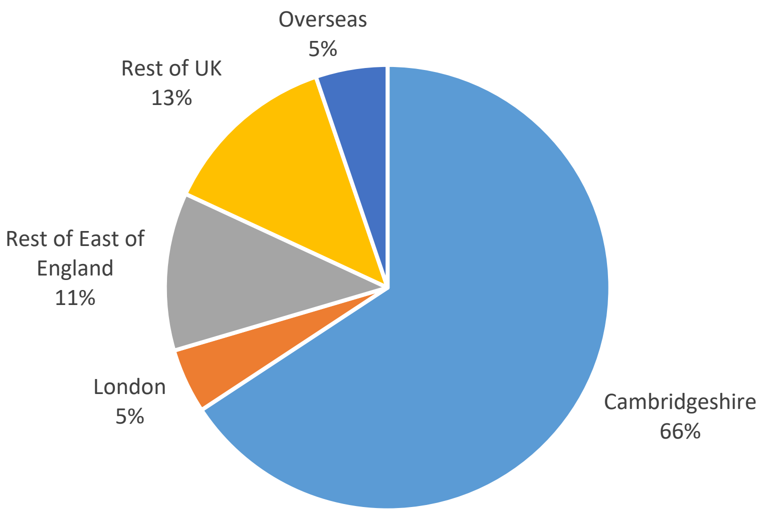
Moving to Southern Fringe new communities

In this section we present the findings from the first section of the survey, covering Questions 1 to 3. This includes analysis of the data on the location of where people were previously living, the tenure arrangement of their previous home and their reasons for leaving this home.

Location moved from

Respondents were asked to provide details of the location of their last permanent residence (only including stays of more than six months). Of the 575 responses, 66% had previously lived elsewhere in Cambridgeshire, as Figure 2 shows. A further 16% had moved from London and the rest of the East of England, 13% from the rest of the UK, and 5% had moved from overseas. Of the moves from the rest of the UK, Cheshire, Oxfordshire and Surrey were the three most common counties moved from. Of those moving from overseas, approximately one-third moved from The Americas, a further one-third from EU countries, and just over 20% from Asia.

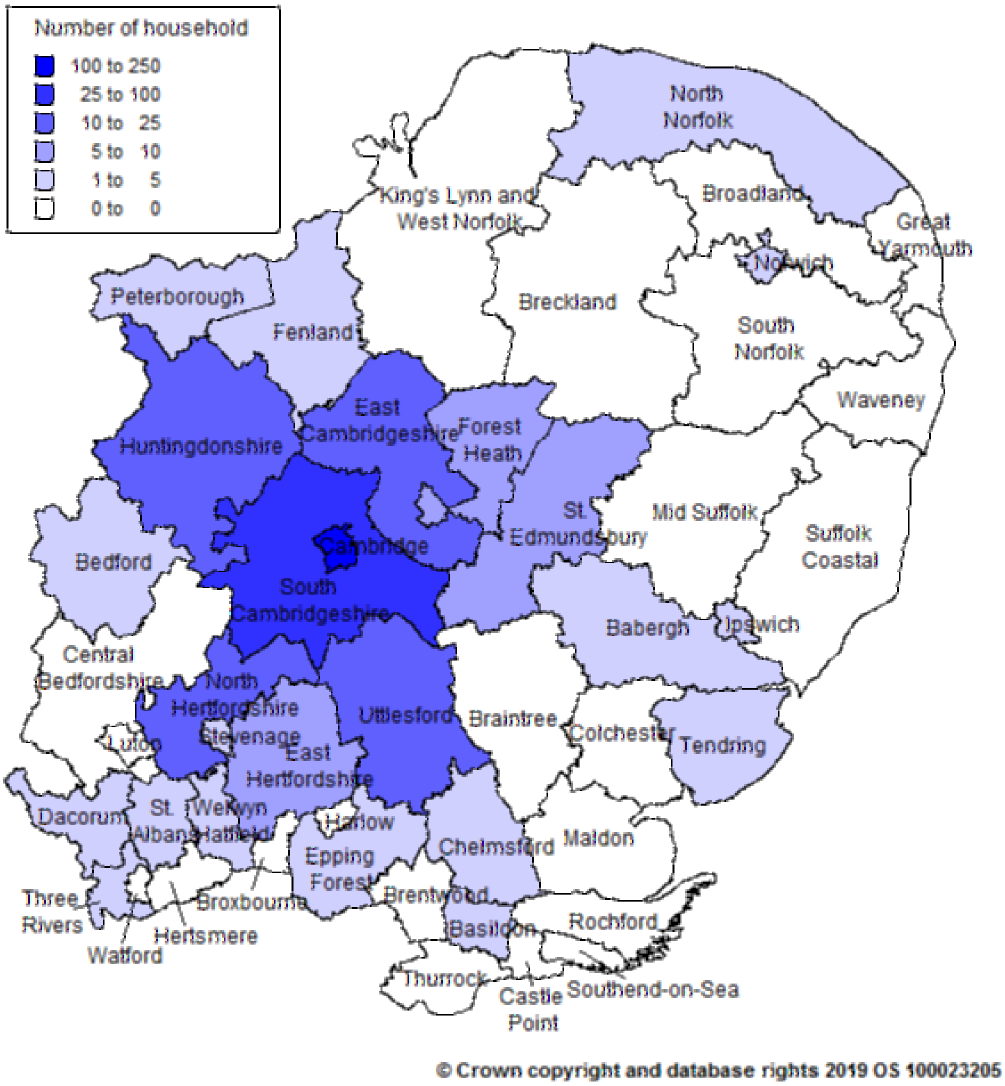
Figure 2: Location moved from



Source: Question 1

The location of respondents' previous homes by district is shown in Map 1 for households moving from within the East of England (77% of the total). 86% of those moving from within the East of England moved from within Cambridgeshire, with 57% of these moving from within Cambridge itself, and a further 21% from within South Cambridgeshire. A full breakdown by development is shown in Appendix A.

Map 1: East of England district moved from

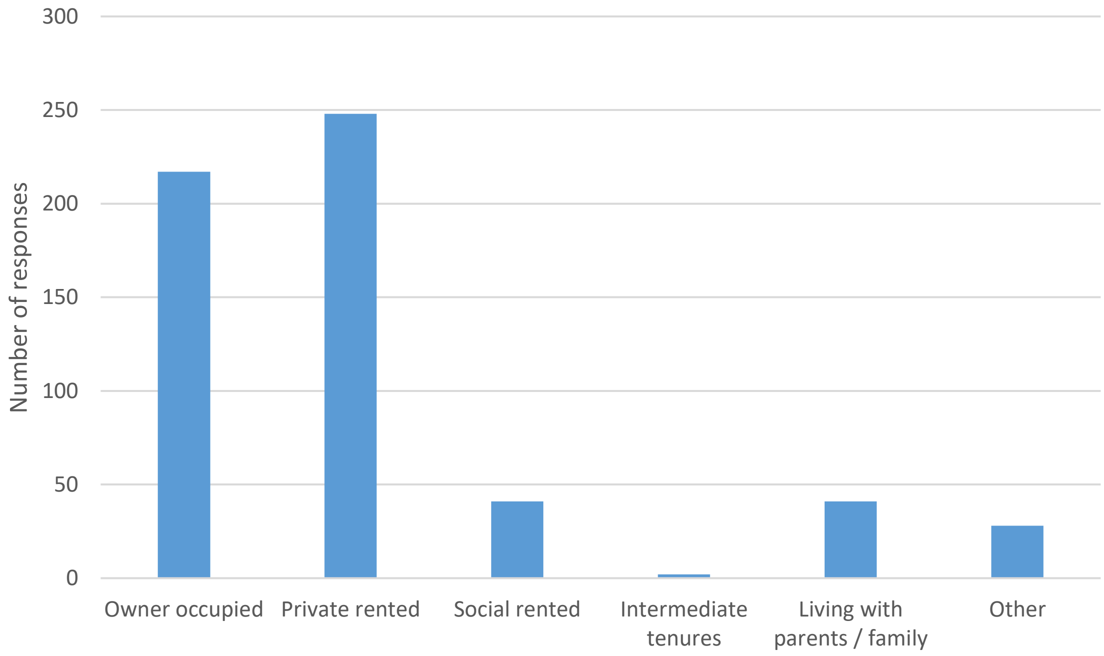


Source: Question 1

Tenure of previous property

Analysis of the data on the tenure arrangements of residents' previous property shows that 43% of those who responded were previously in the private rental market, closely followed by those in the owner-occupier sector, who accounted for 38% of the 577 responses, Figure 3 shows the tenure arrangements of respondents' previous property. Just under 50 households had moved from social rented properties and a similar number from living with parents / family. Those moving from properties classified as 'Other' include those moving from College accommodation, rented from employer, rented from family / friends, service family accommodation, key worker / staff accommodation, temporary accommodation, charity and refuges.

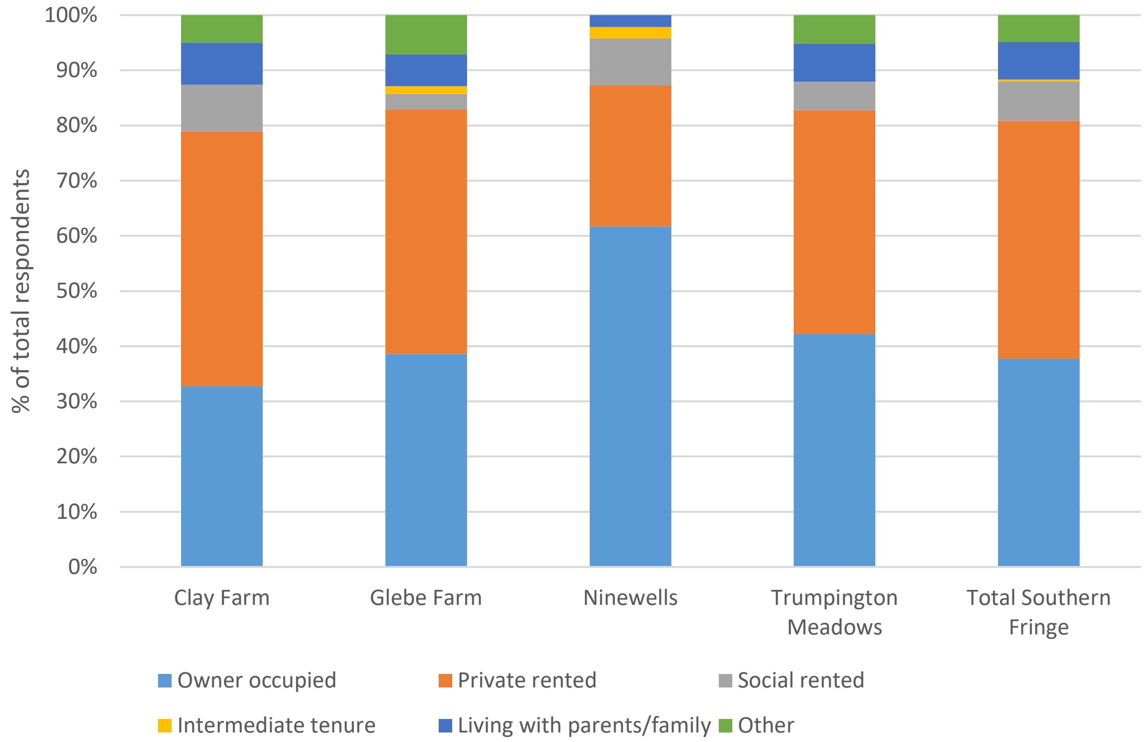
Figure 3: Tenure of previous home



Source: Question 2

Figure 4 shows the tenure of the previous property by development moved to. Those moving to Ninewells predominantly moved from the owner-occupier sector, whilst more households moving to Glebe Farm and Clay Farm moved from privately rented accommodation. Trumpington Meadows has an almost equal number of respondents who previously lived in privately rented or owner occupied properties. Appendix A provides further detail.

Figure 4: Tenure of previous property



Source: Question 2

Reasons for leaving previous property

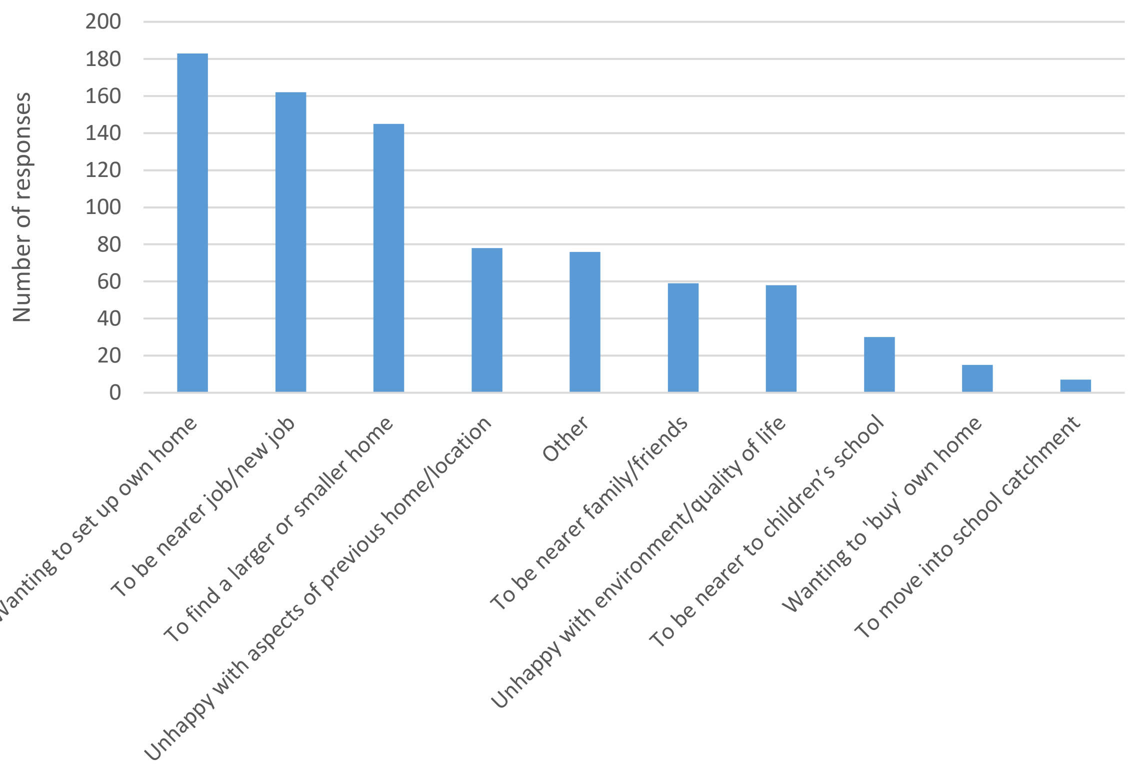
Figure 5 shows the reasons why people left their previous homes. A breakdown by development is shown in Appendix A. The questionnaire allowed for respondents to cite as many reasons as applied. The three most commonly cited reasons for moving away from their previous homes were:

- wanting to set up own home;
- to be nearer job / new job; and
- to find a larger or smaller home.

Almost 10% of the total responses cited unhappiness with aspects of their previous home as being a reason for moving away. A similar proportion cited ‘Other’ reasons for moving away. Reasons within this category included:

- previous home becoming unavailable, for example due to tenancy not being renewed, or landlord selling property;
- relationship breakdown;
- crisis situations, including domestic abuse; and
- health needs.

Figure 5: Reasons for moving away from previous property



Source: Question 3

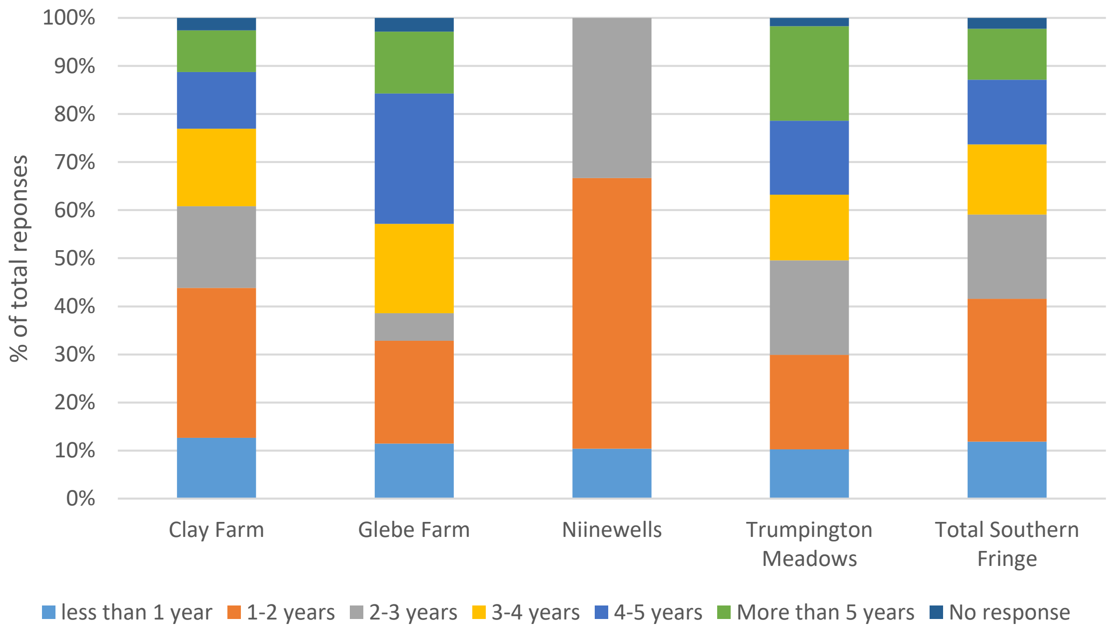
Southern Fringe homes and tenures

The second section of the survey, covering Questions 4 to 11, looks at the type, tenure and size of the home that respondents have moved to on the Southern Fringe developments, how long they have lived there and intend to live there, and their reasons for choosing their current home.

Length of residence at current address

Figure 6 shows the length of residence at current address of survey respondents. 48% of respondents have lived at their current address for between 1 and 3 years, whilst around 10% have lived there for less than 1 year, and a similar proportion for more than 5 years. A full breakdown by development is provided in Appendix A.

Figure 6: Length of residence at current address

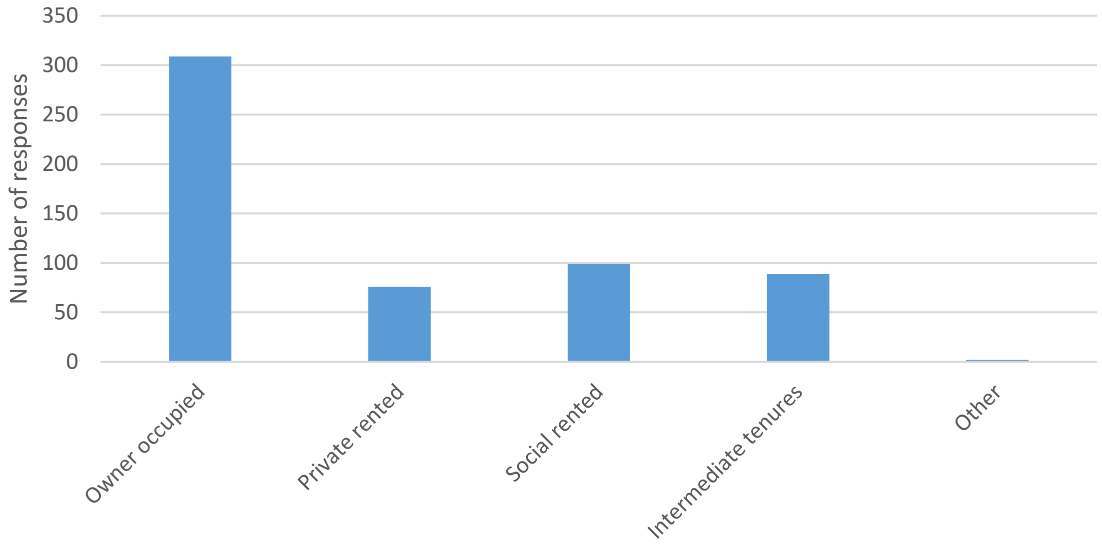


Source: Question 4

Tenure of current property

At 54% just over half of respondents' current homes are owner-occupied, with those privately renting (13% of the total) fewer than those in either the social rented (17% of the total) or the intermediate tenures (15%) sectors. The 'Other' category includes: living in family owned properties and key worker accommodation. 575 households provided data on the tenure of their current home on the Southern Fringe developments, and Figure 7 charts the results. A breakdown by development is shown in Appendix A.

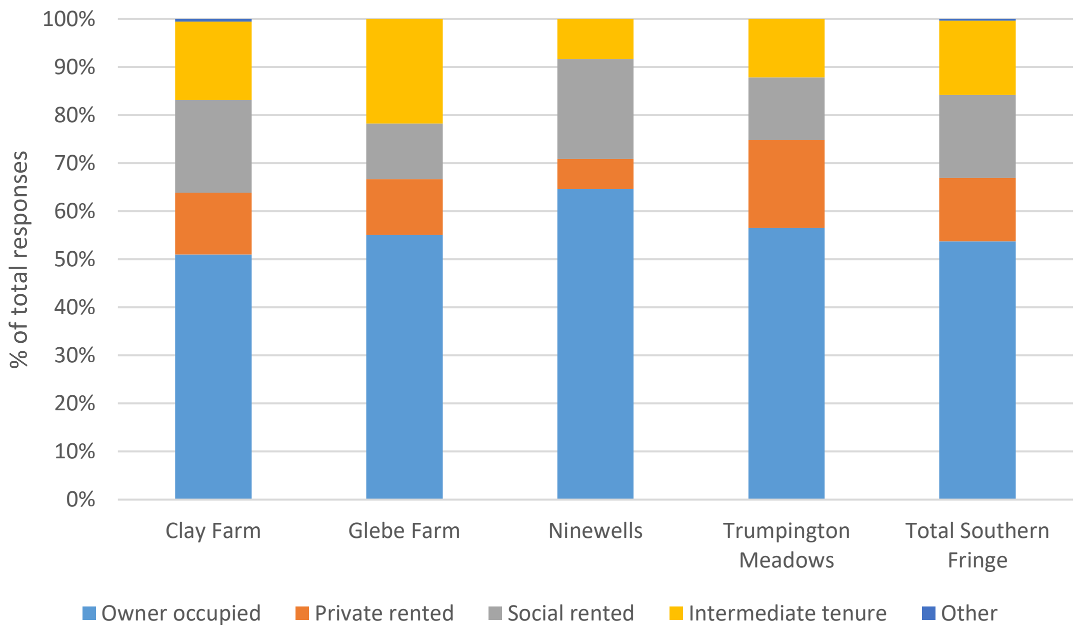
Figure 7: Tenure of current home



Source: Question 5

Figure 8 shows the proportions of tenure type by Southern Fringe development. The proportion of responses from owner-occupied tenures is greatest on the Ninewells development, and lowest in Clay Farm. Around a third of responses from Glebe Farm and Clay Farm are from the social rented and intermediate tenures sectors, whereas on Trumpington Meadows these two sectors account for around a quarter of responses. Almost one-fifth of responses from the Trumpington Meadows development are from the private rented sector, whereas just 6% of respondents from the Ninewells development are in the private rented sector.

Figure 8: Tenure of current property by development



Source: Question 5

Moves between tenures

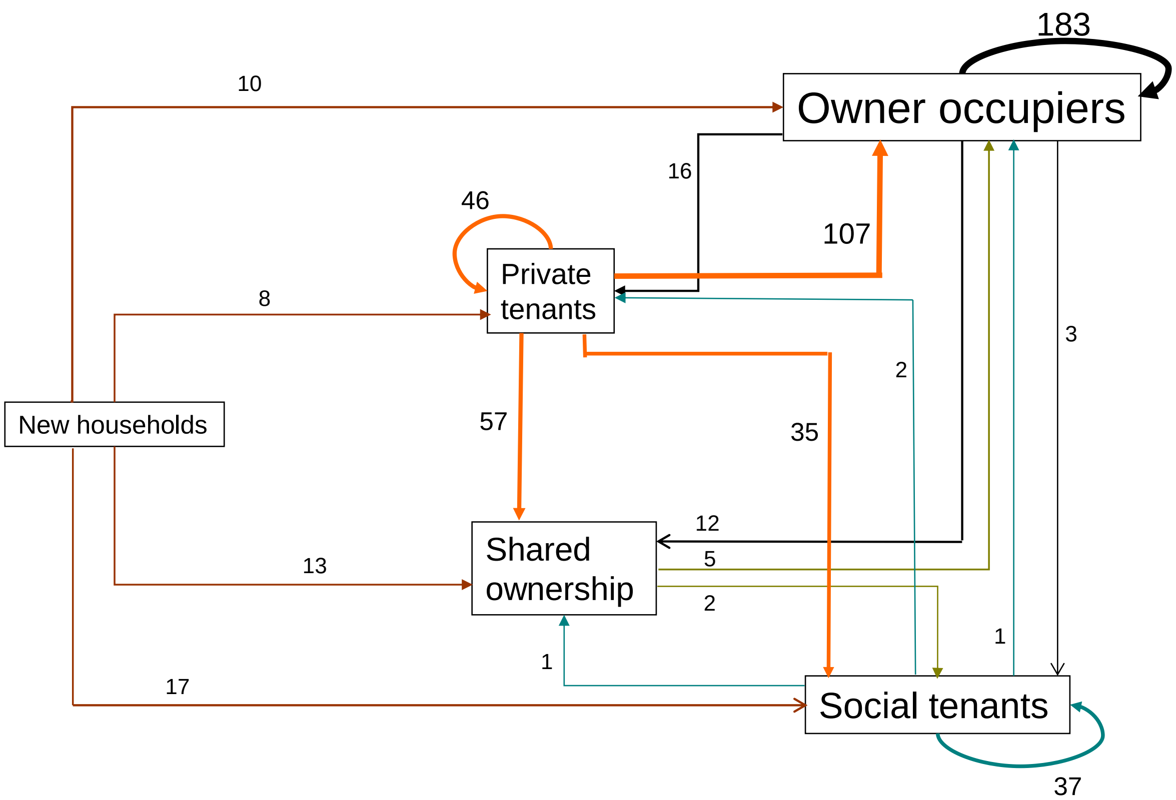
Comparison of current tenure with previous tenure shows that whereas private rented was the most common tenure in respondents' previous homes, in their current homes owner occupation is by far the most common tenure, followed by social rented and then intermediate tenures. Table 3 and Figure 9 present the number of moves between tenures from previous to current homes. 11 households did not provide responses for this analysis.

Table 3: Moves between tenures

	To: Current tenure					
From: Previous tenure	**Owner occupied**	**Private rented**	**Social rented**	**Intermediate tenures**	**Other**	**Total**
Owner occupied	183	16	3	12	1	215
Private rented	107	46	35	57	1	246
Social rented	1	2	37	1		41
Intermediate tenures			2			2
Living with parents / family	9	6	12	12		39
Other	7	6	8	7		28
Total	307	76	97	89	2	571

Source: Questions 2 and 5

Figure 9: Moves between tenures

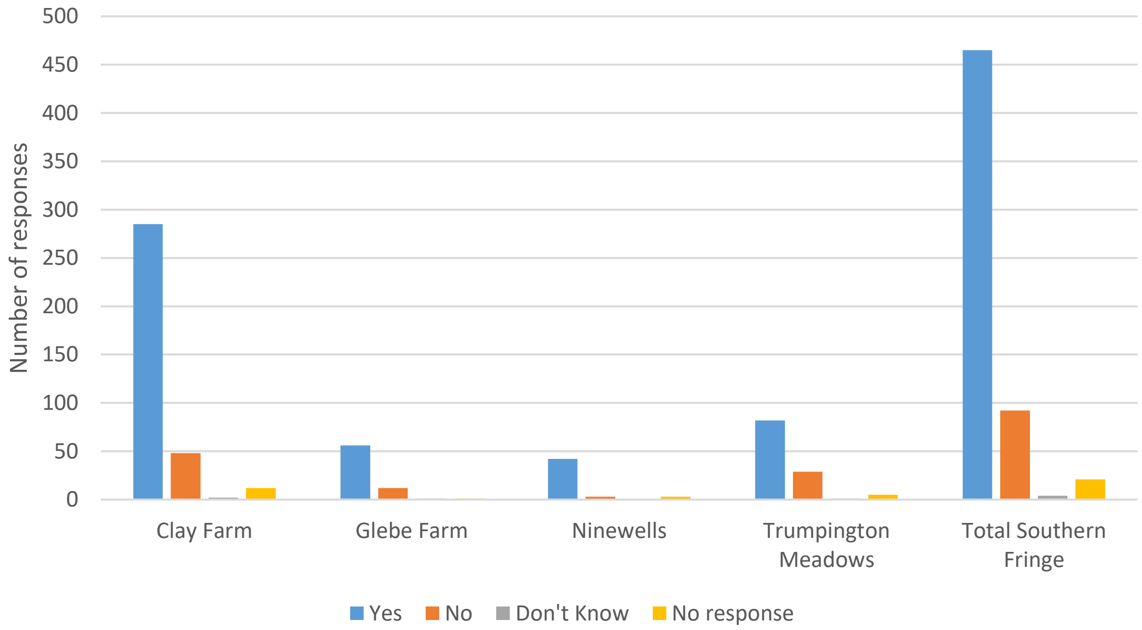


Source: Questions 2 and 5

First occupiers of current home

80% of respondents are the first occupiers of their home on the Southern Fringe development, whilst 16% are not, 4 respondents did not know, and the remaining 21 households did not provide a response. Figure 10 charts the responses and a full breakdown by development is provided in Appendix A.

Figure 10: First occupiers of current home

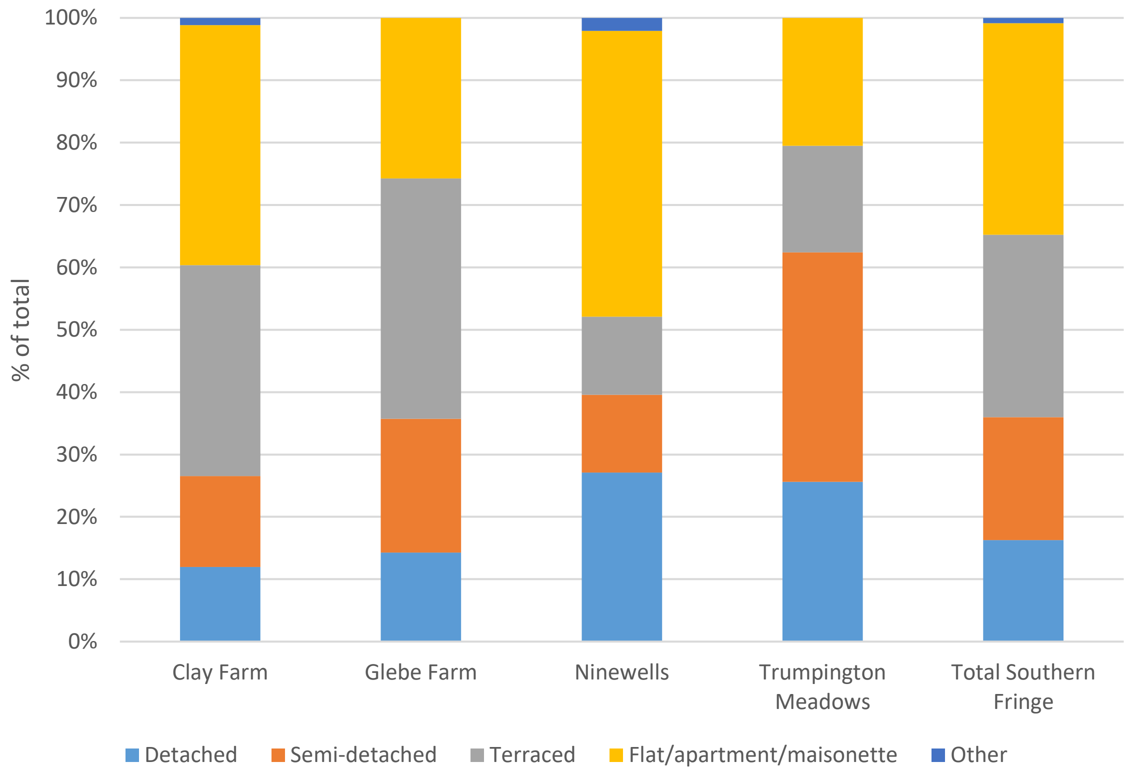


Source: Question 6

Property type

Cambridge has a smaller property type profile than elsewhere in Cambridgeshire (which is more rural) and most of the responses were from households in smaller properties (flats and terraced homes). As shown in Figure 11, one-third of respondents live in flats, and a further 29% in terraced homes. Ninewells and Trumpington Meadows have the largest proportion of responses from households living in detached houses, at around one-quarter of responses.

Figure 11: Property type

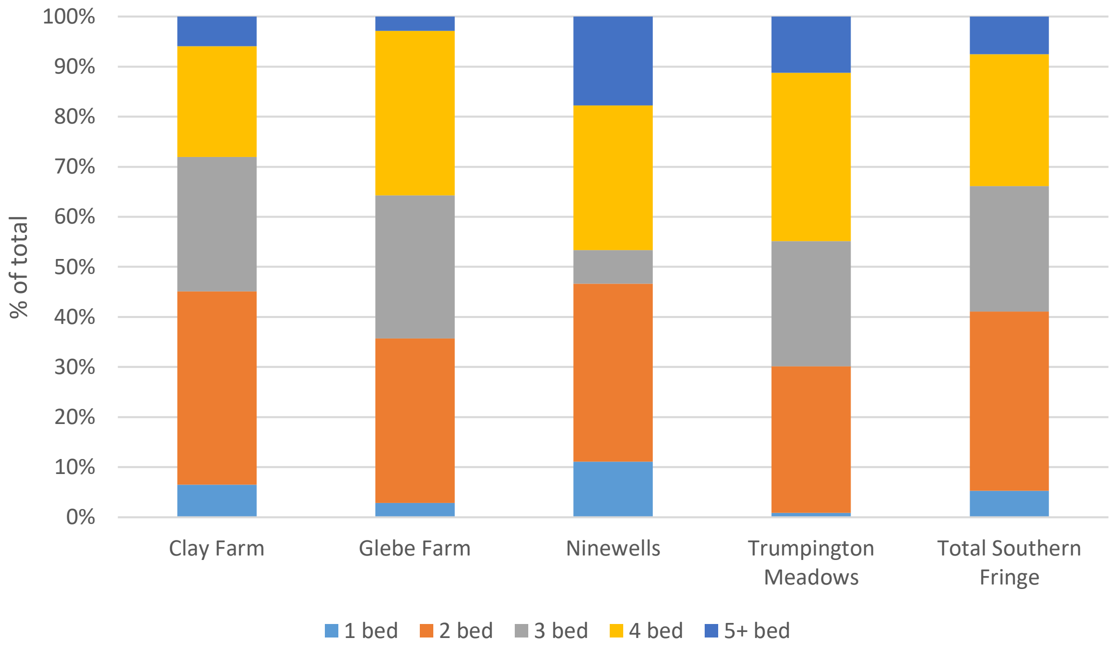


Source: Question 7

Number of bedrooms by development

At 36% two-bedroom properties account for the largest proportion of respondent households, with three- and four-bedroom properties also each accounting for around one-quarter of responses respectively. Only 5% of responses were from households living in one-bedroom properties, and 8% from properties with 5 or more bedrooms, as Figure 12 shows.

Figure 12: Number of bedrooms



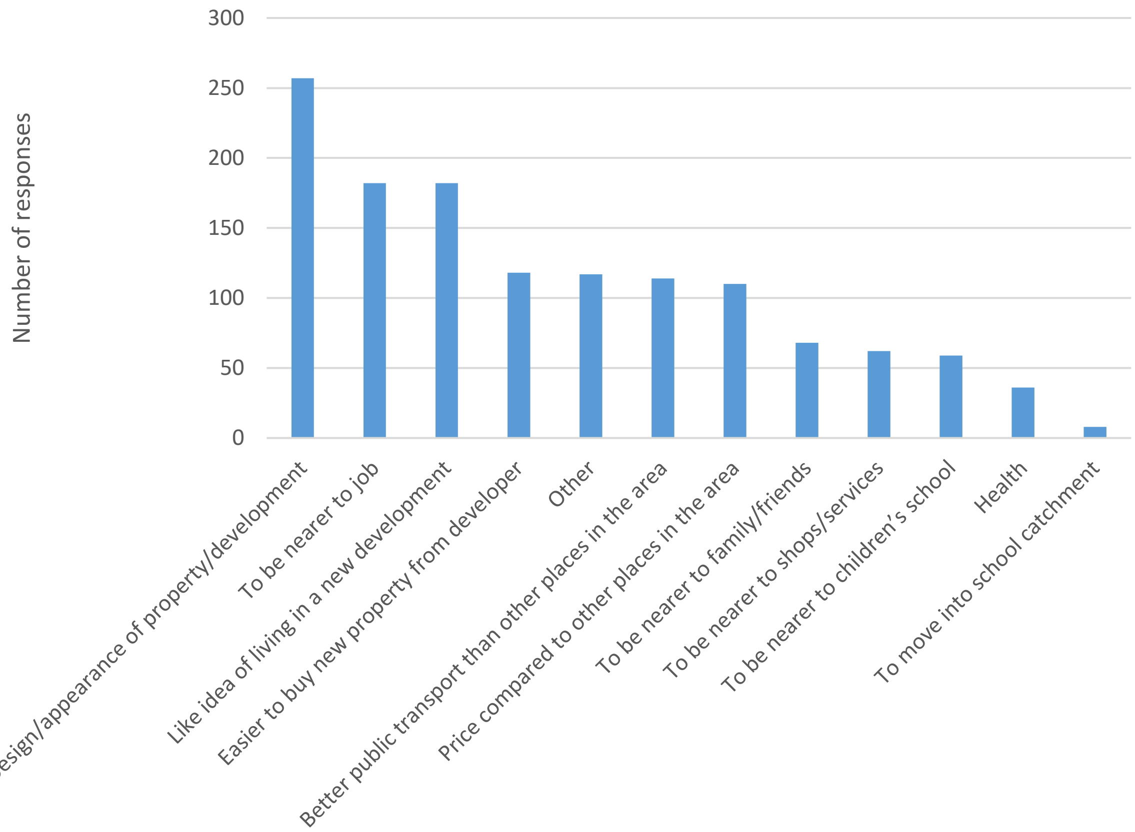
Source: Question 8

Reasons for moving to Southern Fringe property

Figure 13 shows the reasons why people moved to their home on the Southern Fringe, with a breakdown by development in Appendix A. The questionnaire allowed for more than one reason to be given. The design / appearance of the property / development was the most commonly cited reason for moving to the Southern Fringe. To be nearer to job / new job and liking the idea of living in a new development were also common reasons. Most common reasons within the 'Other' category include:

- availability of housing, for example this being the first / only property offered in the social rent sector;
- this being the only area locally at the time with the option of shared ownership;
- proximity to the Country Park; and
- accessibility and proximity to Cambridge.

Figure 13: Reasons for moving to the Southern Fringe property

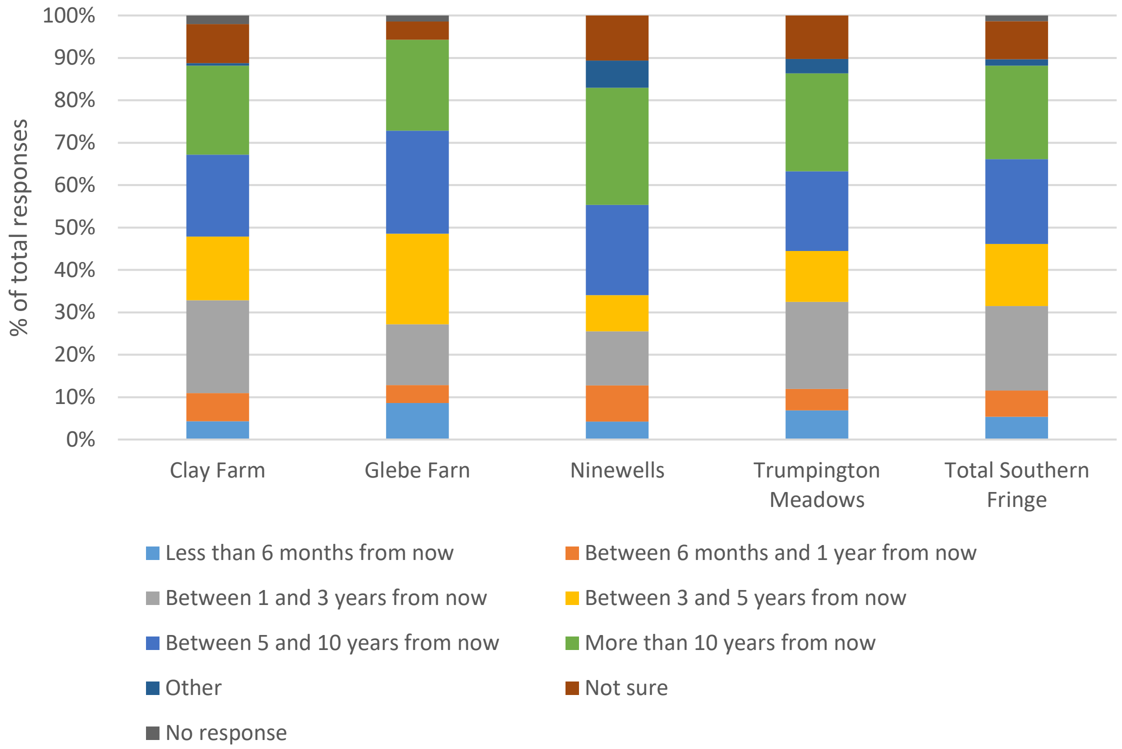


Source: Question 9

Length of intended stay

Just over 10% of the 582 households surveyed see themselves living at their current property for a year or less, with approximately half of these intending to stay less than 6 months and the other half between 6 and 12 months. 22% responded that they intend to stay for at least 10 years, whilst a further 20% responded that they intended to stay between 5 and 10 years, and a further 20% between 1 and 3 years. For those responding in the ’Other’ category the majority related to being elderly and expressing an intention to remain for as long as they are able to manage. One respondent mentioned intending to leave due to Brexit and one respondent cited uncertainty over intended length of stay due to their unhappiness with the design of their home. The results are presented in Figure 14, and a full breakdown of responses is provided in Appendix A.

Figure 14: Length of intended stay at current property



Source: Question 11

Households

Section 3 of the survey, covering Questions 12 to 16, looks at the type and structure of the respondent households. This includes the age profile of household residents, along with ethnicity, country of birth and first language spoken.

Age profile of Southern Fringe residents

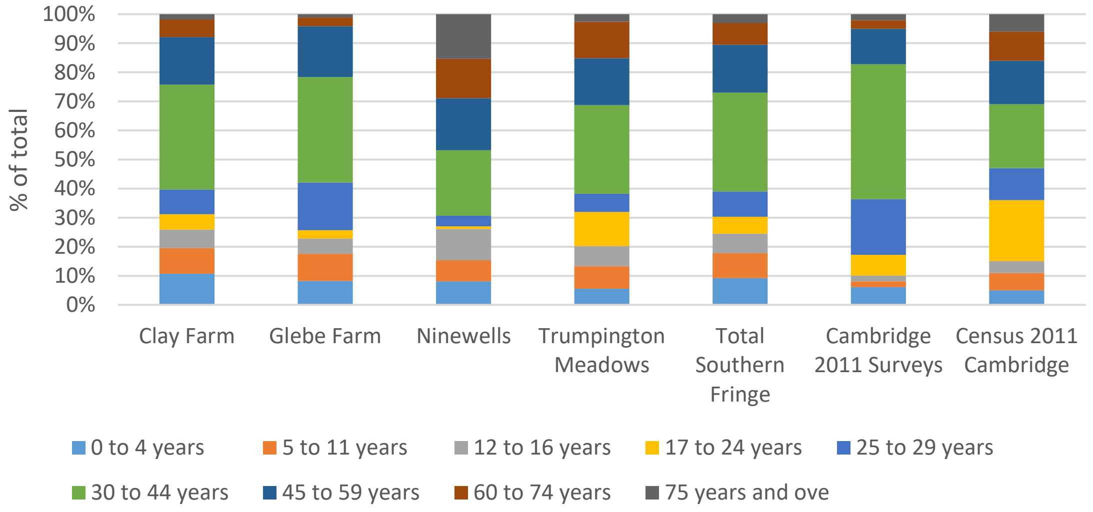
Table 4 shows the age structure of the population within the respondent households by development, as well as for the Southern Fringe as a whole. Comparison with the results of the surveys carried out in 2011 is also provided in Figure 15 along with the Census 2011 age structure for Cambridge. The comparison shows that the Southern Fringe developments have more children compared to both the 2011 Cambridge survey results and the Census 2011 data. For the Southern Fringe, 0-16 year olds make up almost one-quarter of the population, compared to 10% of the population in the 2011 surveys, and 15% of the population from Census 2011.

Table 4: Age structure of population in Southern Fringe developments

Age Range	Clay Farm	Glebe Farm	Ninewells	Trumpington Meadows	Total Southern Fringe
0-4 years	92	14	9	15	130
5-11 years	76	16	8	21	121
12-16 years	55	9	12	19	95
17-24 years	45	5	1	32	83
25-29 years	73	28	4	17	122
30-44 years	310	62	25	83	480
45-59 years	140	30	20	44	234
60-74 years	52	5	15	34	106
75 years and over	16	2	17	7	42
Total	859	171	111	272	1,413

Source: Question 12

Figure 15: Age structure of residents, Southern Fringe compared to 2011 surveys and 2011 Census



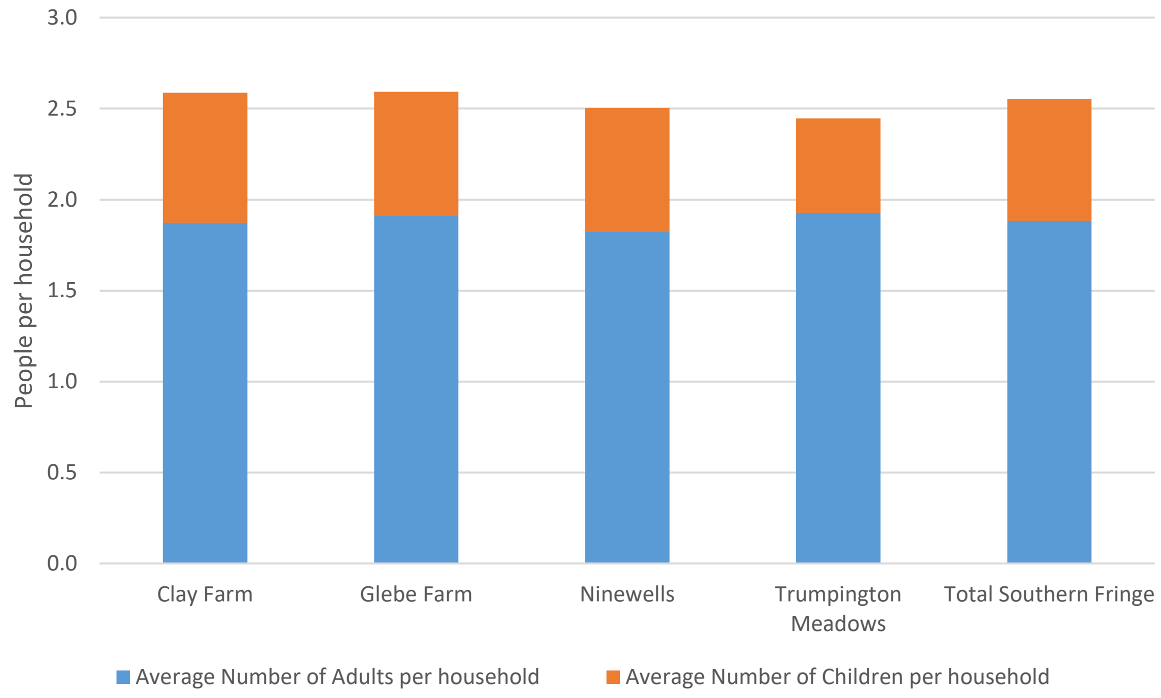
Source: Question 12

Average household size by development

Average household size for the Southern Fringe developments as a whole is 2.55 people per dwelling, as Figure 16 shows, with 1.88 adults and 0.67 children per dwelling. Clay Farm has the highest average number of children (aged 0-17 years) per dwelling. Trumpington Meadows has the lowest average number of children per dwelling, at 0.52 children per dwelling, but also the highest average number of adults per dwelling at 1.93. At 1.82 Ninewells has the lowest average number of adults per dwelling.

Table 5 provides more detail on numbers of children per 100 households by tenure and school age groups. Further details of average household size by dwelling size and tenure are provided in Appendix A.

Figure 16: Average household size by development



Source: Questions 12 and 13

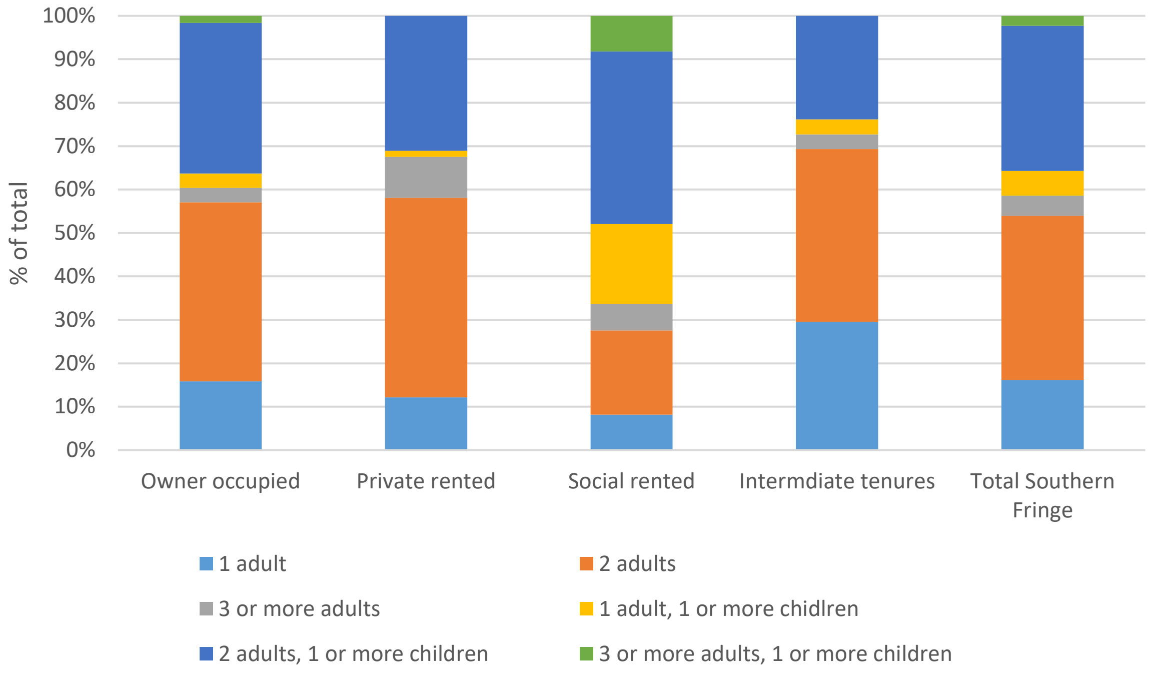
Table 5: Children per 100 households by tenure, bedroom size, and school age category

	Pre-school (0-3 years)	Primary school (4-10 years)	Secondary school (11-15 years)
Owner occupied			
1 bedroom	0.0	0.0	0.0
2 bedrooms	13.6	3.0	1.5
3 bedrooms	17.5	12.7	0.0
4 or more bedrooms	15.5	23.0	29.2
Private rented			
1 bedroom	0.0	0.0	0.0
2 bedrooms	5.9	2.9	2.9
3 bedrooms	22.7	59.1	13.6
4 or more bedrooms	28.6	28.6	50.0
Social rented			
1 bedroom	10.0	27.1	0.0
2 bedrooms	47.9	92.9	4.2
3 bedrooms	28.6	90.0	42.9
4 or more bedrooms	0.0	0.0	80.0
Intermediate tenures			
1 bedroom	0.0	0.0	0.0
2 bedrooms	14.0	2.0	0.0
3 bedrooms	14.8	55.6	11.1
4 or more bedrooms	0.0	200.0	100.0
All			
1 bedroom	3.4	0.0	0.0
2 bedrooms	20.7	8.6	2.0
3 bedrooms	20.0	44.3	12.9
4 or more bedrooms	15.6	28.0	33.9
All	17.9	23.8	15.3

Household composition

Households comprising only adults accounted for 59% of responses. The majority of responses came from households comprising 2 adults, 38% of responses, whilst single person households only accounted for 16% of responses. After this, households containing 2 adults and 1 or more children accounted for the second largest proportion of responses, at 33% of the total. There are significant variations in these proportions across tenure type, however, as Figure 17 shows. Intermediate tenures have the highest proportion of adult only households, and by far the highest proportion of single adult households. The social rented sector has by far the highest number of households with children, accounting for two-thirds of households in this sector. A further breakdown of the data on household composition by dwelling size and tenure is provided in Appendix A.

Figure 17: Household composition by tenure

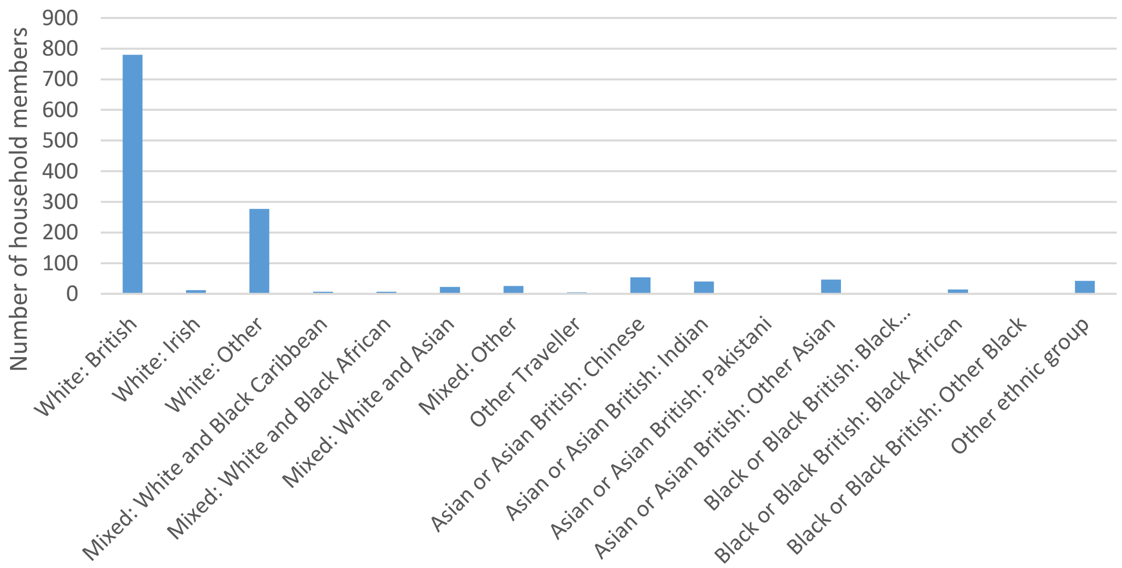


Source: Questions 5 and 11

Ethnicity, first language spoken and country of birth

Respondents were asked to provide information about the ethnicity of household members. Of the responses, 58% are White British, with White Other the second largest ethnic group (21%). After this Chinese and Asian Other both account for 4% each of the total, closely followed by Indian (3%). A breakdown by development is shown in Appendix A.

Figure 18: Ethnicity of household members

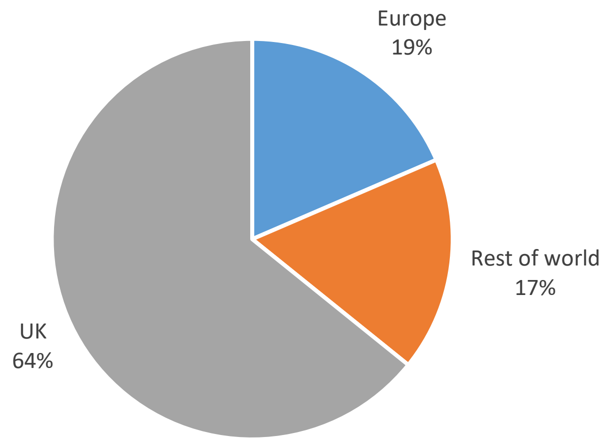


Source: Question 17

48 different languages were listed in response to the question regarding the first language spoken in the household. English accounted for 77% of responses, with English also mentioned in 16 of the 23 bilingual households, and all 3 of the trilingual households. A breakdown of the responses data on first language spoken is provided in Appendix A.

Almost two-thirds of households have at least one member born in the UK, whilst 19% have one member born in Europe and 17% one member born in the rest of the world. There were more than 10 people born in China, India, Italy, Germany and Poland. A full breakdown of the response data is provided in Appendix A.

Figure 19: Country of birth



Source: Question 15

Households moving from within Cambridge

249 households moved to the Southern Fringe from residences located elsewhere within Cambridge City, 57% of the total survey responses. Just over a quarter of those who moved from elsewhere within Cambridge moved very locally from within Trumpington ward, with a further 9% moving from Queen Edith's ward and 9% from Cherry Hinton ward.

When looking at the changes in tenure from previous to current home for residents moving from within elsewhere in Cambridge, a marked shift away from the private rented market is evident, shown in Table 6. Whereas private rented tenures accounted for just over half of all tenures of previous homes, for current homes private rented tenure accounts for just 11% of all tenures. Owner occupation accounts for half of current home tenures, and intermediate tenures account for 21% and social rented tenures 15% of all tenure types of current homes. The 12 households who were previously living with parents / family are now in social rented homes (5), intermediate tenures (3), owner occupied homes (3) or private rented accommodation (1).

Table 6: Moves between tenure for those moving from within Cambridge

	To: Current Tenure						
From: Previous Tenure	**Owner occupied**	**Private rented**	**Social rented**	**Intermediate tenures**	**Other**	**Unknown**	**Total**
Owner occupied	58	2	0	3	0	1	64
Private rented	61	21	13	42	1	2	140
Social rented	1	0	18	1	0	0	20
Intermediate tenures	0	0	0	0	0	0	0
Living with parents / family	3	1	5	3	0	0	12
Other	3	4	2	4	0	0	13
Total	126	28	38	53	1	3	249

Source: Questions 1, 2 and 5

For households moving from within elsewhere in Cambridge 'Wanting to set up own home' was the most commonly cited reason for moving away from their previous home, followed by 'To find a larger or smaller home'. For those that specified other reasons for moving away, the most common related to issues around affordability and rents being too expensive, end of rental agreements, and enforced moves due to previously rented properties being sold on.

The most commonly cited reason for those moving from elsewhere in Cambridge to the Southern Fringe was 'Design / appearance of property / development' followed by 'Like the idea of living in a new development'. For those that specified other reasons for moving to their current home, the most commonly cited reasons related to the affordability of the homes compared to other areas, the availability of shared ownership opportunities, and the very limited availability / choice, if any, of property at the time, especially for those in the social rented sector.

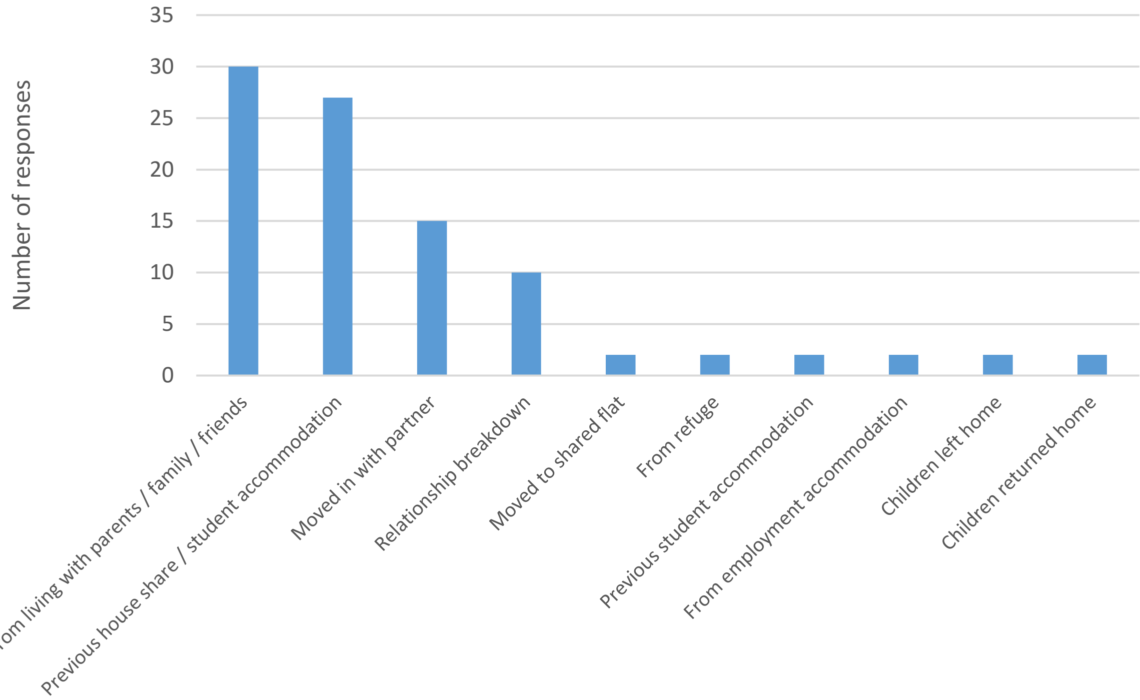
Just under half of the households that moved from elsewhere within Cambridge contained 1 or more children. 17% of households contained only one occupant.

Changes in household structure

Respondents were asked to indicate whether or not their household structure had changed as part of their move. The majority of respondents, 449 or 77% of the total surveyed, indicated that there had been no change to their household structure as a consequence of their move, whilst 15 respondents skipped this question. Of the 118 respondents who indicated that their household structure had changed, 21 did not give any further detail.

Figure 20 shows the main ways in which, as a result of the move, household structure changed. Moves away from living with parents / family / friends to set up own home, and moving from shared housing to set up own home, were the two most commonly cited reasons for the change in household structure.

Figure 20: Reasons for changes in household structure



Source: Question 10

Just under half of the 123 who responded that their household structure had changed had moved from elsewhere within Cambridge to the Southern Fringe. Of these, the most common reasons for this change were: moving from a previous house share (19 responses), moving from living with parents / family (11 responses), moving in with partner (7 responses), relationship breakdown (4 responses), from College accommodation (2 responses) and from employment based accommodation (2 responses).

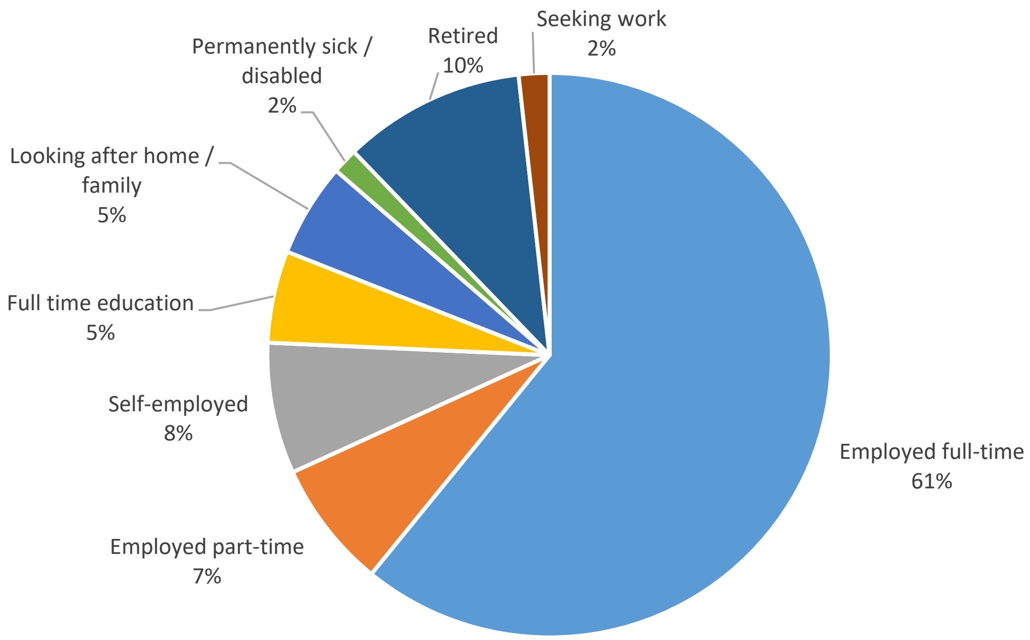
Work, study and travel

Questions 18 to 22 in the fourth section of the survey cover work, study and travel patterns. Respondents were asked to provide information on the economic status of their household members aged 17 and over, their place of work and occupation details, and their means of travel to work.

Economic status

76% of 546 household members for which details of economic status were provided are employed; with 61% employed full-time, 7% employed part-time and 8% self-employed, as Figure 21 shows.10% of respondents are retired, 5% looking after home / family and a further 5% on full time education, whilst 2% are permanently sick / disabled and 2% are looking for work.

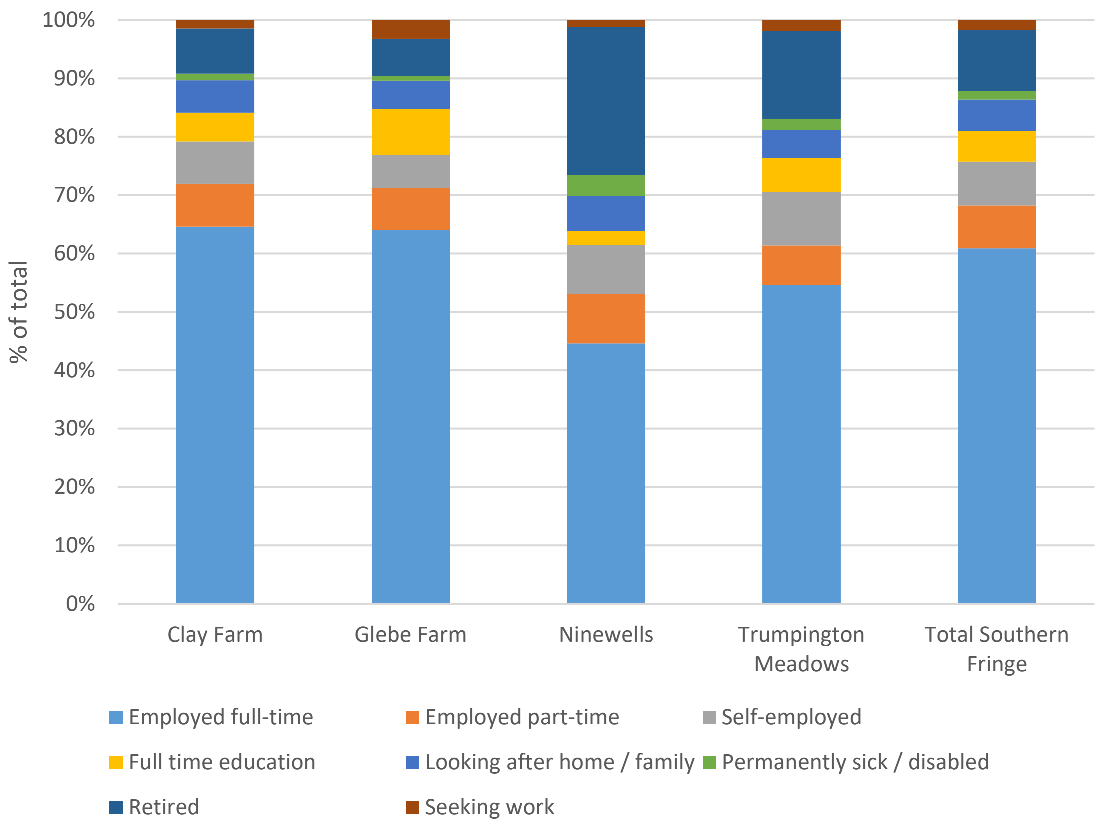
Figure 21: Economic status of Southern Fringe survey respondents (17 yrs+)



Source: Question 18

Economic status by development shows some notable variations, in Figure 22, with Glebe Farm and Clay Farm having similar levels of full-time employed residents, at 64% and 65% respectively. Ninewells has a much lower proportion of full-time employed residents at 45%, whilst the proportion of full-time employed living on Trumpington Meadows lies in the middle at 55%. Ninewells has a higher proportion of residents who are retired, at 25%, compared to 15% on Trumpington Meadows, and 6-8% on Glebe Farm and Clay Farm. Ninewells also has a slightly higher proportion of those who are permanently sick / disabled. Proportions of part-time employed, self-employed, those looking after home / family and those seeking work are very similar across the four developments.

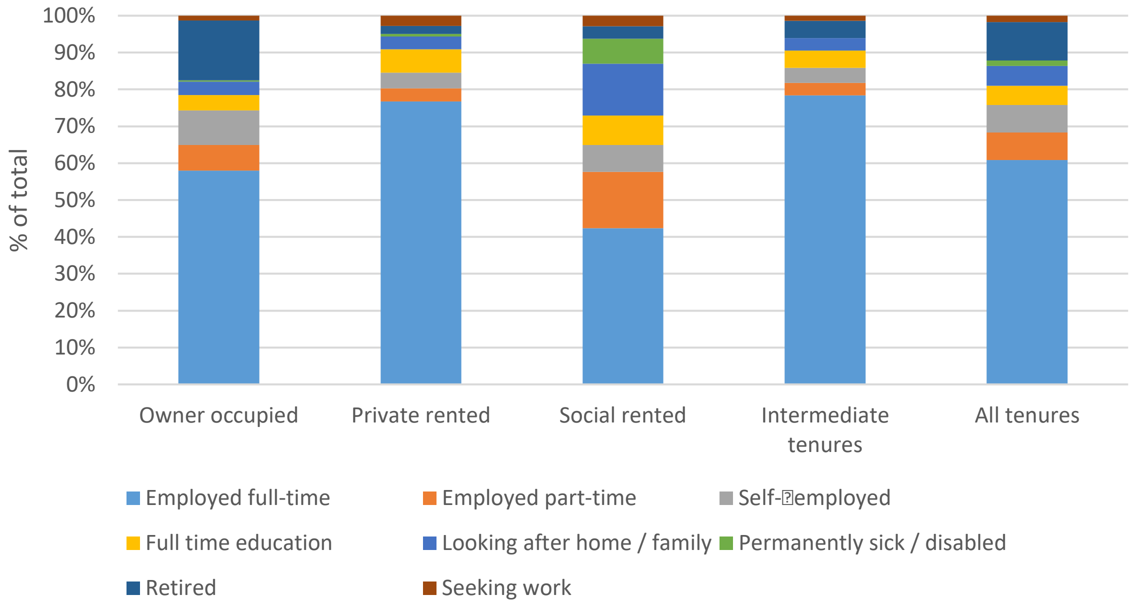
Figure 22: Economic status by development (17 yrs+)



Source: Question 18

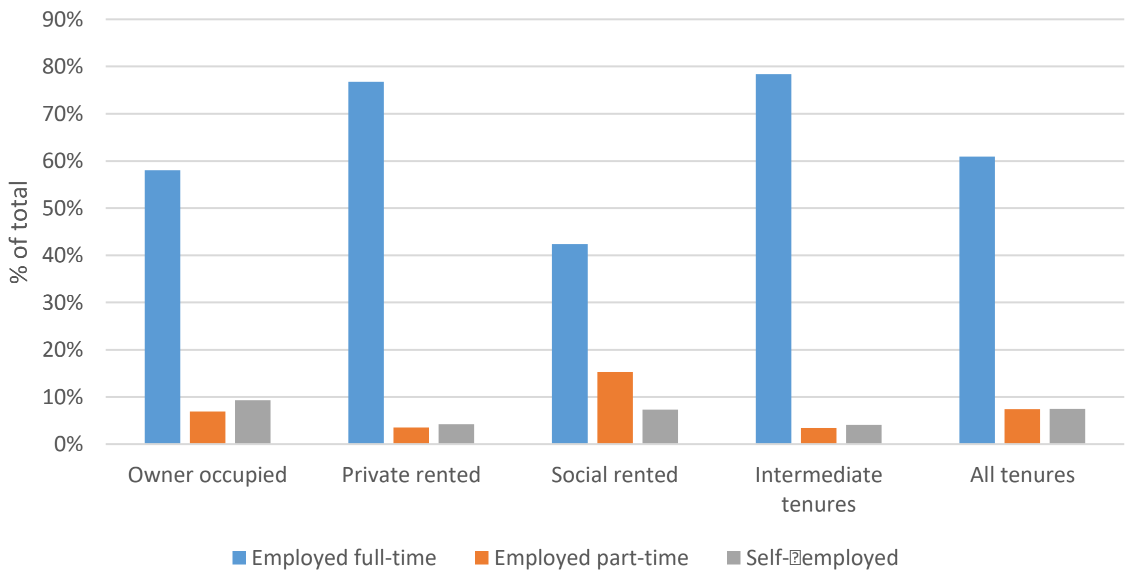
Figure 23 and Figure 24 highlight notable variations in economic status by tenure type, with proportions of those in full-time employment, part-time employment and self-employment much higher in the intermediate tenures and private rented sectors at 86% and 85% respectively, compared to 74% in the owner-occupied sector and 65% in the social rented sector. The social rented sector has the highest proportions of part-time workers, those looking after home / family and those who are permanently sick / disabled. The owner-occupied sector has the lowest proportion of those who are in full-time education, and the highest proportion of those who are retired.

Figure 23: Economic status by tenure (17 yrs+)



Source: Questions 5 and 18

Figure 24: Employment type by tenure (17 yrs+)



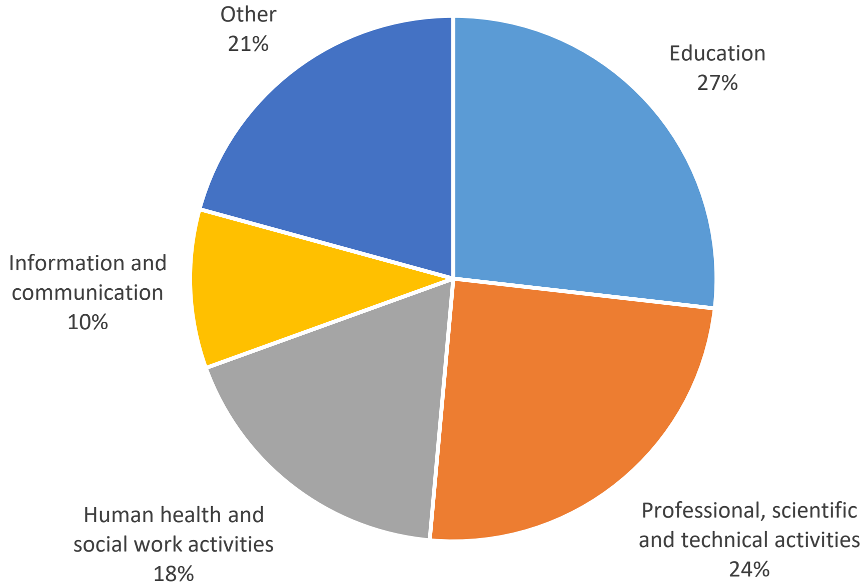
Source: Questions 5 and 18

Employment characteristics

Just under 80% of 593 household members who provided details of their employer are employed in one of four industry sectors, as Figure 25 shows:

- 27% are employed in the education sector. Of these the majority are involved with higher education activities followed by secondary education and then by educational support activities.
- 25% are employed in professional, scientific and technical activities. Of these the majority are involved with scientific research and development, particularly related to biotechnology. Architectural and engineering activities, legal and accounting activities and other professional, scientific and technical activities are also significant sectors of employment.
- 18% are employed in human health and social work activities, dominated by hospital activities.
- 10% are employed in the information and communication sector. Almost two-thirds of these are employed by companies involved in computer programming, consultancy and related activities.

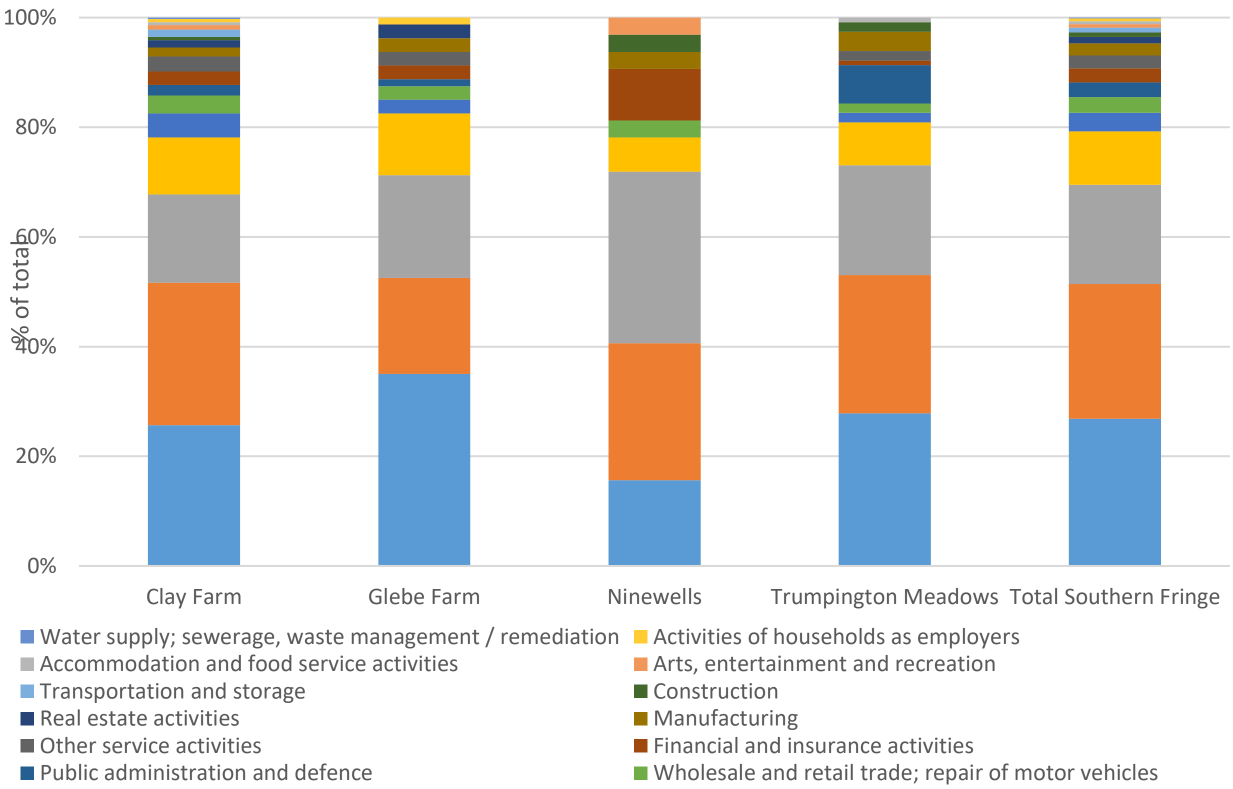
Figure 25: Major industries of employment



Source: Question 21

Figure 26 shows the industries of employment by development and for the Southern Fringe as a whole. As well as the four industries highlighted in Figure 25, financial and insurance activities are a notable employment sector for those living on the Ninewells development.

Figure 26: Industries of employment



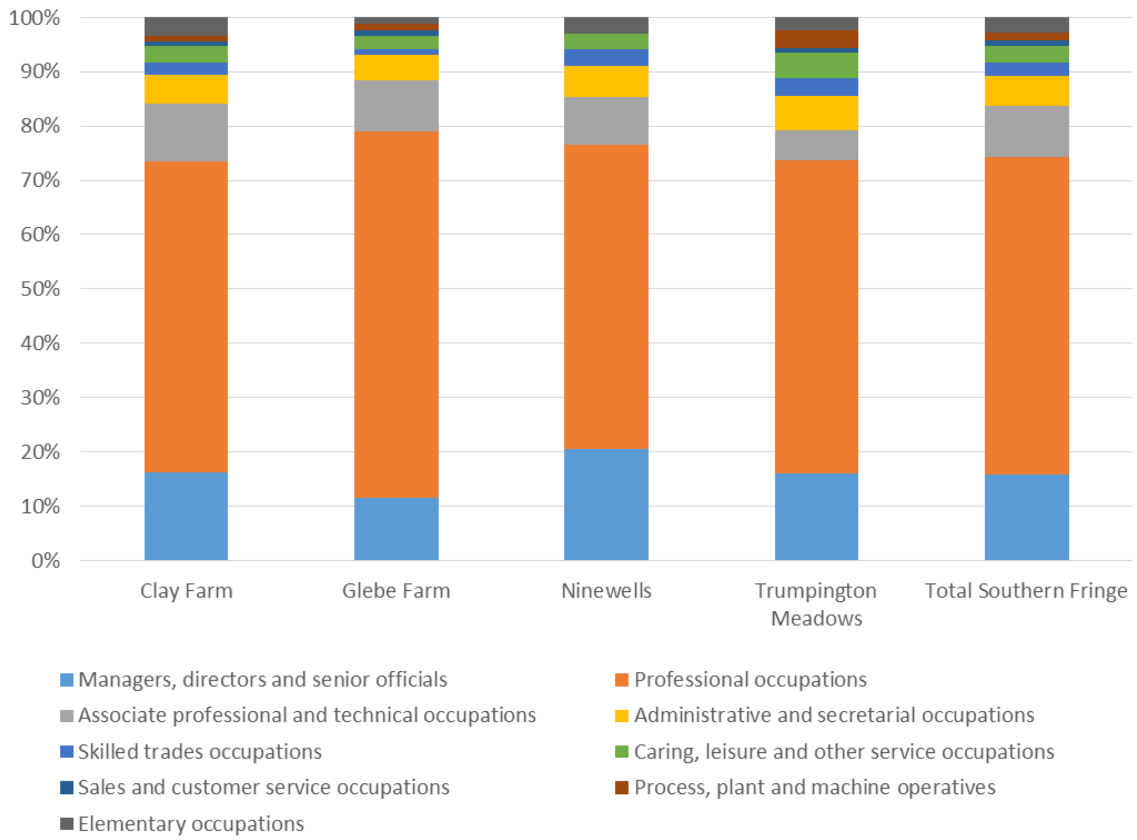
Source: Question 21

A high proportion, 84% of the responses detailing job titles (provided for 659 household members), are employed in one of three occupations:

- Managers, directors and senior officials, accounting for 16% of responses,
- Associate professional and technical occupations, accounting for 9% of responses,
- Professional occupations, accounting for 59% of responses.

Figure 27 shows the occupations of respondents by development and for the Southern Fringe as a whole.

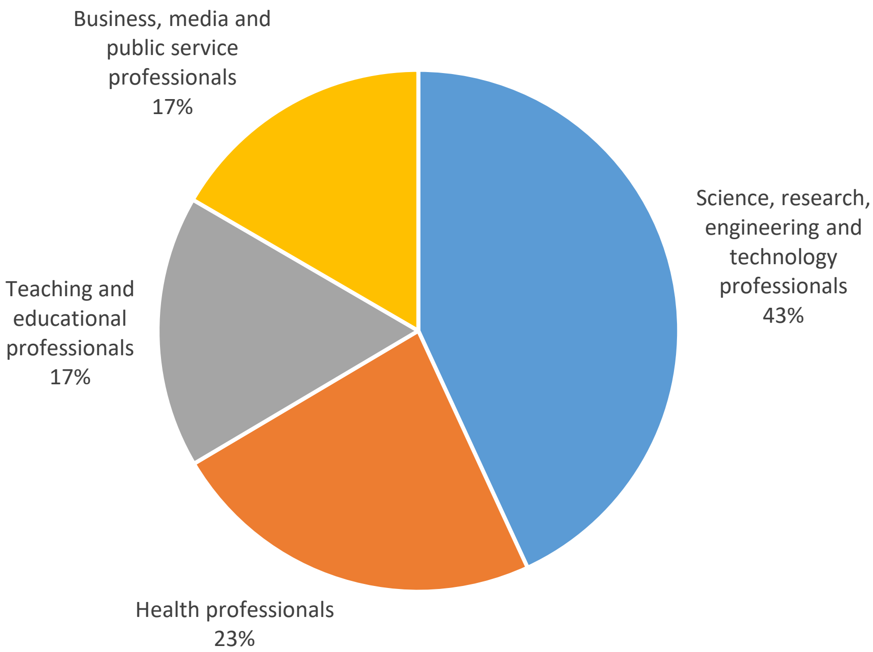
Figure 27: Occupations of employment by development



Source: Question 22

Further analysis of those working in ‘professional occupations’, which accounted for 59% of responses, is provided in Figure 28. Within this occupational sector, 43% of responses are science, research, engineering and technology professionals, 23% are health professionals, whilst teaching and educational professionals and business, media and public service professionals both account for 17% each.

Figure 28: Breakdown of 'professional occupations' by sub-major group

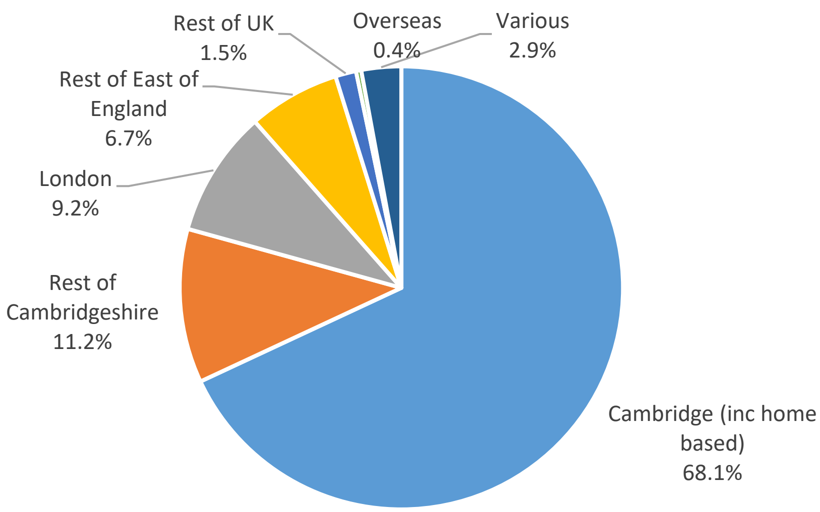


Source: Question 22

Location of employment

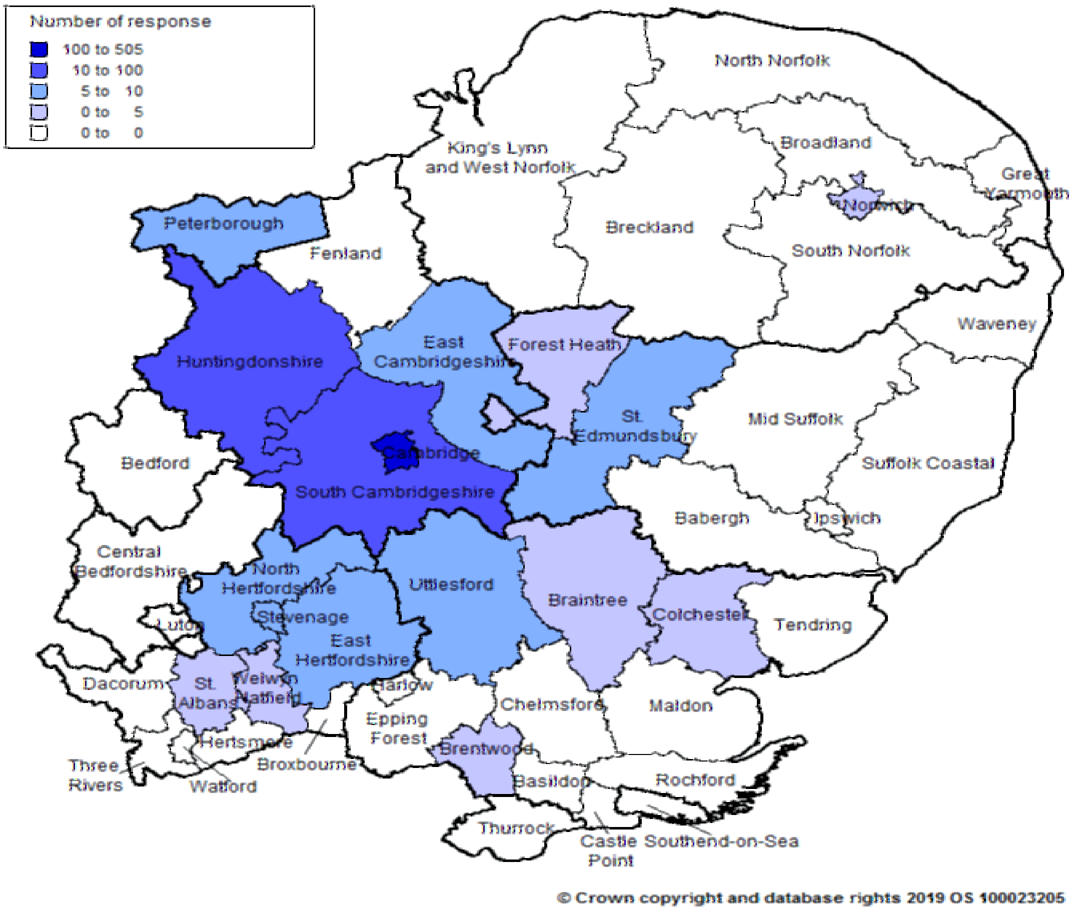
68% of responses are employed or study in Cambridge (including home workers), while a further 11% work elsewhere in Cambridgeshire - predominantly in South Cambridgeshire. A further 9% work in London, as Figure 29 shows. Map 2 shows the location by district in the East of England of place of work / study.

Figure 29: Location of employment / place of study



Source: Question 20

Map 2: Location of employment / study in the East of England

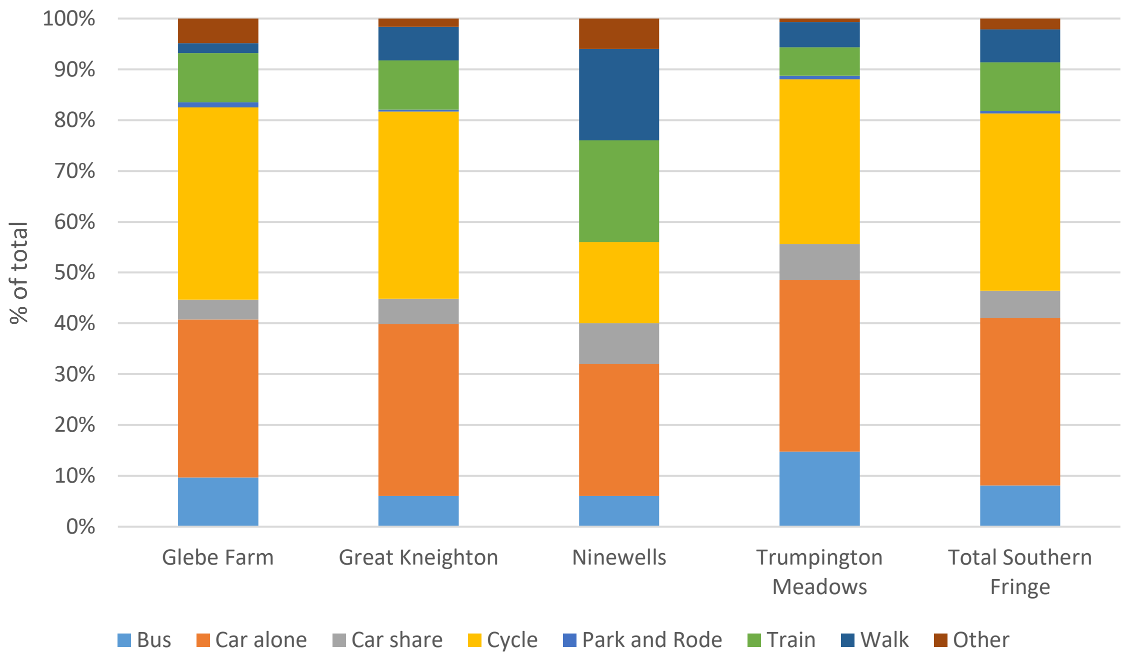


Source: Question 20

Travel to work / study

Cycling is the most common main means of transport to place of work / study comprising 35% of responses, but this is closely followed by car alone at 33%. Train accounts for 10% of journeys from the Southern Fringe, although for Ninewells individually this rises to 20%. Bus accounts for 8% of journeys, but this varies by development with the highest proportion, 15% travelling by bus on Trumpington Meadows, followed by 10% on Glebe Farm and 6% each on Ninewells and Clay Farm. Walking accounts for 6% of journeys for the Southern Fringe as a whole, although for 18% of journeys by Ninewells residents. Car sharing accounts for 5% of journeys. A full breakdown by development is provided in Appendix A.

Figure 30: Main means of travel to work / study



Source: Question 21

On average, there are 1.15 vehicle per household. Most households, 61% of those that responded, own one vehicle, while a further 24% own two vehicles. 13% of households do not own a vehicle at all.

Table 7: Vehicles per household by development

Number of vehicles	**Clay Farm**	**Glebe Farm**	**Ninewells**	**Trumpington Meadows**	**Total Southern Fringe**
None	43	8	5	17	73
One	213	42	25	56	336
Two	72	14	16	32	134
Three	4	3		2	9
Four or more				2	2
No response	15	3	2	8	28
Total	347	70	48	117	582
Average number of vehicles per respondent household	1.11	1.18	1.24	1.23	1.15

Source: Question 17

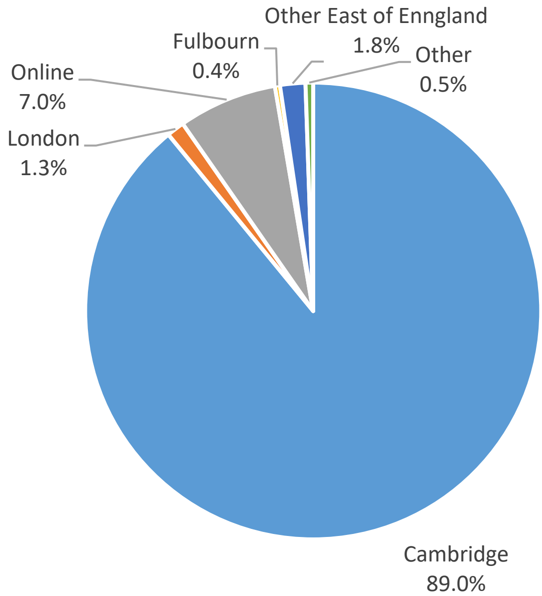
Other activities and perceptions of living on the Southern Fringe new developments

The final Section of the survey, covering Questions 22 to 27, asks residents about their other activities, along with their opinions and experiences of living on the Southern Fringe developments.

Location of main non-food shopping

The overwhelming majority of respondents use Cambridge as their main location for non-food shopping, accounting for 89% of responses, as Figure 31 shows. 45 households did not respond to this question, however, some households cited more than one place. Online shopping accounted for the second largest chunk of responses, at 7%, whilst 7 respondents said that they do their main non-food shopping in London. Various locations in the East of England were also mentioned by individual households, including Milton Keynes and Stevenage (2 responses each), and Bury St. Edmunds, Newmarket, Hatfield, Norwich, Kings Lyn and St. Albans (all 1 response each). A full breakdown by development is included in Appendix A.

Figure 31: Location of main non-food shopping

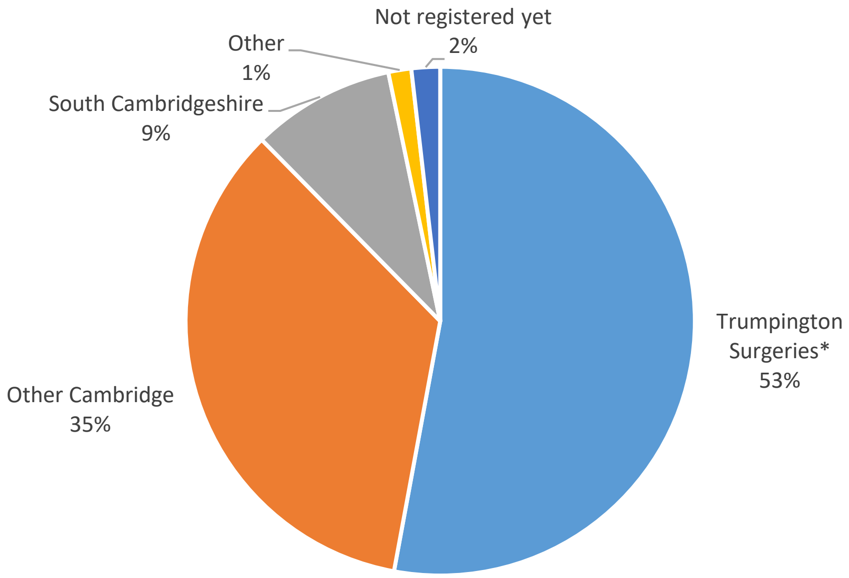


Source: Question 22

Doctors' surgeries

Just over half of respondents are registered with surgeries located in Trumpington, whilst a further 35% are registered with doctors' surgeries located elsewhere in Cambridge. 9% of respondents are registered at surgeries in South Cambridgeshire, and 1% in other locations. 525 households responded to this question, although some responses listed more than one surgery. 2% of respondents had yet to register locally. Figure 32 shows the breakdown of responses, whilst a more detail is provided in Appendix A.

Figure 32: Location of doctor's surgeries residents are registered with



Trumpington Surgeries includes Clay Farm Centre, Trumpington Surgery, Trumpington Street Medical Practice

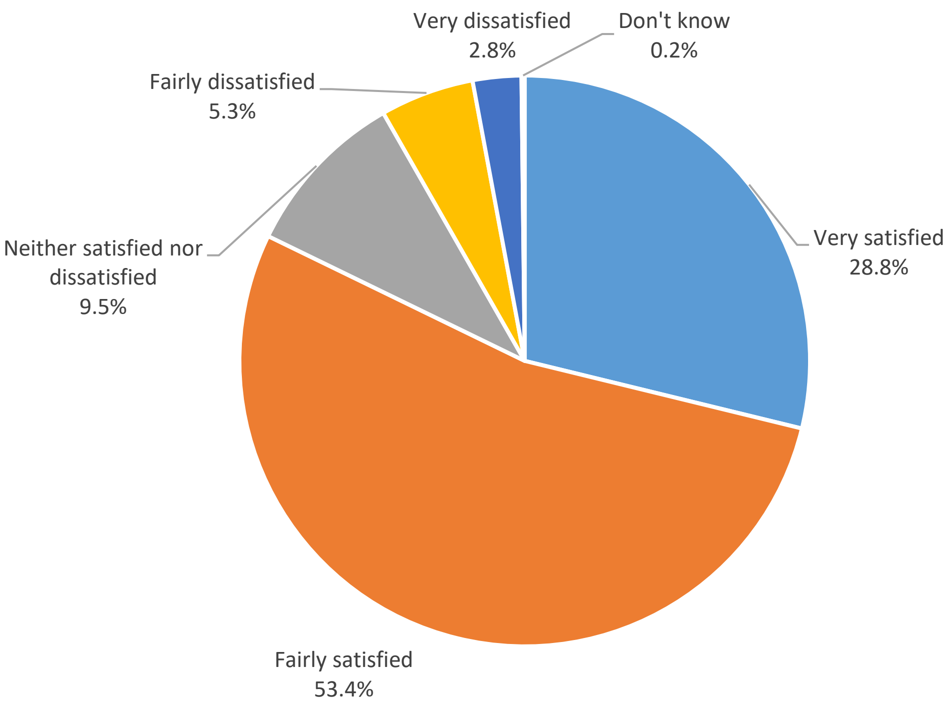
Source: Question 23

Southern Fringe as a place to live

Questions 25 to 27 seek to find out more from residents about their perceptions and experiences of living in the Southern Fringe new developments.

Question 25 asked how satisfied respondents are with the Southern Fringe as a place to live. The majority of the 545 responses were satisfied, with 54% fairly satisfied and 29% very satisfied. 10% were neither satisfied nor dissatisfied, whilst 8% were dissatisfied – 5% fairly dissatisfied and 3% very dissatisfied, as Figure 33 shows. A breakdown by development is provided in Appendix A.

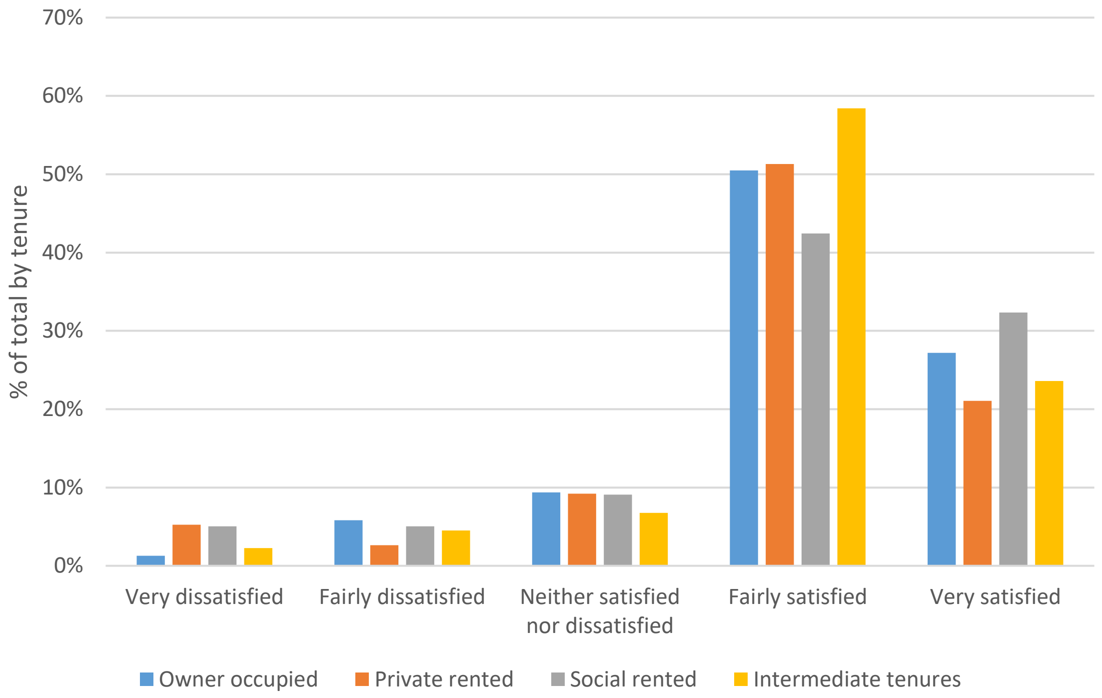
Figure 33: Level of satisfaction with local area as a place to live



Source: Question 25

Figure 34 shows the levels of satisfaction with the local area as a place to live by tenure type. The social rented and private rented sectors have the highest proportions of dissatisfied residents, at 10% and 8% of their respective total number of responses. Further, the proportion of very dissatisfied residents accounts for 5% of responses for both of these sectors (compared to 2% for intermediate tenures and 1% for owner occupiers). Equally, the private rented and social rented sectors also have the lowest proportions of residents who are either very satisfied or fairly satisfied – 72% of responses from the private rented sector and 75% from the social rented sector, compared to 78% of those in the owner occupied sector and 82% from those with intermediate tenures. However, the social rented sector also has the highest proportion of responses who are very satisfied with the local area as a place to live – 32% of responses, compared to 27% from the owner occupied sector, 24% of those with intermediate tenures and 21% from the private rented sector.

Figure 34: Level of satisfaction with local area as a place to live by tenure



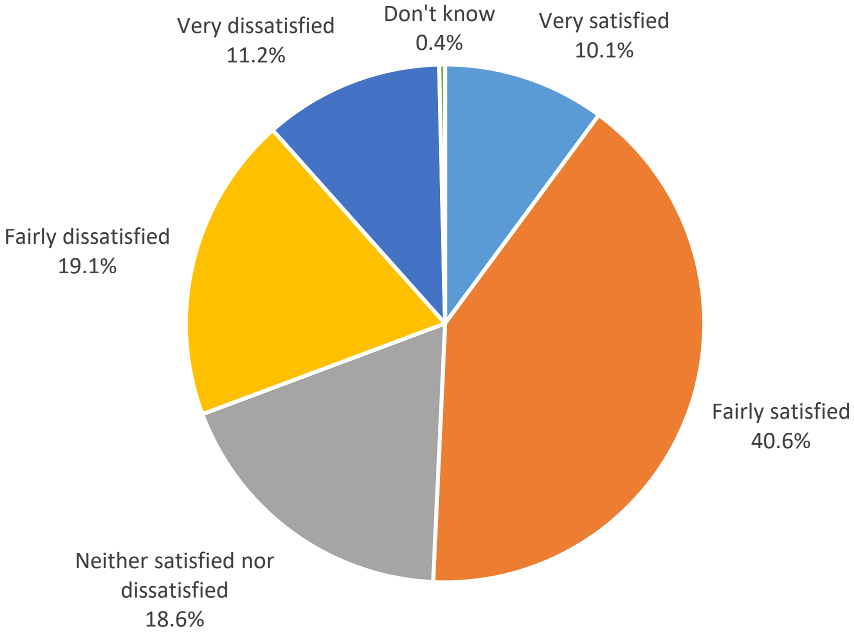
Source: Questions 5 and 25

Satisfaction with local services and amenities

Respondents were asked to rate how satisfied they are with the local services and amenities. The level of satisfaction with local services and amenities is much more variable than those recorded for the local area as a place to live. Figure 35 shows the overall levels of satisfaction with the local services and amenities, whilst Figure 36 gives a breakdown by tenure type. Although just over half of respondents are either fairly or very satisfied with the local services and amenities, 19% are neither satisfied nor dissatisfied and the same proportion again are fairly dissatisfied, and 11% are very dissatisfied. All in all, just over 30% of responses register as either fairly or very dissatisfied with local services and amenities.

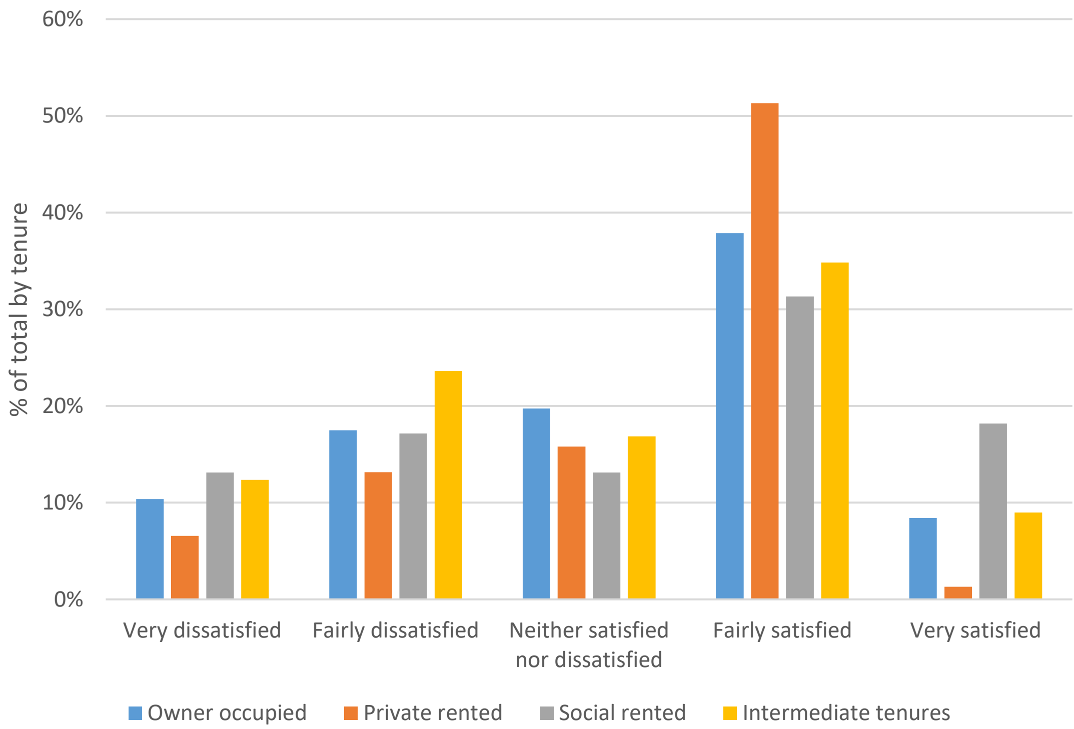
Those with intermediate tenures are the most dissatisfied with the local services and amenities, with very dissatisfied accounting for 12% of their responses, and fairly dissatisfied accounting for 24% of responses. Whilst the social rented sector records a similar level of very dissatisfied responses, and the highest of all the tenure groups, at 13% of their responses, those who are fairly dissatisfied account for 17% of responses, similar to responses from the owner occupied sector. The private rented sector has the lowest proportion of responses in either the very dissatisfied or fairly dissatisfied categories. It has the highest proportion of responses in the fairly satisfied category, accounting for more than half of its responses, although it also has by far the lowest proportion of responses in the very satisfied category, just 1% of its responses.

Figure 35: Level of satisfaction with local services and amenities



Source: Question 26

Figure 36: Level of satisfaction with local services and amenities by tenure



Source: Questions 5 and 26

As part of Question 26 respondents were asked to state what services / amenities they are most satisfied with, and what they are most dissatisfied with. This was asked as a free text question, so respondents were able to list as many factors as they wished.

Many of the local services and amenities households are most satisfied with also appear on the list of those services and amenities with which they are least satisfied with. This suggests that although residents are generally happy with what is available to them at the moment, what is available is not sufficient to meet their needs.

90 households expressed that they are most satisfied with the local supermarket and shopping. Conversely, 240 responses indicated that residents are least satisfied with the lack of affordable and local shops and the lack of places to meet socially, in terms of cafes, restaurants and pubs. Although residents are generally happy with the amenities that are in place, for example, the community centre and the library on Hobson Square are highlighted, there is an overwhelming feeling that much more in the way of local services and amenities is required, for example sports and recreation facilities, post boxes.

Whilst respondents are generally happy with the public transport that is in place, including the guided busway and the park and ride, there is a high level of dissatisfaction with the scope of that public transport. Lack of buses in the evenings and at weekends, difficulty accessing the train station and the City Centre by bus, lack of nearby bus stops and the cost of travelling by public transport are all significant issues for residents.

Residents like the location of the Southern Fringe developments, with access to Cambridge City centre and good road links combined with the proximity of the Country Park, Many residents feel that this offers them the best of both worlds, with the parks and green spaces and the ‘peace and quiet’ along with good transport links and location all cited as factors residents are most satisfied with.

Concerns about traffic, congestion and speed, are raised, and although the provision for cyclists is highlighted as being valued, issues are raised about safety for pedestrians. Additionally, the guided busway is perceived by some as being too busy to ensure safety for pedestrians and cyclists at peak times but equally too quiet at other times to feel safe to use it, for example after dark, with some respondents feeling that better lighting would help Issues related to general safety on the developments accounted for 45 responses. This includes issues related to incidences of burglaries which residents have heard about, residents not feeling safe, unsocial and anti-social behaviour, and some respondents raising a lack of local policing as an issue. Just 2 respondents specifically cited security as an aspect with which they are most satisfied with.

21 responses highlighted their satisfaction with the local built environment, in terms of its design and layout, and a further 11 the housing on the Southern Fringe developments. At the same time there were 19 responses which were most dissatisfied with aspects related to the development, encompassing its design, appearance, and housing mix and quality. Lack of adequate parking is also highlighted in 29 responses as being a significant issue for residents. Concerns over maintenance and upkeep of the local area are raised in 24 responses, with the poor quality of the roads and paths particularly cited.

Whilst 15 responses cited being most satisfied with the area’s cleanliness and rubbish collection arrangements, 13 responses outlined rubbish and inadequate recycling collections as being a service with which they least satisfied with.

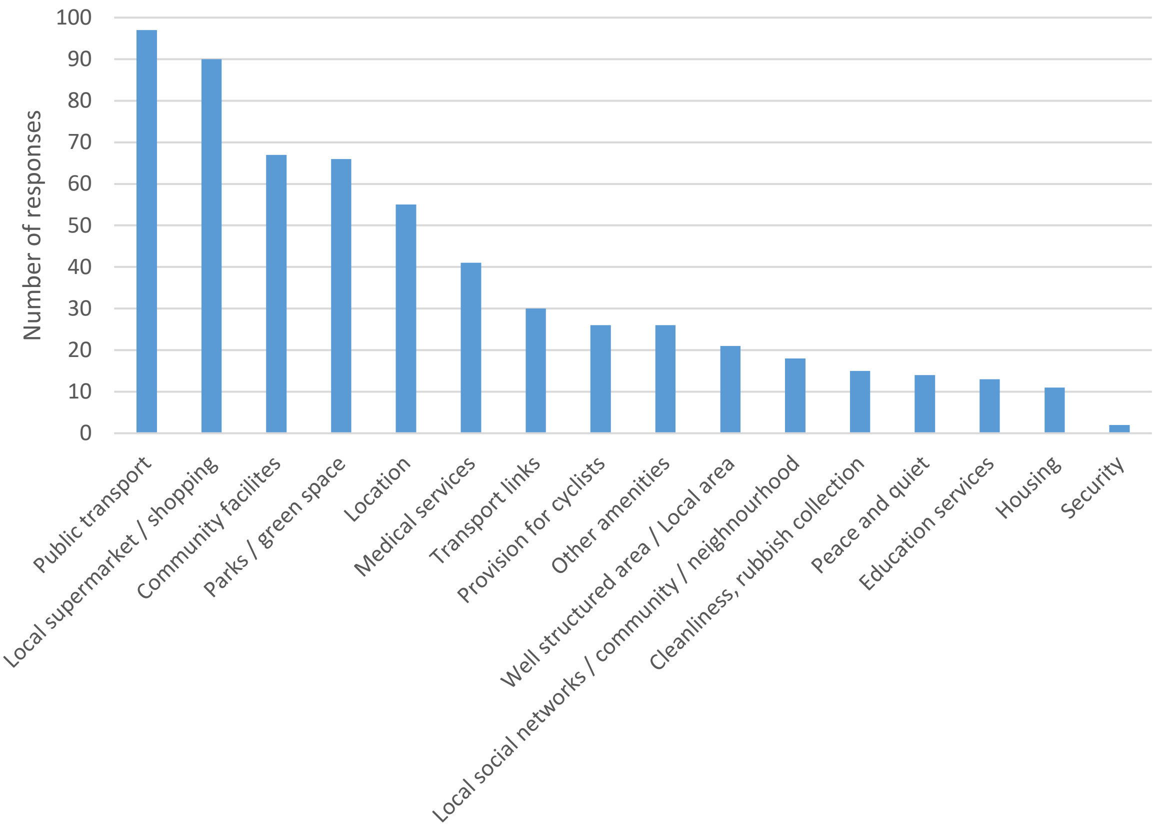
18 respondents highlighted being most satisfied with aspects related to community, encompassing liking their neighbours / neighbourhood, local community and local social

networks. Meanwhile, 9 respondents cited slow community development as being an aspect with which they are most dissatisfied.

The provision of medical services in the local area was raised by 41 respondents as being an aspect they were most satisfied with, although 14 respondents cited this as an aspect they were least satisfied with.

Overall, many more aspects of dissatisfaction were raised, and primarily dissatisfaction is related to the provision of basic local amenities including affordable shops, places to socialise, and affordable and useable public transport links.

Figure 37: Local services and amenities respondents are most satisfied with



Source: Question 26

Notes:

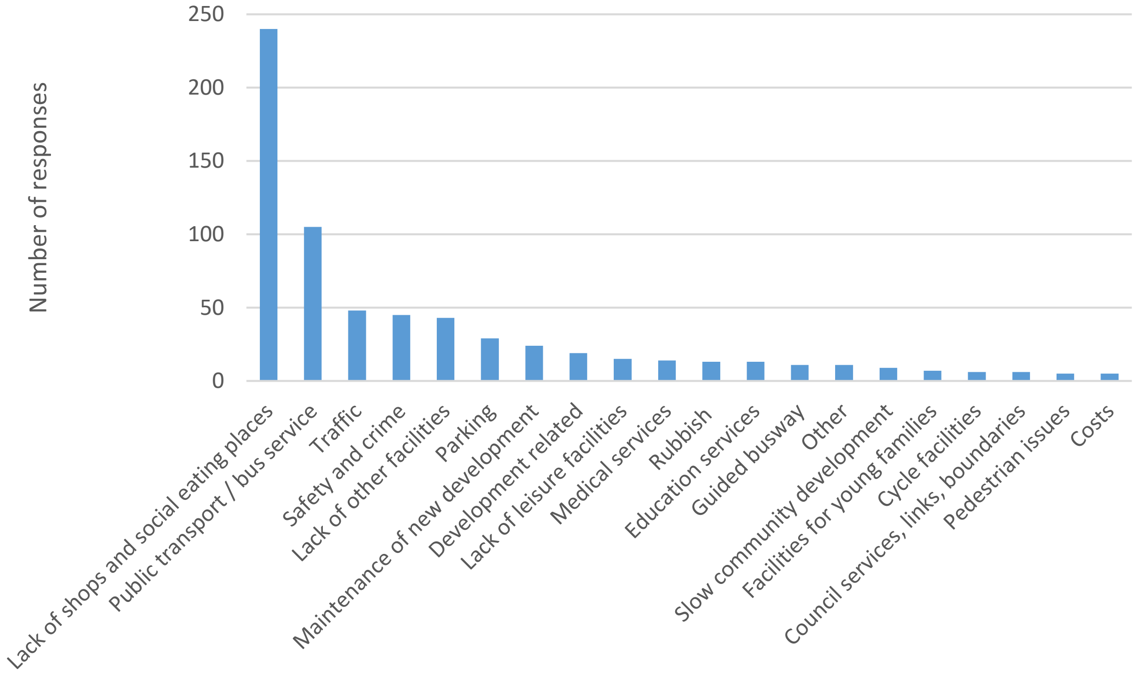
Public transport - including Park and Ride, guided busway

Community facilities - including community centre, library, community garden, play areas

Other amenities - post office, sports, pubs, petrol station

Education services - including schools, nurseries, children's centre

Figure 38: Local services and amenities respondents are least satisfied with



Source: Question 26

Notes:

Public transport / bus service - lack of nearby bus stops, lack of evening and weekend service, poor service to City centre, costly

Traffic - congestion / traffic lights / roadworks / Addenbrookes Road, no metro

Safety and crime - safety, anti- and un-social behaviour, lack of policing

Lack of other facilities - such as post box; facilities promised not yet provided e.g. Hobson Square

Maintenance of new development - including upkeep, poor quality of roads, paths

Development-related - design, appearance, maintenance, housing mix, quality

Lack of leisure facilities – e.g. swimming pool

Medical services - including hospital, doctors, pharmacy

Rubbish - lack of bins, inadequate collection

Education services - schools, nursery provision and children's services

Guided busway - poorly lit, too busy at peak times

Pedestrian issues - lack of footpaths, cycles on footpaths

Other: Issues with developers / Housing Associations, noise, technical issues - broadband, postcodes, too much focus on cycles

Table 8 and Table 9 show the top 7 aspects that residents are most satisfied and dissatisfied with by tenure. Many aspects which households are most satisfied and dissatisfied with are common across the tenure types, albeit it with varying levels of priority. Notably, the local supermarket ranks as the most commonly cited aspect which residents from the owner occupied, private rented and intermediate tenures are most satisfied with, but does not appear in the top 7 aspects with which social rented tenants are most satisfied with at all. Location, parks / green spaces, public transport and transport links feature in the top 7 most commonly listed aspects which residents are most satisfied with across the tenure types. The community centre features in the owner occupied sector's top 7, whilst the library is valued by those in the private rented, intermediate tenures and social rented tenures. The local doctors are also highlighted by those in the private and social rented sectors as being aspects they are most satisfied with.

Table 8: Top 7 aspects residents are most satisfied with by tenure

Owner occupied	Private rented	Social Rented	Intermediate tenures
Supermarket	Supermarket	Location	Supermarket
Parks / green space	Public transport	Public transport	Parks / green space
Location	Parks / green space	Library	Public transport
Public transport	Library	Parks / green space	Library
Park and ride	Cycleway / routes	Doctors	Location
Community centre	Chemist	Peace and quiet	Cycleway / routes
Transport links	Transport links	Transport links	Transport links
	Busway		
	Doctors		

Source: Question 26

Table 9: Top 7 aspects residents are most dissatisfied with by tenure

Owner occupied	Private rented	Social rented	Intermediate tenures
Lack of shops / restaurants / pub / café	Lack of shops / restaurants / pub / café	Lack of shops / restaurants / pub / café	Lack of shops / restaurants / pub / café
Traffic / congestion	Lack of public transport in evening/weekend	Parking provision	Traffic / congestion
Bus service	Parking provision	Bus service	Poor quality of roads / paths
Lack of public transport in evening/weekend	Bus service	Schools	Public transport
Public transport	Poor quality of roads / paths	Lack of public transport in evening/weekend	Parking provision
Parking provision	No facilities such as post-box	Insecurity, Lack of local policing, crime	Health service
Insecurity, lack of local policing, crime	Public transport	Anti / unsocial behaviour	Lack of amenities

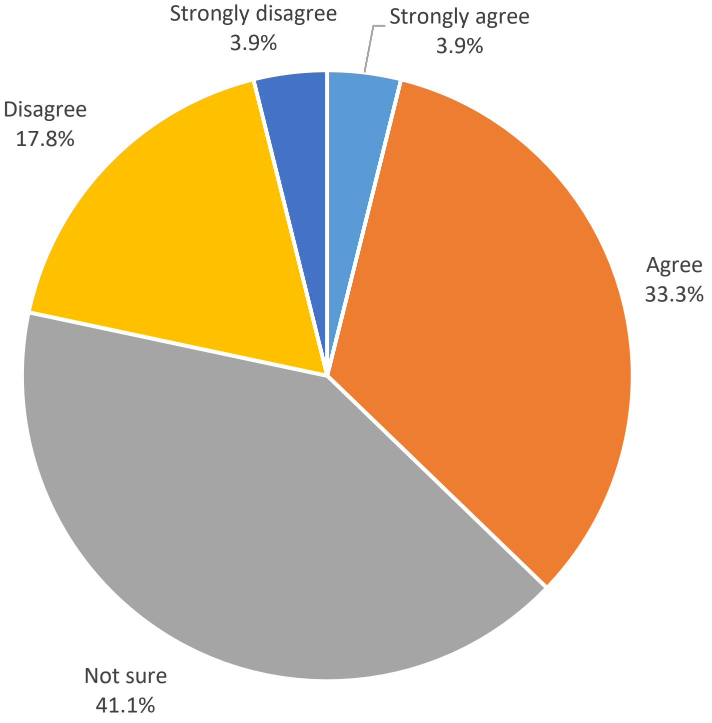
Source: Question 26

There is a clear consensus across the tenure types that there is a lack of infrastructure to support their social needs. The lack of shops and eating / social meeting places is the most commonly cited aspect that residents are most dissatisfied with. The parking provision is also common as an issue which residents are unhappy with across the tenure types. Other factors mentioned across at least two of the tenure types are public transport generally, lack of public transport in the evening / weekends, poor quality of roads / paths, the bus service, traffic / congestion and concerns over security / crime and lack of local policing. Schools feature as a local service which those in the social rented sector are dissatisfied with, and the health service by those with intermediate tenures.

Satisfaction with local services and amenities

There was considerable diversity in views as to how strongly residents feel that they are a part of their local community, illustrated in Figure 39. One-third of 540 responses agreed that they did, 41% were not sure, and 18% disagreed. Those that strongly agreed that they feel part of their local community matched those that strongly disagreed, at 3.9% of responses equally.

Figure 39: How strongly residents feel they are part of their local community



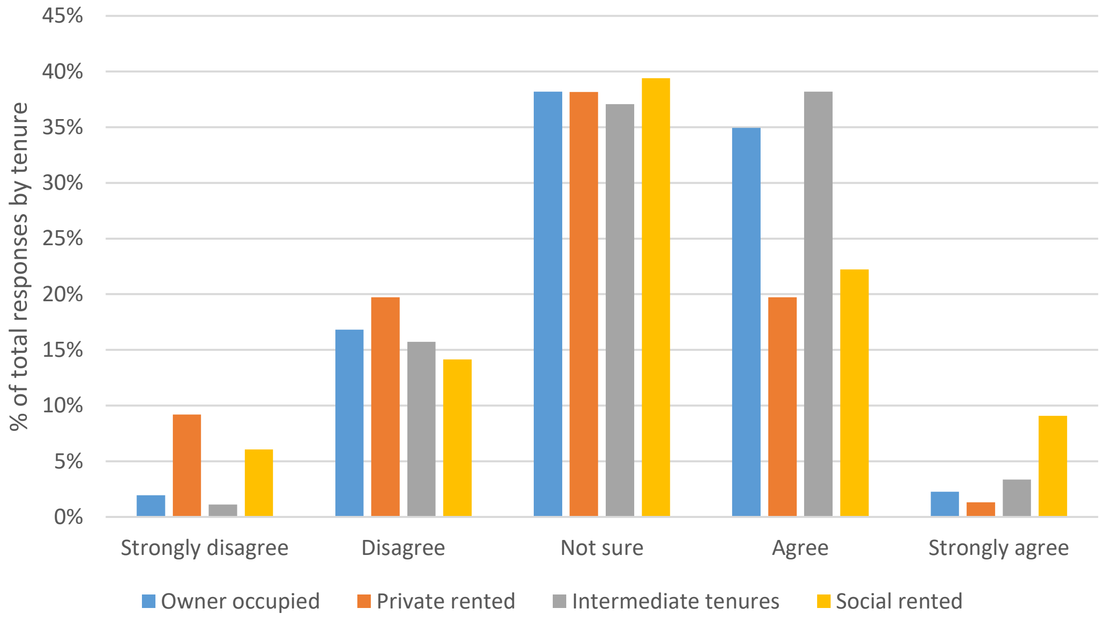
Source: Question 27

Figure 40 shows the breakdown of responses by tenure type. The proportions of respondents who are not sure whether they feel a part of their community is fairly consistent across the tenure types, at 35-40% of responses. There is considerably more variation across the tenure types in those responding positively that they feel a part of their local community, and those disagreeing that they feel part of their local community:

- 42% of respondents with intermediate tenures either agree or strongly agree that they feel a part of their community, followed by 37% from the owner occupied sector, 31% from the social rented sector and just 21% from the private rented sector. Within this, those that strongly agreed accounted for between 1-3% of those responding positively in the owner occupied, private rented and intermediate tenure sectors, whilst for the social rented sector 9% strongly agreed that they feel a part of their local community.

- 29% of respondents from the private rented either disagree or strongly disagree that they feel a part of their community, followed by 20% from the social rented sector, 19% from the owner occupied sector and 17% from the intermediate tenure sector.

Figure 40: How strongly residents feel they are part of their local community by tenure



Source: Questions 5 and 27

To understand in more detail the context behind the responses to Questions 25 to 27 on respondents' perceptions of Southern Fringe as a place to live, Cambridgeshire County Council and Cambridge City Council hosted a series of focus groups with interested residents. The focus groups explored the theme 'Community and sense of belonging in new communities' and were held in January 2019. The results of the focus groups are presented in a separate Report.

Appendices

Appendix A – Detailed tables

Appendix B – Location of Southern Fringe developments

Appendix C – Letter

Appendix D - Survey